

**Village of Commercial Point
Council Meeting Minutes
November 7, 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 was not present. Solicitor Hess, Engineer Grosse and Village Administrator Crego were also in attendance.

Mr. Sadler made a motion, seconded by Mr. Geiger to approve the October 3, 2016 Regular Council Meeting Minutes. All in favor, motion passed.

Mayor Joiner introduced Tom Zwayer. Mr. Zwayer said he is a candidate for the Pickaway County Clerk of Courts. He proceeded to explain his background and why he is running for the Clerk of Courts including what he would like to see accomplished.

Administrative Reports:

- A. Mayor's Report-Mayor Joiner said a lot has been going on. He gave kudos to Chief Jordan for his role in a felony arrest in the Hawk parking lot. He also confiscated \$13,000 cash and prescription drugs. He said we have been looking for wells and he is happy to advise we found two favorable sites. He said we should know more this week about production. He said he received a phone call from Dave Fausnaugh who is from the Pickaway County Library who would like to come discuss opportunities for our area.
- B. Village Engineer Report-Engineer Grosse said Chestnut Commons is having a lot of activity. He said we have the 1800 feet of sanitary sewer and five manholes. He said when he drove by there is great restoration at the church where they had to dig. He said they have submitted the plats and has copies for each of the council members. He said it is on the schedule for December 5th council meeting for the first reading. He said there will be an ordinance to pass. Engineer Grosse said he is thinking they will ask council to hold a special meeting. He has asked them to get in contact with Fiscal Officer Hastings. He said they may ask to have the special meeting to expedite the process. He said they have a good indication with the wellfield. He said there is a large seam of sand and gravel which is what they are looking for. He said in the first phase the contractors will do development on it and give us a recommendation on when he feels we can get an ultimate well. He said the next step will be to come to council to for authorization so they can do a production well. He said his goal with Village Administrator Crego and Utility Superintendent Thompson is to have that in from of council at the December 5th council meeting for their approval. He said he will have bids and number to help get the process started. He said if everything goes right they could have answers before the January council meeting. He said if the weather falls apart it could delay it. Engineer Grosse said by contract we need to have information by February.
- C. Village Solicitor's Report- Solicitor Hess said he wanted to echo the Mayors compliments to the Police Department. He said Chief Jordan has always been very open in communication with him. He said he wanted to make council aware the value of Fiscal Officer Hastings. He said she has been very important to him this past month in helping with legal documents outside of the normal business hours. Solicitor Hess said we have several items for first readings. He said we have a resolution to adopt a plan to defer compensation as new fulltime employees are eligible to enter in that program. He said a resolution increasing the housing fund and Fiscal Officer Hastings will speak in more detail to that. He said Resolution 48-2016 is directing the Mayor to enter into a contract with TV schools to purchase land for a booster station. He asked to please consider it as an emergency. He said Ordinance 2016-15 is authorizing the Mayor to enter into a contract with AE Group. He said Engineer Grosse has worked with this company in the past. He said for a second reading we have the ordinance asking to repeal the video service fee. He said

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Resolution 45-2016 for temporary appropriation and expenditure and finally Ordinance 2016-12 the TIFF legislation. He said it has been read three times and is set for a vote.

- D. Police Department Report- Chief Jordan covered the October monthly police report. He wanted to note the ongoing cooperation between county agencies. He said an advantage to being in a smaller county is there is a lot of cooperation between agencies. Chief Jordan said Trick or Treat went very well. He said he believes a lot of people took notice of their presence that night. He said they assisted the TV West Middle School with a lock down drill and it went very well. He said the deputy assigned as the school resource and Officer Kelly assisted with it.
- E. Village Administrator- Village Administrator Crego said the trees at West Scioto Green have been removed. He said we have the street paving completed for Carmel court and the residence were very pleased with it. He said the village parking lot has been crack sealed, coated and stripped as well as the down town area. He said the GIS tool purchased last month is being heavily used and of now about 55% has been completed. He said Utility Superintendent Thompson set a goal of Dec 1, 2016 to have all preliminary mapping completed. Village Administrator Crego said a few people were not happy with the utility workers coming in to their yard. He said in a couple instances some customers made it clear they buried the curb box because they didn't want to see it in their yard. He said if anyone becomes aware of customers who are unhappy because yard repairs were not taken care of please let him know. He said he is waiting on bids to come back on the detention ponds at Walker Point, the catch basins in Genoa Crossing and a catch basin on Main Street. He is also waiting for a bid on the sidewalk in Walker Point. He said he working on some things for next year. He said right now the street project they are looking at include completely repaving Genoa Crossing and Walnut Creek drive which is completely broken up. He said another consideration is the area in front of the post office to Main Street. Mr. O'Neil asked if he has noticed the manhole cover in front of Becky Blevins house on St. Route 762. He said it looks like it has been dug up. Village Administrator Crego said he would look into it. Mr. O'Neil asked if we have lime green safety vest that say Commercial Point Water Dept. for Utilities. Village Administrator Crego said no they have neon Utility shirts. Mr. O'Neil asked if it was large writing to identify them. Fiscal Officer Hasting said yes they do and they say Utility Department on the back. Mr. O'Neil said he thinks when they go into a yard they should have the vest. Fiscal Officer Hastings said they do have vest but they do not say Utilities Department on them. Chief Jordan said he spoke with Chief Welch at the fire department and they recently purchased an id printer and they will print id cards for us at cost of the material. He feels officials of the village should all have one. Mr. O'Neil asked Chief Jordan if they order vest for the water department could we do a bulk order and include the police department. Chief Jordan said they order from Roy Taylor Uniforms and they said Police on the back of them. Mr. O'Neil said that is what he is thinking for the Utilities department. He said he thinks it should be mandatory if they are in someone's yard. He said the tornado siren has been fixed by BNC. He said the first time they went out there was no power. He said for some reason the breaker keeps getting turned off. He said the electrician moved the breaker down by itself and placed a note stating "do not turn off". He said if it happens again he will put a lockbox on the breaker. He said it was tested and he heard it at his house. Fiscal Officer Hastings said when they were checking the sirens they said one of them was not working but when they ran for a test it sounded good. She said Matt Wasem is going to provide us with a quote on placing a light on the electric box to let us know if there is power going to that siren. Mr. O'Neil asked if there has been any thought as to what we can get at the Village office in regards to internet. Mayor Joiner said that was a good idea and will leave it to Fiscal Officer Hastings to discuss in addition to Muni-Link, Ohio Checkbook, as well as discussing a data storage facility offsite. He said these are items for the 2017 budget year. Mr. O'Neil asked if it can be stored locally but back it up

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online in case something happens if the power is out. He said along the lines of internet considering a new phone service.

- F. Fiscal Officers Report-Fiscal Officer Hastings said she had a conference call with Ohio Checkbook and late Friday she received her passwords to go to the backside of the webpage, she hopes we will go live in 30-40 days. Fiscal Officer Hastings said she has a two-hour conference call with Muni-Link next Thursday and will close the office at 3:00. She said she was hoping to go live January 1, but it might be cutting it close and looks more like we will go live February 1, 2017. She said during her audit, Mayors Court was a hot topic. She said audits have been spot on since she started with the village and Mayors Court has been a part of that. She said the documents council has include adjustments they want made. She said going forward she will provide monthly financial reports for Mayors Court. She said this month she is providing it to council but going forward she will provide the report to Mayor Joiner and it will be his responsibility to send them to council. She said the document includes a beginning balance, last names on the citations, total deposits, total payment and ending balance. She said each month \$60 comes out of every ticket and is split between the City of Circleville and the State of Ohio. She said as of October 31, 2016 the ending balance of Mayors Court is \$18, 027.04. She said most of the ending balance will be moved to the general fund. Fiscal Officer Hastings said there are new ways of reporting but they cannot tell her how so she must figure it out. She said the auditors want to know if Council would like a post audit meeting. She said there is 100% no missing money, it is just procedural things that they want changed. Mr. Sadler, Mr. Geiger and Mr., Laxton declined the post audit meeting. Fiscal Officer Hastings will also check with Mr. Wissinger, Ms. Evans and Mr. Shelton since they were a part of council during this audit time-period. She provided the fund status as of October 31, 2016. General Fund \$1,479,800.49, Street Const & Repair \$302,006.15, State Highway \$26,096.38, Parks and Recreation \$3,033.57, Permissive Motor Vehicle License Tax \$7,528.17, Enforcement and Education \$1,523.00, Housing Developments \$90,908.57, Water Operating \$2,788,816.04, Sewer Operating \$2,438,605.47, Garbage Operating \$23,171.34. Mr. Townsend asked if Fiscal Officer was going to discuss Resolution 47-2016. Fiscal Officer Hastings said we took in more money than we anticipated because of the Chestnut Commons expansion. She said they paid upfront for inspection fees and plan reviews and that money must come out of the Housing Development fund. She said we took in \$55,000. She said right now we can appropriate is \$15,000. She said any bills that may come in this year, we are not able to pay over \$15,000 even though the money is there. She said she must go back to the auditor and tell them we took in more money than anticipated and can we appropriate it. Mr. O'Neil asked where the State Highway money comes from. Fiscal Officer Hastings said excised tax and gasoline tax. Mr. O'Neil asked if we can only use it for things around State Route 762. Fiscal Officer Hastings said yes. Mr. O'Neil asked if we can use that money to redo painting on intersections and crosswalks. Fiscal Officer Hastings said if it is on State Route 762. Mayor Joiner said he would recommend is to make note of the areas and bring them back as a part of the Safety Committee.

Legislative Reports:

1. Mark Geiger-Nothing to report
2. Nicole Evans-Absent
3. Brad Laxton- Mr. Laxton asked, as a council, do we have anything to say about the school redistricting. Mayor Joiner said he put a blurb on Facebook. He said he has attended a couple of meetings but he has been unsuccessful in being able to participate. He said they pulled 32 people from different parts of the community for a committee. He said he asked Mr. Halley this morning how can they develop a proper report of redistricting plan when they have not come to

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any of the villages to discuss future growth. He said their response is they are going off data from 8 years ago. Mr. O'Neil asked if we should draft a resolution expressing what we want to see. Mayor Joiner said he is planning on attending the next meeting. He said he believes there are 14 different ideas and they are meeting to try and narrow down to 4 solid proposals. He said it is hard to put a letter together when you don't have a foundation. Mr. O'Neil said he does not think we should address what should happen. He said we should be expressing our desire for growth and anticipated growth and we do not want to split the village. Mr. O'Neil said other communities can express pleasure or displeasure with something, why can't we? Solicitor Hess said we have the ability to create a resolution. Mr. O'Neil said then it would unify us as a council. Mayor Joiner said he plans on presenting Monday night. Solicitor Hess said we can draft something and float it around and see if everyone agrees with it and send it as information as to where we anticipate being in 10 years. Mr. Sadler said he would also mention the Police Department. He said as resident in the village we provide police protection and support for the schools. Mayor Joiner said he thinks we need to put something together. He said as points of contact Solicitor Hess can work with Mr. Sadler and draft a letter and Mr. Sadler can pass it to council. Village Administrator Crego asked if it is out of reason to pass a verbal intent to the resolution. Mr. O'Neil said either that or have a meeting prior to the next Monday's redistricting meeting. Mr. Sadler asked if it was a resolution or a letter. Mr. O'Neil said you can do either one but a resolution would be formal and official. Solicitor Hess said let's work on a draft and present to council. Mayor Joiner asked if anything like a vote need to take place. Solicitor Hess said he would not want to call it a resolution because it must be written. He said he would suggest an oral motion to direct village council with the assistance of President of council to draft a letter to the Teays Valley School Board in relation to Commercial Point's future growth plan. Mr. O'Neil said part of that is fine but for the little bit of money it would cost to have another meeting where it could potentially benefit the entire community, he thinks it would be money well spent to approve the resolution prior to the re-districting meeting. Mr. Sadler said he does not think a motion is required as much as a letter signed by council. Solicitor Hess said it is not legislation, it is our thoughts. Mr. O'Neil said it is still a resolution, but not a law. Mayor Joiner thinks a better approach is the letter addressing our future growth. He said we may need to look at a resolution later. Mr. O'Neil said he is ok with that decision. Mr. O'Neil asked for the letter to be posted on the forums because people are asking.

