

**Village of Commercial Point  
Council Meeting Minutes  
October 3, 2016**

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. Geiger, Mr. Sadler, Mr. Townsend, Mr. Laxton and Mr. O'Neil. Ms. Evans arrived after roll call was taken. Solicitor Hess, Utility Superintendent Thompson and Village Administrator Crego were also in attendance.

Mr. Sadler made a motion, seconded by Mr. O'Neil to approve the September 12, 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 received a couple proposals for the wellfield. The one he recommends going with is GM Baker. He said their price was \$21, 910. He said they have been around and we have used them on other projects. He said this will allow us to get our test wells in. He said the wellfield has been approved by the EPA and he is pushing them to get started and completed before the winter months. He said Utility Superintendent Thompson has already laid the road going into the field. Engineer Grosse said we are looking for 500,000 gallons per minute range. He said Chestnut Commons is moving ahead. He said there was a tremendous amount of dirt to move. Engineer Grosse said they moved dirt for all of the phases. He said the pond in the front is in place and the next step is starting the sanitary. He said as he understands it, the house and commitment sales are going well. He said in regards to the annexation on 104 things are moving along well.
- C. Village Solicitor's Report- Solicitor Hess said there are a couple business items, first the confirmation of Office Jackson, and the proposed language in the Employee Guidelines to correct the issue how our current employee guidelines do not fit our law enforcement properly. He said we have three items up for 1<sup>st</sup> reading, the first is the resolution in regards to the wellfields and asking it be an emergency because of the timing trying to have the drilling completed by winter. He said the 2<sup>nd</sup> is repealing the video service fees, and 3<sup>rd</sup> a resolution for appropriation that Fiscal Officer Hastings can address. He said we have one item up for a second reading, it is an ordinance related to RCAP which is a rate study related to our water. He said the third item is a Third reading, which is the proposed TIFF. He said although it is typical for a vote on the item after the third reading, because of the statutory timeframe we will not be voting tonight. He said notices will have to be sent out. He said the vote is scheduled for October 24, 2016. Mayor Joiner said we are pushing the vote back to the first meeting in November which is November 7, 2016.
- D. Police Department Report- Chief Jordan covered the September monthly police report. He said they had a safety committee meeting for the month of September. He said they discussed things with the police department and the growth potential and how the police department should focus on growing with that. He said there has been some changes in personnel. He said starting with the confirmation of Officer Jackson. He said he recommends confirming him. Chief Jordan said during his 6 month probationary he has done well and has been professional. He said Officer Jackson has been on reserves for approx. 10 years and when he is out he has no worries about him. He said he attended a meeting at the Sheriff's office regarding radio set up where we purchased three new radios. He said they discussed how the channel will be set up and best to serve the law enforcement of Pickaway County. He said it will help with communication between the law enforcement agencies in the county. He spoke in regards to what Solicitor Hess discussed about correcting the employee guidelines book. He said he believes when that book was set up it was geared more towards the maintenance department and not fulltime police officers or officers that work the weekends. He said he recommends the

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changes. Chief Jordan said he invited Sheriff Radcliff to the meeting tonight to discuss what the county has handled and the coverage of the Sheriff's office when the village officers are not out. He said he also will share information on drug operations they have worked on in Circleville. He said it was only Circleville but it impacts our community.

- E. Village Administrator- Village Administrator Crego said he attend the General Health District meeting on Sept 13. He said Circleville has put the health board on notice they will only support for one year. He said they are seeking additional ways to create funding. One of the ideas is a .4 mil levy to support it. He said it is favorable of the village but not to the agricultural part of the county. He said a board has been created to look into this and he plans to attend the meetings. He said he appreciates the progression on RCAP legislation. He said the sites have been cleared for the well drilling to take place. He said on state route 762, the site for the booster station has been cleared. He said we have the contract for the tree removal from Grove City Tree service for the trees in West Scioto Green. He said he has individuals looking into giving him an estimate on street sealing, catch basin and drain repairs and for the striping and restriping of stop bars and cross walks. He said they are working on insurance for the fulltime employees. He said they have discussed GIS and location services. Village Administrator Crego said we are looking to spend about \$7000 for the equipment's needed. He said in the past we have discussed buying a plotter for \$7000 for our maps and place. He said that will not be needed with the GIS system. He said the GIS contractor also provides 6 hours of training and software support. He said last month Mr. O'Neil asked if the rainwater effected the output. He said last month it did not but with the excessive rain we had recently a few issues arised including fixing a manhole in the middle of a field. He said he spent 2 hours on Friday looking at storm drains and puddling water. He said he needs to ask council for direction on the Walker Pointe detention pond issue. He said the HOA is responsible for taking care of them, which sounds good but those developments who do not have HOA's, we are responsible for taking care of them. He said it is a health hazards. He said if the HOA fails, we would be responsible for them anyway. He said Maronda Homes will not fix the issue. He is asking that this issue be added to the agenda for the next COW meeting to create a working plan. He said he is estimating that it will cost approx. \$7000-\$9000 to clean out the retention ponds. Engineer Grosse said this has been on ongoing problem and council should. He said in Franklin County they bit the bullet and take care of all retention ponds. He said they place an assessment on each lot which generates funds for that and mowing. He said HOA look great on paper but unordinary you can't make people be on the board. He said we are getting three more ponds at Chestnut Commons. He said there are stiff plans for how the company will handle them but we need to think about the larger picture. He said it can be a health hazard because of cattails and insects, etc. He said he will provide any information they needed. Mr. O'Neil said he feels the next question should come from Solicitor Hess. Solicitor Hess said the issue has come up, he has concerns about the village providing services from a legality standpoint to the area but at this point he needs to do research on the issue to provide options. Mr. Sadler asked if Chestnut Estates the lot owners own through the pond. Engineer Grosse said yes, Walker Point is common areas. Mr. O'Neil asked if we should consider in the future for developments just owning them. Mayor Joiner said that will have to be looked at because then we get into liability. Mr. O'Neil said we would not be the first municipality town the pond. Solicitor Hess said some communities say it is village owned and others do the way we handle it. He said there are pros and cons to both. Village Administrator Crego said these are detention ponds we are discussing. He said the only purpose they serve is to slow the water and they are never to hold any water so he doesn't feel there are liability there. Engineer Grosse said Chestnut Commons are retention ponds and will always hold water. Village Administrator Crego said correct, but the Walker Point issue are detention ponds.

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F. Fiscal Officer's Report- Fiscal Officer Hastings said the bank rec has not been submitted yet.

Legislative Reports:

1. Mark Geiger-Nothing to report
2. Nicole Evans-Nothing to report
3. Brad Laxton- Nothing to report
4. David Sadler- Mr. Sadler said they had a Zoning Meeting and the next meeting is October 25, 2016. Mr. O'Neil said the actual next meeting is November 1, 2016 at 6:00pm.
5. Ben Townsend- Mr. Townsend wanted to know if Officer Baldwin is still working for the village. Mayor Joiner said that is a good question. He said letters have been sent out and at least one person is turning in their gear. He said Mr. Baldwin has asked for another opportunity. Chief Jordan said we have 4-5 applicants. Mr. O'Neil asked if we should just move on from Mr. Baldwin. Mayor Joiner said he has discussed it with Chief Jordan and he said given the circumstance he should be given another change. Chief Jordan said he will be given the last change for the month of October to fulfill his obligations. Mayor Joiner said it needs to be on record he had 30 days to make it right.
6. Scott O'Neil-Mr. O'Neil asked Village Administrator Crego when our paving will start. Village Administrator Crego said he does not know. He has asked Roese Brothers to call him. Mr. O'Neil asked in future contracts can we put in time frames that if it's not started within so many days we have the right to cancel the contract. Village Administrator Crego said they had one project ahead that was supposed to be completed last week. He said they have never failed him before. He said in the future if council would like to include that then yes. Mr. O'Neil asked if we can call this week and if they are still going to drag their feet can we move onto the next bidder. Village Administrator Crego said no. He said he will call them tomorrow. Mr. O'Neil asked for updates in Genoa Crossing for the catch basins. Village Administrator said the catch basin is a part of what he discussed earlier.

Citizen Comments:

Sheriff Radcliff introduced himself. He said Chief Jordan invited him to attend the council meeting and advise council of what is going on within Pickaway County. He said he has multiple Chief of Police attend a training last week on the new radios. He covered a report that discussed the activities that have occurred in Pickaway County. A copy of the report will be attached to the approved meeting minutes. He said knowing we do not have a 24 hour police department, they will be here to assist as needed. He discussed two different 6-month drug investigation which led to 72 indictments for multiple drug charges. He said as a follow up to that they became the lead investigators on a 7-month drug investigation with the Attorney General's office which led to 28 people being indicted. Mr. O'Neil asked what is a complaint person and complaint property. Sheriff Radcliff said complaint person is a person threatening and complaint property is vandalism at the house. Mr. O'Neil asked if the Sheriff's department charges for false alarm. Sheriff Radcliff said no, they do not want to deter people from having alarms. He said if it is excessive then they will have a discussion with the owners. Chief Jordan said when they discussed the drug issue the Sheriff's office is where they have Nar can in the vehicles. He said the Sheriff's office is the administrator for that program which makes it feasible in works with the health department to have this available in the law enforcement vehicles.

County Treasurer Mr. Ellery Elick introduced himself. He discussed a report which included an overview of what has happened in the county. A copy will be attached to the approved meeting minutes. He said in real estate, they have collected a total \$59, 852, 837.00 to date this year

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compared to 2015 when they collected \$59,529,000.000. He said collections are holding steady. He said they started an aggressive program a few years ago when they started a tax lean sale. He said the county received dollar for dollar on those sales. He said they also do a lot of payment plans. He said there used to be 3 strikes policy but they work with people to help get their taxes paid back on track. He said they are still doing tax foreclosure sales. He said for the past 3-4 years the county has had a lot of bank foreclosures which keeps the Sheriff's department busy. He said this year they have only hit about 100 foreclosures. He said as a convenience about 6 years ago they started to receive a lot of demand to pay by credit card. He said they offer this option online payment on their website, pay by phone or pay in person and there is not a convenience fee for this option. He said this year they now accept all 4 major credit cards. He said their investment portfolio is about \$23,000,000.00. He said in addition he keeps on hand about \$8,000,000-\$12,000,000.00 in a money market account to cover overnight checks to come through. He said it is what they call their liquid money. He said they do a lot of local investing with the local banks to help the local economy. He said there are about \$4,000,000.00 in local banks in certificates and deposits. He said they have done well in their portfolio. He said he should be attending meetings each year for the council. He said they have reduced delinquency by 40% in the last three years. He said they are on track for another good year. Mayor Joiner asked him if he can attend once a year to advise. Mr. Elick said yes, maybe even twice a year.

Mr. Joe Hammond asked Chief Jordan about the police coverage hours. He said it looks like we are 36 hours short of a 24 hour police department which is great. He said a concern of his is not having police coverage to and from school. He said his concern is the kids catching the bus in the morning while it is dark. He is asking council and the Police Chief to please reinstate the start time of 6:30 am start time of the police department. He said in the summer this is a different issue. He is not concerned with him getting home safely, but concern for the kids. He said on the Walker Point Pond position he has listened to the arguments and private property is your own problem and up to the owner to fix. He said it is not a village issue.

**Business Items:**

1. Confirmation of Officer Wendell Jackson- Mayor Joiner said Officer Jackson can be trusted, he has integrity and is honest. He said you can go anywhere in the community and everyone knows him. Ms. Evans confirmed that we went through the fulltime transition in August for Chief Jordan and Officer Waas. She then asked how many part time positions we had. Mayor Joiner said two and Officer Kelly is in place of one of them. Ms. Evans then confirmed who our reserve officers are. Chief Jordan said he does a good job and he is someone he has no concern with. He said it is so important to not have to worry about him when he is out. Motion by Ben Townsend, seconded by Mark Geiger. Roll Call: Scott O'Neil-Yes, David Sadler-Yes, Ben Townsend-Yes, Brad Laxton-Yes, Mark Geiger-Yes, Nicole Evans-Yes. Motion passed.
2. Updates to the Employee Guidelines- Mr. O'Neil asked if will need to go back and pay hours. Mayor Joiner said no. He asked if we are sure. Solicitor Hess said he is not aware of anything. Mr. O'Neil said like the Chief if he worked over 40 hours did he receive overtime pay. Fiscal Officer Hastings said the overtime does not kick in until December 1, 2016 for salary positions. Mr. O'Neil asked about Officer Waas. Fiscal Officer Hastings said Chief Jordan adjusted her hours. Chief Jordan said anything over 10 hours on a Saturday by our policy, they would receive overtime but with law enforcement can be unpredictable at times. The changes allow us to flex her schedule through the week. Motion by Brad Laxton, seconded by Scott O'Neil. All in favor, motion passed.

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Legislation:

A. For First reading:

**Resolution 44-2016** A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR OR VILLAGE ADMINISTRATOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT ON BEHALF OF THE VILLAGE OF COMMERCIAL POINT WITH MOODY'S OF DAYTON, (DBA G.M. BAKER & SON) FOR THE DRILLING OF TEST WELLS AND DECLARE AN EMERGENCY. Scott O'Neil motioned to suspend the readings, seconded by Brad Laxton. Roll Call taken: Scott O'Neil-Yes, Nicole Evans-Yes, Ben Townsend-Yes, David Sadler-Yes, Mark Geiger-Yes, Brad Laxton-Yes. Scott O'Neil motioned to approve the resolution, seconded by David Sadler. Roll Call: Scott O'Neil-Yes, Nicole Evans-Yes, Ben Townsend-Yes, David Sadler-Yes, Mark Geiger-Yes, Brad Laxton-Yes. Motion passed.

**Ordinance 2016-14** AN ORDINANCE REPEALING SECTION 810.01 OF THE CODIFIED ORDINANCE OF THE VILLAGE OF COMMERCIAL POINT, OHIO PERTAINING TO VIDEO SERVICE FEES. Motion failed.

**Resolution 45-2016** A RESOLUTION TO MAKE TEMPORARY APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF COMMERCIAL POINT, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2017.

B. For Second Reading:

**Ordinance 2016-13** AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT WITH WSOS COMMUNITY ACTION COMMISSION INC. (RCAP). Brad Laxton made a motion to suspend the readings, seconded by David Sadler. Roll Call: Mark Geiger-Yes, David Sadler-Yes, Ben Townsend-Yes, Brad Laxton-Yes, Scott O'Neil-No, Nicole Evans-Yes. David Sadler made a motion to approve Ordinance, seconded by Brad Laxton. Roll Call Taken: Mark Geiger-Yes, David Sadler-Yes, Ben Townsend-Yes, Brad Laxton-Yes, Scott O'Neil-No, Nicole Evans-Yes. Motion passed. Ms. Evans asked a reminder of the charge. Mayor Joiner said not to exceed \$5000.00.

C. For Third Reading:

**Ordinance 2016-12** CREATING A RESIDENTIAL TAX INCREMENT FINANCING INCENTIVE DISTRICT ENCOMPASSING CERTAIN PARCELS OF REAL PROPERTY; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN THE INCENTIVE

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DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT; AUTHORIZING MAKE-WHOLE COMPENSATION PAYMENTS TO THE TEAYS VALLEY LOCAL SCHOOL DISTRICT AND EASTLAND JOINT VOCATIONAL SCHOOL DISTRICT; APPROVING AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT; AND DECLARING AN EMERGENCY. THE VOTE WILL TAKE PLACE DURING THE REGULAR COUNCIL MEETING HELD ON NOVEMBER 7, 2016.

Additional Items:

Mr. O'Neil said by not waiving the three reading on the video service fee, the village will continue to bill the residents for two more months if they decide to pass it after the third reading.

Adjournment:

Ms. Evans motioned, seconded by Mr. Laxton 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