

**Village of Commercial Point  
Council Meeting Minutes  
May 1, 2017**

Mayor Joiner called the meeting to order, followed by the Pledge of Allegiance. Fiscal Officer Hastings took roll call with the following members present: Mr. Sadler, Ms. Blevins, Mr. O'Neil, Mr. Laxton and Mr. Geiger. Mr. Townsend was absent. Village Administrator Crego, Solicitor Hess and Engineer Grosse were also present.

Mr. Sadler made a motion, seconded by Mr. O'Neil to approve the April 3, 2017 Regular Council Meeting minutes. All in favor, motion approved.

**Administrative Reports:**

- A. **Mayor's Report-** Mayor Joiner said they are implementing a new block watch program. He said flyers have already been distributed. He said we also implemented a new process to increase safety awareness for bike helmets. He said Nana & Pap's has given the village cards for a free ice cream cone if they are wearing a bike helmet. He thanked Nana & Pap's for partnering with us on that project.
- B. **Village Engineer Report-** Engineer Grosse said Phase 1 in Chestnut Commons has been paved. He said there are a few clean up issues but coming along well. He said Phase 2 is progressing well. He said most of the underground work is completed and in the testing phase. He said a lot of new homes are going in. Engineer Grosse said currently they are reviewing Phase 3 plans. He said the developers have not told him when they are starting, however since he has the plans it should be soon. He said the new well produced 1500 gallons a minute which allows them to rate the wells at a 1000 gallons per minute. He said they were hoping for 500 gallons per minute so this is great news. He said the next step is to delineate an area that we can have room for our second well and that becomes a property that we will tie into our agreement with the Hess Trustees. He said it is all coming together very well. He said once that is in place we can run a line from the new well field to the water plant to direct this water into the existing facility. Mr. O'Neil asked if the bike paths at Chestnut will be last project to go in. Engineer Grosse said yes. He said as much as they try to clean it up, with the last couple days of rain it is tough to clean the area up. He said there are a couple of things he needs to discuss with them. Mr. O'Neil asked if during this time could they try and keep chunks out of Welch Road. Engineer Grosse said that is a good point. He said now that it has been paved, he is going to stay on them about keeping it clear. He said soon residents will be moving in. Mr. O'Neil asked with the new well, will the makeup of the water be the same. Engineer Grosse said the quality of the water should not change. He said it is not the same aquifer but it is close. Mr. O'Neil asked if the new water will be mixed with the old water. Engineer Grosse said that will be up to Utility Superintendent John Thompson. Mr. Sadler asked what the timeline is for the new well to be operational. Engineer Grosse said this year, probably late in the year. He said the next step, after consummating the land, we need to have the Engineer firm complete the plans and submit to the EPA. He said then we can put it out for bid. Mr. Sadler asked for an update on the water towers for Chestnut. Engineer Grosse said he received an email today and currently is not ready to present any information to council. He said he does not anticipate the tower being painted this year. Mr. Sadler said originally when Chestnut Commons came on it was Phase 1 only because we did not have the capacity for water and he sees Phase 2 is coming up for a vote and asked where we stand. Engineer Grosse said Phase 2 is coming onboard and they do have pricing into a booster station which provides the pressure until the tower is up. He said the booster station has 3 pumps in it. He said there is a small pump that will run all of the time to maintain the pressure in that area. He said the statement is they have EPA approval on the tower plans. He said there is nothing that says we can't start Phase 2 before the tower is up, we just need to bring things

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- parallel together, which is what they are doing. He said the key to the whole piece is to bring the booster station on.
- C. Village Solicitor's Report- Solicitor Hess said he spoke with Bricker and Eckler today regarding the land purchase from Teays Valley. He said he was informed the paperwork is now in front of the real estate division of the company. He said he has been given contact information and has left a message for that individual. He said he has been ensured everything is moving forward and hopes to hear back tomorrow. He said he did inform them we are having time crunch issues including bid options. He said we have other documents up for consideration. He said we have a resolution for Fiscal Officer to move money. He said we also have an ordinance 2017-04 accepting the final plat for Chestnut Commons Subdivision Phase 2. He said we have the developers here and they would like a waiving of the three readings. He said the last issue he would like to discuss is the presentation Ryan Scribner did during the COW meeting regarding CRA's. Solicitor Hess said he wants to know what council's thoughts are on the CRA. Solicitor Hess said he has put together a rough draft of a CRA. He is asking if council would like him to move forward with a proposal for review. He said not one to vote on but to review. Mr. Sadler said he thinks this would be a good COW topic. Solicitor Hess said he will send the rough draft he already has prepared to council to review. Mr. O'Neil asked if it is a COW topic to discuss moving forward or a topic to discuss what has. Mr. Sadler said to discuss the entirety of it. Mr. O'Neil said his thought is if they use the COW meeting to discuss it then he should have something prepared. Solicitor Hess said he has a rough draft completed. Mr. O'Neil asked if it is something they can discuss. Solicitor Hess said it is something to review and see what they like or don't like.
- D. Police Department Report- Chief Jordan was not present, nothing to report.
- E. Village Administrator- Village Administrator Crego said all the issues that occurred last month are still occurring this month. He said their focus right now with water and sewer is the INI which the rain from the weekend, our capacity was exceeded for a small time. He said they have issue there and are working on them. He said pot holes in the village have been filled and the crew removed a dead deer from a resident's yard. He said the current emphasis is in storm water and the developments. He said the retention basins and pond are doing well. He said in the old part of town they will be blowing out storm drains. He said on Welch road one of the plans is to clean out the ditch from Chestnut to the corner of Welch Road. He said as it stands now we have about \$20,000 in purchase orders out for the work to be done on 4 separate projects. Village Administrator Crego said regarding sidewalk repair, they will sign purchase orders tomorrow to have the red handicap mats in the old developments on Walker Road and West Scioto Green. He said they have discovered there is a missing 15 MPH sign on West Alley and they have been having a problem with speed. He said they are going to re-sign West Alley. He said they are considering speed bumps for West Alley. He said at the May 15 meeting we should have the report from Nathan Davis of RCAP for his suggestion and review on water rates. Mr. O'Neil asked if we are going to need a temporary booster if the land isn't purchased in time. Village Administrator Crego said no, he does not believe so. He said he believes in September we should have the booster station.
- F. Zoning Inspector- Mr. McCoskey asked the zoning committee to schedule a date to meet. He said he has everything ready and there is nothing lengthy to discuss. He asked if they could possibly meet before the COW meeting. Mr. Sadler asked Fiscal Officer Hastings to post it.
- G. Fiscal Officer- Fiscal Officer Hastings said bank reconciliations are not completed yet because it is the first of the month. She said regarding Muni-Link, she has training next Monday and Tuesday. She said they believe they are ready for the next step. Mr. Sadler asked if we need to open current numbers on the Ohio Checkbook. Fiscal Officer Hastings said she was not sure, they are

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or quarter. She said the people at Ohio Checkbook need to explain to her how to update it but they have not responded yet. Mr. Sadler asked if she can make it real time? Fiscal Officer Hastings said this is information she needs.

**Legislative Reports:**

1. Mark Geiger-Nothing to report
2. Brad Laxton- Mr. Laxton said he had the opportunity to speak to Officer Writsel when he can by to distribute information on the block watch. He said it was nice to see his desire to be out.
3. David Sadler- Nothing to report
4. Ben Townsend- Absent
5. Scott O'Neil- Nothing to report
6. Becky Blevins-Nothing to report

**Citizen Comments:**

Terry Little addressed the council regarding a drain that goes through his property. He said the PSI coming out of the 4in tile is 65. He said this is not all his water. He said he also took a picture of grate being closed. He said the one in front of Village Administrator Crego's house was empty, but the one in front of Sue Breech's was draining. He said he assumes that is being taken care of. He said he thinks that was hooked into his tile. He said it has blown out several of his concrete tiles and he has replaced them, but does not feel he should have to. Mr. Little said his second reason for attending, council allowed PJ Rings to build a large structure, he would like to build a structure on his 3 acres in front of the car wash. His building would take about a 14 or 15-foot door. He said this will be used to store some of his farm equipment. Mr. O'Neil asked him to explain the drain pipe issue. Village Administrator Crego said they have discussed it from an engineering standpoint and this is one of the issues he referred to tonight when he discussed issues in the old village. He said one of the main problems he has, is on the east side of town. He said the catch basin at the end of bowling alley drains across Mr. Little's property. He has a few things he is suspicious about, but it is our responsibility to repair. He said until we get Ryan Sark there to dig, he is not sure what he is getting into. Solicitor Hess advised he and Mr. Little would discuss the next steps for the building.

**Business Items:**

**Legislation:**

**A. For third reading:**

**Resolution 48-2016** A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND/OR VILLAGE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO EXECUTE THE NECESSARY CONTRACTS AND DOCUMENTS TO PURCHASE LAND ALONG STATE ROUTE 762 FROM THE TEAYS VALLEY BOARD OF EDUCATION FOR THE CONSTRUCTION OF A WATER BOOSTER STATION AND DECLARING AN EMERGENCY. **Solicitor Hess said the information is currently with the Real-estate division with Bricker & Eckler.**

**B. For first reading:**

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**Resolution 15-2017** A RESOLUTION TO TRANSFER FUNDS FROM THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE REPAIRS AND MAINTENANCE OF MOTOR VEHICLES FUND 1000-110-433 ACCOUNT. **Mr. O'Neil made a motion, seconded by Mr. Laxton to approve the resolution. Roll Call: Becky Blevins-Yes, David Sadler-Yes, Mark Geiger-Yes, Brad Laxton-Yes, Scott O'Neil-Yes. Motion approved.**

**Ordinance 2017-04** AN ORDINANCE ACCEPTING THE FINAL PLAT OF CHESTNUT COMMONS SUBDIVISION, PHASE II. Mayor Joiner said as discussed earlier, there is not emergency language associated with this or no bonds currently in place and we will have 30 days before we need signatures. Mr. O'Neil asked, what is we pass it and they don't have the bonds, we still have to sign it. Fiscal Officer Hastings said if they do not have the bonds, we will not sign the Ordinance. She said the 30 days start when she and Mayor Joiner sign the paperwork. Terry Andrews, Westport Homes, said this is how they handled it for phase one. **Mr. O'Neil made a motion, seconded by Ms. Blevins to waive the three readings. Roll Call: Becky Blevins-Yes, David Sadler-Yes, Mark Geiger-Yes, Brad Laxton-Yes, Scott O'Neil-Yes. Mr. O'Neil made a motion, seconded by Mr. Sadler to approve the ordinance. Roll Call: Becky Blevins-Yes, David Sadler-Yes, Mark Geiger-Yes, Brad Laxton-Yes, Scott O'Neil-Yes. Motion approved.**

10. Additional Items:

Mr. Laxton motioned, seconded by Mr. Sadler to adjourn. All in favor. Meeting adjourned.

  
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Gary Joiner, Mayor

  
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Wendy Hastings, Fiscal Officer

\*Minutes provided by Paula Baldwin, Administrative Assistant

Date	Beginning Balance 05/01/2017	\$	11,942.73
	<b>Deposits:</b>		
5/1/2017	Cooper	\$	120.00
5/2/2017	Parsley, Brazil, Morales	\$	250.00
5/10/2017	Reynolds, King	\$	230.00
5/12/2017	Warfield	\$	110.00
5/17/2017	Park	\$	105.00
	Taabee, Caudill, Writsel, Diltz,		
5/17/2017	Cecutti	\$	610.00
5/18/2017	Reese	\$	105.00
5/22/2017	Means, Sheets, Nash, Burchett	\$	450.00
5/24/2017	Martin, Flowers	\$	270.00
5/31/2017	Interest	\$	1.17
5/31/2017	Interest	\$	-
	<b>Payments:</b>		
5/31/2017	State of Ohio - April 2017	\$	(747.50)
5/31/2017	City of Circleville - April 2017	\$	(34.50)
	<b>Total Balance as of 05/31/2017</b>	<b>\$</b>	<b>13,411.90</b>
	<b>Checkbook Balanced</b>		