4. David Sadler- Nothing to report except writing a letter.
5. Ben Townsend- Nothing to report
6. Scott O'Neil- Nothing to report

Citizen Comments:

Joe Hammond said good things are happening and he is glad to see striping on the roads getting done. He said at the last meeting he asked for coverage at the schools starting at 6:30am. He asked where we were and can we accommodate that. Mayor Joiner said at this time we cannot accommodate that request. He said we are in the Middle school and Elementary school when they begin which is at daylight. He said we do not have anyone we can put out at 6:30am. Mr. Hammond asked when coverage begins. Mayor Joiner said 8:00am. Mayor Joiner said until we put additional officers on the street 6:30am is not in the plan. He the schools pays for a resource officer from the county so if they see there is an issue the resource officer would make contact with our police chief. Mr. Hammond said his concern is traffic and lack of light. Mayor Joiner said he has not heard any complaint from the citizens regarding not having coverage at 6:30am.

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Business Items:

Legislation:

A. For First reading:

Resolution 46-2016 A RESOLUTION TO ADOPT A PLAN UNDER THE OHIO PUBLIC EMPLOYEES DEFERRED COMPENSATION PROGRAM ADMINISTERED BY THE OHIO PUBLIC EMPLOYEES DEFERRED COMPENSATION BOARD FOR PARTICIPATION BY "ELIGIBLE EMPLOYEES" OF THE VILLAGE OF COMMERCIAL POINT.

Resolution 47-2016 A RESOLUTION TO INCREASE THE HOUSING FUND 2901-490-399 APPROPRIATION WITHIN THE 2016 PERMANENT BUDGET. Fiscal Officer asked that we waive the three readings. Mr. O'Neil made a motion, seconded by Mr. Sadler to suspend the three readings. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed. Mr. O'Neil made a motion, seconded by Mr. Townsend to approve the resolution. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed.

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. Mr. O'Neil made a motion, seconded by Mr. Townsend to suspend the three readings. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed. Mr. O'Neil made a motion, seconded by Mr. Laxton to approve the resolution. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed.

Ordinance 2016-15 AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT WITH PRIME AE GROUP. Mr. O'Neil asked the purpose of this. Engineer Grosse said the reason he suggested this is because Stantec is busy and had no inspectors available. He said he has worked with this firm before and they have done a great job so far on Chestnut Commons so far. Mr. O'Neil asked if he will keep this firm instead of Stantec. Engineer Grosse said he would like to reserve that comment until he sees how things go on this project. Mayor Joiner said with the expansion of the water plant expansion, Stantec is elbow deep with that project. Engineer Grosse said the intent is not to get away from Stantec, but this group is available. Mr. O'Neil

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said there is a way to cancel within 7 days with written notice. He asked how long is the agreement good for. Engineer Grosse said it is based on project by project. Mr. O'Neil asked if we have started paying this company. Engineer Grosse said no, this is to get them started. Mr. O'Neil asked how the pricing compared to Stantec. Engineer Grosse said it is less. Mr. O'Neil made a motion, seconded by Mr. Townsend to amend the Ordinance to add emergency language. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed. Mr. O'Neil made a motion, seconded by Mr. Laxton to suspend the three readings. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed. Mr. O'Neil made a motion, seconded by Mr. Laxton to approve the ordinance. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed.

B. For Second Reading:

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

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

C. For Discussion and Vote:

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 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. Mr. O'Neil made a motion, seconded by Mr. Laxton to approve the ordinance. Mr. Sadler asked to amend the ordinance to exclude Paint Valley Mental Health and go with 33% instead of 100%. Mr. Geiger said he agrees with exempting Paint Valley Mental Health but still feels it should be at 100%. Mr. Laxton said in regards to Paint Valley there are 5 additional counties that support it and

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they will still receive the original amount set prior to the TIFF. He said in regards to Scioto Township, we pay them for their services He said we are looking at possible annexing the roads to make them ours anyway. He said again they will continue to receive the set amount before the TIFF. He said we need to build a water tower and a water plant that needs expansion. Mr. Sadler asked how much money do we need. Mayor Joiner said we know where we stand, Mr. Sadler wants to exclude Paint Valley Mental Health and make it a 33%. He said Mr. Geiger wants to exclude Paint Valley Mental Health and have 100%. He said in regards to the water wells we are talking about \$600,000 if that well produces, to run it to the water facility. He said \$600,000 for the new water tower. He said Scioto Township recently purchased a Chevy Tahoe at \$70,000 for their Fire Chief. He said they pay their Fire Chief \$100,000 in salary plus a take home vehicle. He said we pay for everything with the township. He said the Paint Valley Mental Health division has posted a new tax levy. He said we will not take any money away from them, they will still receive what they have been. He said council voted to reduce the RITA tax which equaled \$106,000 from our general fund. He said here is the TIFF which is a creative way to bring money into the village without putting the burden on the tax payer. He said this is 5-year maturity on the tax. He is asking council to vote in favor 100%. Solicitor Hess said his concern about amending it tonight, is notices have already gone out based on the proposed language on the document. He said he is not sure if notices would need to be resent with the proposals. He said he would ask council to table the issue until they can confirm what would need to happen. Fiscal Officer Hastings called Patrick Woodside who work with Gene Hollins to verify the process. Mayor Joiner said to ask him about the time restraints. Fiscal Officer Hastings said we would need to re issue letters. Mr. O'Neil said in regards to Paint Valley, Netcare has a facility approx. 17 miles from us. He said Paint Valley is about 14.4 miles so he said we are not talking about some place right here in the village. He said it is not out of the question that someone would go to Netcare. He said the Police Chief can attest that Riverside has a full service mental health service. He said he does not think they would run them to Paint Valley in the middle of the night. Chief Jordan said his last suicide attempt he took them to Mt. Carmel West. Mr. O'Neil said he is not saying they don't provide a good service but typically those issues this government will deal with, they will go somewhere like Riverside or Netcare. Mr. O'Neil asked if they have ever heard of anyone being taken to Paint Valley. Mr. Geiger said absolutely. He said in his personal experience Netcare and surrounding areas have been full. Mayor Joiner said the one thing we must take care of the community. He said we are not removing funds from the service. Mr. O'Neil said if we want to work with Paint Valley he does not understand why we would not make a payment to Paint Valley but it is an option to explore. He said because of time restraints, on the next possible TIFF, do it from the start of the discussion. Mr. O'Neil said this is our first one and we learn from it, but we need to start from day one. Mrs. Geiger asked why you would want to exclude a mental health facility. She said mental health in today's world is awful. She said she agrees with the 100% but doesn't understand why you would exclude them. Mr. Sadler said he wants to exclude them so they will receive they additional money. Mr. Townsend said it's not that we don't want them to get their money but when it is fully mature they will receive \$12,000 from that property. Mrs. Geiger said that is additional money that might allow them to build additional rooms. Mr. Townsend said when we develop again that is something to look at. Solicitor Hess said Patrick Woodside is looking into the issue but if we are going to amend as written we need to table this. He said Patrick was concerned about the 33% proposal. He said Patrick did indicate that if passed as written that the village could release any money collected to Paint Valley. Solicitor Hess said he is not sure how it works, if it is a onetime legislation for payments or one time a year. Mayor Joiner asked when we start seeing money from the

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TIFF. Solicitor Hess said a little in 2017, little in 2018 but primarily 2022. Mayor Joiner said his recommendation is to pass this as 100% and come back as a council to come back and revise it to include Paint Valley Mental Health. Mr. Sadler said that is a game changer and has never been discussed. Mayor Joiner said that is a promise of his to go back and consider that. A roll call was taken: Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Geiger-Yes, Mr. O'Neil-Yes, Mr. Laxton-Yes. All in favor, motion passed.

Additional Items:

- A. Executive Session: Mr. Sadler made a motion, seconded by Mr. Laxton to enter Executive Session. All in Favor, motion passed.

Mr. O'Neil motioned, seconded by Mr. Laxton at 8:35 to return from Executive Session. All in favor, motion passed.

Adjournment:

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

Gary Joiner, Mayor

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant