

**Village of Commercial Point
Council Meeting Minutes
August 1, 2016**

Mr. Sadler called the meeting to order, followed by the Pledge of Allegiance. Fiscal Officer Hastings took roll call with the following members present: Mr. Geiger, Mr. Sadler, Mr. Townsend, Mr. Laxton, and Mr. O'Neil. Ms. Evans was absent. Solicitor Hess, Utility Superintendent John Thompson and Village Administrator Crego were also in attendance.

Mr. Townsend made a motion, seconded by Mr. O'Neil to approve the July 6, 2016 Special Council Meeting Minutes. All in favor with the exception of Mr. Sadler who abstained, motion passed. Mr. Townsend made a motion, seconded by Mr. O'Neil to approve the July 11, 2016 Regular Council Meeting Minutes. All in favor, motion passed.

Administrative Reports:

- A. Mayor's Report- No report
- B. Village Engineer Report-Engineer Grosse said they have received plans on the Chestnut Commons Subdivision. He said they have received EPA approval on the sewer portion. He said they are trying to schedule a pre-construction meeting over the next couple of weeks so they can start construction. He said they have reviewed plans and submitted comments back to the Engineer on the water, storm sewer and street portion with several items to address. He said when he talked to them today, they said they will have the information back to him this week. He said with the satisfaction of Village Administrator Crego and Utility Superintendent Thompson and himself they will move to EPA approval. He said this project is moving quickly. He said according to the Engineer they have authorization to move forward with phase 3. He said we should see dirt in the next 2-3 weeks.
- C. Village Solicitor's Report- Solicitor Hess said we have a full agenda with legislation tonight but before then we will have a presentation from Gene Hollins regarding the TIFF. He said we have the confirmation of Officer Kevin Kelly. He said Officer Kelly was previously confirmed by our council then left service. He said he has rejoined the Police Department and felt it is best to go through the confirmation process since his six months is up. Solicitor Hess said he will have a brief discussion on the Pickaway County Health Department. He thanked Fiscal Officer Hastings for emailing the paragraph to council regarding the Health Department. A copy will be attached to the approved meeting minutes. He said he would like direction from council on how to proceed at the meeting held Monday August 9, 2016 or if they want him to represent the village. He said he would be more than happy to allow someone else to attend that meeting. Solicitor Hess turned to the legislation on the agenda for tonight. He said we have two items for a first reading Resolution 37-2016 aligning money for the income tax dues and fees and Resolution 38-2016 it is in reference to the potential well-fields. He said we are asking to enter into a right of entry with the property owner for a set amount of money for testing. He said tonight is the only item they are asking to consider and it has emergency language on it. We have been discussing this issue for some time and there is a timeframe they have given us for the testing process. If it passes tonight we are only authorizing the set amount of money for the right of entry. He said if the testing is successful and we have a good amount of water, there will be additional legislation for the lease agreement. He said we have a number of second readings related to the Village Administrator position. He said we have discussed it at the COW meeting and how the funding would occur and why we need to create all of these resolutions. He said lastly for a third reading, the Pre-Annexation agreement for Lehman Farms, ourselves and Fox Fire Golf Club. Solicitor Hess confirmed the Pre-Annexation agreement is a blueprint that the parties have agreed to move forward. We are only authorizing the parties to continue discussion. He said there are representatives from Lehman Farms in attendance tonight that can answer any additional questions.

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- D. Police Department Report- Chief Jordan covered the July report for the Police Department. He said Officer Kelly's confirmation is tonight. He recommends confirming him and keeping him with the Police department. He said Officer Kelly has been here since 2008 both as reserved and paid. He said Officer Kelly left the paid position and came back as reserve then accepted the paid position again. He said during his time as paid and reserve he has always done his job well and remained professional. He said he recommends to confirm him. He said with the go cart races this weekend he wanted to commend the volunteers out setting up for the races. He said they did a very good job. He said they were moving ahead of schedule. He said he received a phone call from ASK in Grove City, they are donating a UTV to the police department to use during the go cart races. He said lastly they have added two reserve officer, Michael Maynard and Matt Writsel. Mr. O'Neil asked if we needed to call and add the UTV to our insurance policy. Chief Jordan said ASK did not mention it, but he will call and ask. Solicitor Hess said they will ask Fiscal Officer Hastings to call the insurance company in the morning just to verify if it needs to be added or not.
- E. Village Administrator- Village Administrator Crego said officially there has been a change in culture and what they used to call the Waste Water Treatment Plant is now called the Water Resource Reclamation Facility. He said there have been some questions regarding Chestnut Commons, we are adding 120,000 gallons a day on each side and we are well within our parameters so no issues with providing service to that area. He said they received a 4th option plan regarding the upgrade of the Water Resource Reclamation Facility. He said they are looking at a cost of \$2.75 million and it will mostly address the increase they want to address at this time. He said they have some questions about the financing and will have a conversation with their Engineers about how they arrived at this cost. He said they are working on a rate proposal. He said Fiscal Officer Hastings and Administrative Assistant Baldwin have been working in house on putting together information regarding the figures. He said he has been doing studies on his own using South Bloomfield and Ashville figures. He said he is still questioning if we should bring people in from the outside to look at this in case we miss questions. Village Administrator Crego has been working with the Village Administrator of Ashville, Franklin. He said he has agreed to be an asset to him, a manager to help him through these processes. He said he had a meeting with Chief Welch and met with NIXLE. He said Chief Welch is going to be an assistant administrator for the NIXLE. Village Administrator Crego is also on the account. He said he is making a list of trees and shrubs that are blocking signs and asked anyone to email him if they are aware of any. He said the administrative team at the village will meet on the first and third Thursday of the month to cover information and issues. He said he has a meeting scheduled Thursday with Maronda Homes to discuss the retention ponds. He said according to the specification on the design sheet it says at the end of construction those are to be refurbished and set back to the original dimensions. He said since this never happened, he has a strong position that they will need to clean those up. Mr. O'Neil said a citizen told him at the NW corner of Scioto Darby and Grove Run road there are trees there blocking. Mr. O'Neil asked about the tank maintenance contract. Village Administrator Crego said the tank maintenance and the MUNI Link contracts have been signed and sent back. He said we are waiting for them to contact us and set up schedules. Fiscal Officer Hastings said she has received the MUNI Link contract back with their signatures. Mr. O'Neil asked if we are on schedule with road repairs. Village Administrator Crego said he is working with Village Administrator Franklin on these, he has to send emails to three local contractors. He said we are still looking at the next 4-6 weeks for completion. Mr. Sadler asked if he had identified what roads need repaired first. Village Administrator Crego said right now Carmel Court and they also have some patching repairs.

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- F. Fiscal Officer's Report- Fiscal Officer Hastings said the Bank Reconciliation are not done, the bank statements are not ready yet with today being August 1st. Mr. Sadler asked if we can receive soft copies or are they only printouts. Fiscal Officer Hastings said they are only printouts but she can scan them and email them but they won't be pretty.

Legislative Reports:

1. Mark Geiger-Nothing to report
2. Nicole Evans-Absent
3. Brad Laxton- Nothing to report
4. David Sadler- Nothing to report
5. Ben Townsend- Nothing to report
6. Scott O'Neil-Mr. O'Neil asked what happens on the lease on the wellfield in 100 years. He said it seems like we should be buying this land and not leasing it. Solicitor Hess said that was part of the negotiations and they would not sell the property. Mr. O'Neil asked if it is still wise for us to go forward with it if we are going to lose it in 100 years. Utility Superintendent Thompson asked if there are any 100-year-old wells in production. Village Administrator Crego said no. He said he understands the request but it's not something that can be addressed. He said he feels in this negotiation we have done well for ourselves. Solicitor Hess said it took some time to even get them to agree to the lease because they were not in favor of the lease at first. He said the only other legal route is to discuss eminent domain and people don't like to discuss that. He said its either lease it, buy it or try and take it. Mr. Sadler asked if it could be eminent domain in 100 years. Solicitor Hess said he would assume if it was still around, it is an option. Mr. Hollins said we are on track, and if we get near the end of the term then take by eminent domain. He said when the property changes hands it would be a good time. Solicitor Hess said the property is being held in a trust agreement and is currently being farmed by a local farmer who has rights to the area. He said the area they are looking at should not affect crops. He said there are crop damage agreements in the paperwork.

Citizens Comments: Nothing to report

Business Items:

- A. Gene Hollins-TIFF-Mr. Hollins distributed figures that was shared with Mayor Joiner regarding the stream of revenue that a TIFF would generate on Chestnut Commons. A copy will be attached to the approved minutes. He said this will give a "for instance". He said this should make sure we are all on the same page and get guidance from council. He said the next step would be between now and the end of this year to get the notices out to the other taxing jurisdictions and get the legislative started and before council. He said if we do it before the end of 2016 we will lock in. He said the 1-1-2016 value is the value for the year. He said it will go up on 1-1-2017 and if we are thinking of doing the TIFF we should do it before 1-1-2017. He said what does not appear on the report is the value information that they receive from the builder which is both the value of the houses and the build out schedule. He said Westport indicated the average sales price in that subdivision is \$280,000 and built out based on market and economy but they projection is about 30 homes per year and total of 147 homes in 5 years. He said residential TIFFS don't capture everything anymore. He said any social service type levy usually county agencies that was passed after 2006, are not captured. He said this is designed to be non-school TIFF, the school's millage is captured but then released to the school by the auditor. He said after the 11th year there is some distribution to the county and is in the villages best interest to share with the county and get their sign off on the TIFF. Mr. Sadler asked for other examples or options for the funding. Mr. Hollins said public infrastructure improvements

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and parks. He said it does not have to be in the TIFF area, it just has to benefit the area. He said our village is small enough that any road that is a main road that serves the residents of that area is permitted, any park that would benefit them, is permitted. He said the intent of this is to drag utilities and roads out where it normally would not be developed. He said as long as it serves the area we may be able to use those funds. Mayor Joiner said since we are building a large water tower in that area those funds can offset the cost. Mr. Hollins said yes. Mr. O'Neil said it sounds very subjected. He asked who decided or who is the final voice on whether it affects Chestnut Commons. Mr. Hollins said the council. Mr. O'Neil asked who can override the decision. Mr. Hollins said if anyone it would be the State Auditor. He said they will come in and pick a particular use of your TIFF funds and hold it next to the state law that says does this directly benefit the TIFF area. He said they would have to make a determination that is so remote that they would have to question it. He said he supposed someone could file action but he has never seen it done. He said if it comes up it's the auditor but he has not seen it done. Mr. O'Neil asked if it was determined it was used improperly what happens then. Mr. Hollins said then there would be a transfer of money from the general funds account. Mr. O'Neil asked if they determine it was used improperly is there an appeals process. Mr. Hollins said he has never seen it happen. He said there would be ways to file action if the council disagree. Mr. Sadler asked in the law 5709.40 says any social service voted in after 2006, does he know which ones those were. Mr. Hollins said he can locate it and email it to council. He said he received from Melissa Betz all of the villages and agencies effected. He said a lot of these decisions do not need to be made tonight. He said at first they will have a broad statement of purposes at first for what these funds can be used. He said going forward then determine what projects it should be used for. Mr. Sadler said they do not have a plan now. Mr. O'Neil asked if we had to. He said he did not think we needed a plan until the money comes in each year. Mr. Hollins said what is normal these days is to be aware of the audit issues and not self-limit yourself. He said our ordinance will contain a broad statement of categories of appropriate TIFF type expenditures and on a year by year basis zero in on what we want them used for. Mayor Joiner said the key concept is with the TIFF in place it can't be used for any administrative cost. He said eventually if we need to add an additional officer, that money would come out of the general fund. He said the TIFF money may need to be used for roads which would release that money back into the account to offset those cost. Fiscal Officer Hastings asked if it specifies where the TIFF money need to be deposited into in regards to funding. Mr. Hollins said in the Ordinance it creates a fund for that purpose and it would have to be segregated. Mr. O'Neil asked if we decide to do road repairs that is in our jurisdiction, but state road and county road mixed together can those funds be used. Mr. Hollins said yes. Mayor Joiner said if we can show those people are being benefited then that is the base. Mayor Joiner asked if there are any local municipalities that he knows of using TIFFS? Mr. Hollins said yes almost everyone. He said in Columbus under Mayor Coleman they rolled out over 100 TIFFS. He said Dublin has probably used them longer and to a greater extent than anyone. Mayor Joiner said he had residents in the village concerned about a tax increase. Mr. Hollins said Dublin council asked what their TIFF impact would be on the residents if they did not TIFF. He said they adjust your millage downward to wipe out any new money to the agencies. He said any increase value that you would think would drive up the revenue to the social service agencies comes out a wash because of the millage adjustment. Mr. O'Neil said the reason for reducing the millage every year through the county auditor if the property value goes up each year the social service still receives the same. He said this is why there are replacement levies on the ballot to get back to the original millage amount. Mr. O'Neil asked whatever the base value as it is now, whoever is collecting funds such as schools and social services, they will continue to collect their money. Mr. Hollins said yes. Mr. O'Neil asked what is the timeline if this body decides to do it? Mr. Hollins said they do not need much time. He said there are certain notices that have to go out to the schools and county. He

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said as long as they have the go ahead the notices could be drafted in two weeks. Engineer Grosse said since he is talking about timing the subdivision is moving quickly and will have platted lots there and will not be part of the original TIFF, they will be exempt. Mr. Hollins said this has happened in Franklin County. He said they would want to get it in place and file the DT24, exemption applications before they change hands. If there are houses being built, we would want to ask Westport to help them process this application before they sell any lots. He said they can and would work with Melissa Betz on the platted lots. Engineer Grosse said he they will come in and bond all of the improvements so the village can approve the plat upfront. He said he can stall that for a while but Westport would want to flip the house. He said as he understands they have a lot of deposits already. Engineer Grosse asked if we should talk to Westport to maybe delay it. Mr. Hollins said we want to make them aware of the timing but we need to know the closing of the first house. Mr. O'Neil said he thought they would still be 3 months away before closing because there are no roads or anything. Engineer Grosse said the roads are needed if they bond the improvements and once they approve the plats they can transfer the day after. Mr. O'Neil asked if that is standard procedure. Engineer Grosse said yes. Engineer Grosse said by January 17th all the lots in phase one will be gone. Mr. Hollins said they need to contact Westport Homes. Mr. O'Neil asked councils thoughts, he feels it is a good idea. Mr. Sadler said we have no plan on how to spend the money and we are taking money away from other government entities. Mr. O'Neil said they will receive their other current standard money. He said all we are capturing is the increase. Mr. Sadler said it's not petty. Mayor Joiner said the township has the JEDD so they are taken care of plus they will get the increase value from being released from agriculture to an improved lot. Mr. O'Neil said they will continue to get the current money from that land. Mr. Sadler said he understand but the township is not providing services to that land now. He said when homes are build they will need to provide services such as fire protection. Mayor Joiner said it is a good point, but as council and an administrative staff we have to care about the village and the residents of the village. He said those infrastructures built will have more stress placed on the infrastructure as those 147 homes are built. Mr. O'Neil said other than the fire department we will assume the burden. He said the township other than the fire department will have no burden. Mr. Hollins said county levies will have a huge tax base to asset their levy against this. Mr. O'Neil said he gave his thoughts but what is Mr. Sadler's position. Mr. Sadler said he is not in favor of the TIFF. He said especially for Chestnut Commons because they are already fronting the cost of the water tower. Mr. O'Neil said only part of it. Mr. Sadler asked if the water tower is not only going to serve just Chestnut Commons. Mr. Hess said no, it will affect the rest of the village. Village Administrator Crego said it will primarily benefit Chestnut Commons and Chestnut Estates because it will improve the quality of their service. It will secondary improve the service of the village because it gives more water in the air. He said we will have an advantage, but the primary reason is to provide the service there. Mr. O'Neil asked Mr. Sadler if he is able to move forward to have Mr. Hollins provide us with more information. Mr. Sadler said in year 6 we can anticipate having \$200,000 in TIFF revenue to the village. He said it has to be used for public infrastructure and benefit the TIFF area. Mr. O'Neil said chances are it may not be them that has to make that decision, it may be another council. Mayor Joiner said the real question is will the village benefit from it. Mr. O'Neil said yes. Major Joiner said this is the question that needs to be asked and answered. He said the next thing that needs to happen is to have the resolution drawn up and do the readings. Solicitor Hess said ultimately it will come down to a vote. He said we need to draw up legislation so we can see exactly what we are voting for and do the due diligence and vote as council. Major Joiner asked if we can have a special meeting before the COW meeting. Solicitor Hess said he didn't know if it could be completed before then. Mr. O'Neil asked for the general idea of what the resolution will say. Mr. Hollins said its pretty standard. He said information included is what the auditor will look for is what direction it will give her what to do with the taxes. Mr. Hollins

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said the other alternative is 10 years and anything up to 75%. He said other taxing jurisdictions will receive a portion. Mr. O'Neil asked the other council members what they thought. Mr. Geiger said he thinks it is a good idea. He said we have a lot of infrastructure headed our way and Welch Road is not going to be big enough. Mr. O'Neil said if we widen Welch Road they can add sidewalks and street lights. Mr. Geiger said as long as it is not taking money out of the school's pocket, then he supports it. Mayor Joiner asked Mr. Hollins his background. Mr. Hollins said he has been doing this before 2006, in the late 90's. Mr. Laxton said it's a good idea. He said in his mind mainly for water. Mr. O'Neil said if we use the TIF money for road improvements it would save funds from the general fund and our Police Department could handle another 150 homes. Mr. Townsend said it is a good idea.

- B. Officer Kevin Kelly-Motion to Confirm-Mr. O'Neil made a motion to confirm Officer Kelly, seconded by Mr. Laxton. Roll call was taken: Mr. O'Neil-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. All in favor, motion passed.
- C. Employee Pay Scale- Administrator-Mr. Townsend said everyone pretty much felt the same way to make it a \$8000.00 per year salary. Mr. O'Neil asked if a simple motion approve it. Fiscal Office Hastings said yes. Mr. O'Neil motioned, seconded by Mr. Sadler. Roll call vote: Mr. Laxton-Yes, Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. O'Neil-Yes. Motion passed.
- D. Pickaway County Health Department-Solicitor Hess said by increasing the pay schedule it makes Ordinance 2016-10 obsolete. He said he just wanted to make sure everyone is aware. He said the DAC is the funding mechanism for the Pickaway County Health Department. He said there has been a lot of dispute about Circleville and their contributions. He said they have voted to withdrawal from the Health Department. He said a couple months ago there was a vote to increase the % from everyone and he was instructed from council to vote no. He said he did and other member voted yes and that increase was approved. He said since that time there has been other discussion and the City of Circleville made a motion to withdraw from the DAC. He said there is a meeting August 9th and there has been some funding become available. Circleville has agreed to remain for the next 2 years. He said at this meeting they want to rescind the increase since money has come available. He said they want to motion to accept the old rate structure which is what we voted for. He wants to know who council wants to attend it and how do they want him to vote. Mr. O'Neil said if Village Administrator Crego or Major Joiner are available to go it would be cheaper than paying Solicitor Hess. Solicitor Hess said he has no issues with it. Mayor Joiner asked Village Administrator Crego if he could do that. Village administrator Crego said he has no issues with that. Mr. O'Neil said he would vote yes to accept the lesser rate. Mr. Sadler asked if we had already moved money. Solicitor Hess said no not yet. Mr. Geiger asked if we have a % of who uses it more. Solicitor Hess said that is part of the overall argument. He said he does not believe this will be a topic in this meeting, maybe over the next few years. Mr. O'Neil asked if we use the health department. Solicitor Hess said no. Mr. O'Neil asked if we can withdraw from them. Solicitor Hess said no because we are not a city we can't have our own health department. Township Trustee Struckman said we could not afford it. He said EPA would have to approve the one we would have and you can see the cost of it now with everyone involved. Mr. O'Neil motioned, seconded by Mr. Laxton to accept the old rates. All in favor. Motion passed. Trustee Struckman asked if he was sure Circleville wanted back in. Solicitor Hess said he received an email from Rick Stevens indicating the City of Circleville agreed to stay. The email will be attached to approved minutes.

Legislation:

For First reading:

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Resolution 37-2016 A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE INCOME TAX ADMINISTRATION DUES AND FEES ACCOUNT 1000-755-391. Mr. Sadler made a motion, seconded by Mr. O'Neil. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Resolution 38-2016 A RESOLUTION AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO AND AGREEMENT REGARDING LEASE OF PROPERTY AND A RIGHT OF ENTRY AGREEMENT ON BEHALF OF THE VILLAGE OF COMMERCIAL POINT FOR THE EXAMINING AND TESTING OF PROPERTY FOR THE WATER SERVICE CAPACITY AND DECLARING AND EMERGENCY. Mr. Townsend made a motion to waive the three readings, seconded by Mr. Geiger. Mr. O'Neil asked for the timeframe we are looking at. Solicitor Hess said they have given us a 6 month right of way entry. Mr. O'Neil asked if we need to waive readings. Village Administrator Crego said it would be nice to have it done before winter. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Mr. Townsend made a motion, seconded by Mr. Sadler. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

B. For Second Reading:

Resolution 28-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE WATER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5101-539-590 AND TRANSFER SAID MONIES TO THE OTHER PERSONNEL SERVICES VILLAGE ADMINISTRATOR ACCOUNT 5101-539-131-1030. Mr. O'Neil made a motion, seconded by Mr. Townsend. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Resolution 29-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE WATER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5101-539-590 AND TRANSFER SAID MONIES TO THE OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEMS (OPERS) ACCOUNT 5101-539-211. Mr. O'Neil made a motion, seconded by Mr. Sadler. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Resolution 30-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE WATER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5101-539-590 AND TRANSFER SAID MONIES TO THE MEDICARE ACCOUNT 5101-539-213. Mr. O'Neil made a motion, seconded by Mr. Laxton. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Resolution 31-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE WATER FUND FROM THE TRANSFERS OUT ACCOUNT 5101-539-590 AND TRANSFER SAID MONIES TO THE WORKER'S COMPENSATION ACCOUNT 5101-539-225. Mr. O'Neil made a motion, seconded by Mr. Sadler. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

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Resolution 32-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE SEWER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE OTHER PERSONNEL SERVICES VILLAGE ADMINISTRATOR ACCOUNT 5201-549-131-1030. Mr. O'Neil made a motion, seconded by Mr. Townsend. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Resolution 33-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE SEWER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEMS (OPERS) ACCOUNT 5201-549-211. Mr. O'Neil made a motion, seconded by Mr. Townsend. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Resolution 34-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE SEWER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE MEDICARE ACCOUNT 5201-549-213. Mr. O'Neil made a motion, seconded by Mr. Geiger. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Resolution 35-2016 A RESOLUTION TO TRANSFER MONIES WITHIN THE SEWER FUND FROM THE TRANSFERS OUT ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE WORKER'S COMPENSATION ACCOUNT 5201-549-225. Mr. O'Neil made a motion, seconded by Mr. Townsend. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Ordinance 2016-10 AN ORDINANCE AUTHORIZING THE VILLAGE TO INCREASE THE SALARY OF THE VILLAGE ADMINISTRATOR AND TO DECLARE AN EMERGENCY. Solicitor Hess said he understand this is obsolete but would like this to die for lack of second or voted down. Mr. O'Neil made a motion to waive the three readings, seconded by Mr. Sadler. Roll call vote Mr. Geiger-Yes, Mr. Sadler-yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Mr. O'Neil made a motion, seconded by Mr. Sadler. Roll call vote Mr. Geiger-No, Mr. Sadler-No, Mr. O'Neil-No, Mr. Townsend-No, Mr. Laxton-No. Motion does not pass.

C. For Third Reading:

Ordinance 2016-11 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH LEHMANN FARMS, LTD, AND FOXFIRE GOLF CLUB, INC. AND DECLARING AN EMERGENCY. Mr. O'Neil made a motion, seconded by Mr. Laxton. Roll call vote Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. O'Neil-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes. Motion approved.

Additional Items:

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Solicitor Hess said if we have a special meeting before the COW we will have the TIFF legislation. He said this week we should receive more documentation/legislation between Lehman Farms, Foxfire and this village. Mayor Joiner said he appreciates the questions coming into Village Administrator Crego prior to the meeting. Mr. O'Neil said he knows it has been voted on but does the representative for Lehman Farms have any information to add. Mr. Plank introduced himself. He said they are asking for a TIFF for Lehman Farms. He said Grove City has a great relationship with their township and as a matter of fact, they built the new fire department with the TIFF money. He said it is generating money for the needs of the people in the community. Mr. Geiger asked if the TIFF is from Pinnacle. Mr. Plank said yes. Mr. Geiger asked regarding water, he said he was informed that if someone is interested in purchase of property on Lehman Farms they will require a 12-inch water line. Mr. Plank said the agreement provides if they provide lines that extend 12 inches in size or higher it become a reimbursable expense to the developer. He said anything lower than that will be his cost. Mr. Plank recommends a TIFF anytime. Mr. O'Neil asked if it will be a later discussion where the annexation will go to the center of the road to 104. Mr. Plank said they will prepare the legal description it will take it to the center of the road and let the county back us off of that. Mr. Geiger asked if in certain areas will we get both sides of 104. Mr. Plank said we will annex the whole road.

Adjournment:

Mr. O'Neil motioned, seconded by Mr. Geiger to adjourn. All in favor. Meeting adjourned.

Gary Joiner, Mayor

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant