

**Village of Commercial Point
Council Meeting Minutes
July 10, 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. Townsend, Mr. O'Neil, Mr. Laxton and Mr. Geiger. Village Administrator Crego was also in attendance. Solicitor Hess and Engineer Grosse were absent.

Mr. Sadler made a motion, seconded by Mr. Geiger to approve the June 5, 2017 Regular Council Meeting minutes. Mr. O'Neil abstained. All in favor, motion approved.

Administrative Reports:

- A. Mayor's Report- Nothing to report.
- B. Village Engineer Report- Not present.
- C. Village Solicitor's Report- Not present. Fiscal Officer Hastings said Solicitor Hess asked for council to vote on the Booster Station Resolution because we are getting close to resolving all issues.
- D. Police Department Report- Chief Jordan was not present. Captain Thatcher said Chief Jordan asked him to relay information. He said 5 officers will attend bicycle training July 20-22. He said it is a total of 32 hours. He also advised the new police cruiser was in the parking lot if anyone would like to look at it.
- E. Village Administrator- Village Administrator Crego said he continues receive phone calls and solicitations from various people regarding potential developments and annexations. He said the beauty is 80% never go anywhere, just making inquiries. The ones going forward, council is aware of it such as Lehman and Ball Farms. He said the largest issues he has is regarding information he sent last week regarding changing the utility rates. He said we are finding out we need to increase the rates including the tap fee rates. He said we have the same rates now we have had the past 11 years. He said today it cost more to do things. He said they have put out for a bid by the engineer estimating a \$3.5 million-dollar Waste Water Treatment Plant expansion. He said the lowest bid that came back was \$3.9 million. He said if we award the contract then it is an increased load of \$2666 per user but it will be spread out over 20 years. He said we have ongoing operations that need sustained. He said today he signed a check for \$5000 worth of salt and we do that 10 times a year. He said this is the cost of doing business. He said we have not had any rate changes for 10 years and we have not kept up with the times. He said this has been a major concern for Utility Superintendent John Thompson. Village Administrator Crego said Nathan Davis of RCAP presentation 8 weeks ago was spot on with his recommendations. He said we will look at a \$1 increase for sewer and \$1 increase for water for each residential customer. He said we will also have an Ordinance with a 3.5% increase each year and if we have a year it is not needed, we can rescind it. He said the water tap fees currently is \$4000, he is recommending it raise to \$5000. He said on the sewer side, the cost is significantly higher. He said the sewer tap fee currently is \$5000 and he recommended it raise to \$6000. He said after sitting with the Engineer and looking at our finances and proposal for the future, he may recommend \$7200. He said this is something that will fall squarely in the lap of new developments and those who want into the village. He said it is actually costing us more per gallon than we charge per gallon. He said the reason we are solid is we have a 5000-gallon base rate. He said the average usage is 4000 per gallon. He said customers who live outside of the village pay a surcharge are responsible for a significant amount of income. He said for 6 months of this year, they paid \$42,500 in surcharge money. He said if the situation ever changes, we need to keep this in mind. He said water customers who pay for more than 5000 gallons their rate structure will go up \$.20 per 1000 gallons. He said worst case scenario financially for the water department is if every customer paid on-time we would lose \$1000 a

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month on late fees and if every customer used only 5000 gallons, we would not be able to pay the bills. He said the rate increases are minimum and there are 3 things that are pertinent: 1) water tap fee charges, 2) Water meter installation fee currently is \$60 we will increase it to \$80 and 3) Meter testing fee- if customers feel their meters are having problems. He said we will have it in an ordinance that we will remove the meter and send it for testing. If it is bad, we will replace it, however, if there no indication of problem, the customer will be responsible for the testing and \$80 fee. He said we also have an unwritten policy regarding snowbirds who turn their water off while gone for the winter. He said as an example he signed a check for the gas company today, we used 0 gas last month, but we paid a fee of \$28. He said the service is still there. Village Administrator Crego said we are going to stop turning the water off to stop the monthly charge. Mr. O'Neil asked if the tap fees will go up for large business. Village Administrator Crego said the tap fees are in our ordinance schedule and we will increase the same % increase for all. Mr. O'Neil asked if this is something that our tap fees should be more in line with places like Columbus. Village Administrator Crego said we cannot compare ourselves to any other place because each city or village has different systems and different issues. Mr. O'Neil said we can't compare it but a business coming in will compare them. Village Administrator Crego said he believes business coming in, their least concern is water and sewer. He believes their biggest concern will probably be taxes.

- F. Zoning Inspector-Mr. McCoskey said he has received numerous applications for patios, decks, fences etc. He said new home applications have slowed down. He said he is working with Solicitor Hess on the Pool issue on how to proceed. He said he presented to the zoning committee new guidelines for the zoning inspector position that he felt needed to be changed. He said he also was able to get all the fees updated tonight and will come to council in the near future.
- G. Fiscal Officers Report- Fiscal Officer Hastings said she has worked for two weeks with Muni Link on the billing software transfer. She said it has not gone smoothly and she has found several errors. She said she is working daily to fix errors. She said in the mean time she is still posting in the old system and will post in both until the issues are resolved. She covered the Fund Status as of 7/3/2017: General Fund \$1,690,238.41, Street Construction & Repair \$233,573.61, State Highway \$30,434.34, Parks and Recreation \$3,033.57, Permissive Motor Vehicle License Tax \$7,576.98, Enforcement & Education \$1,523.00, Ohio Peace Officer Education & Training \$2,480.00, Housing Developments \$56,002.75, Water Operating \$2,796,496.10, Sewer Operating \$2,441,688.31, Garbage Operating \$26,061.22, All funds total \$7,289,108.29.

Legislative Reports:

- 1. Mark Geiger-Nothing to report
- 2. Brad Laxton- Mr. Laxton Thanked everyone for their prayers and concerns regarding his daughter's injury.
- 3. David Sadler- Nothing to report
- 4. Ben Townsend- Nothing to report
- 5. Scott O'Neil- Mr. O'Neil said on welch road coming south we have two sets of corp. limit signs and need to move them and the softball sign. US Thompson said they have discussed it but he forgot about it and will take care of it.
- 6. Mayor Joiner asked Utility Superintendent Thompson if he has anything to add regarding the water plant. Utility Superintendent Thompson said they put together a GIS system which was holding co-ordinance regarding every utility feature they have. He said they started out having no idea where to go and after multiple discussions he got together with OTCO. He said the president of OTCO came and helped them put together a system and they ended up purchasing at

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a 50% discounted price and antenna. Since Oct/Nov they have marked the majority of their features. He said at another seminar they met with another company and put together a mapping system they can edit onsite through a mobile device and they now have an entire system together for about \$7000 into this feature. He said they have the ability to share this information with the county and they have additional information they can also share with us. He said he is happy to sit down with anyone and share it.

7. Becky Blevins-Nothing to report

Citizen Comments:

Mr. Joe Hammond addressed council. He said the water increase is not a big deal to him. He however said he believed, for a snowbird to have the water turned on is a \$100 fee. He said he would encourage to leave that in place for some fee because there are some people gone for about 6 mos. He said regarding zoning, an important issue is zoning for land of size. He said we are going to have people who want to come this way and will want a larger lot and we should have zoning for larger sized lots. He said we spent \$200,000 extra at the water plant in his first 2 years because it was needed. He asked if we have anything regarding roads and sidewalks this year. Village Administrator Crego said we have correcting of walk ramps to meet ADA requirements. Mr. Hammond asked if there are new sidewalks, Village Administrator Crego said no. Village Administrator Crego said Genoa Crossing and West Scioto Green will have road repairs. Mr. Hammond asked about Walker Point Road. He said it was on the table and has not improved. He said there has been nothing on the past 6 years in regard to repairs in the Foxfire area. Mr. Hammond said he caution a 3.5% per year increase and should just be reviewed each year. He said in his experience once something is in writing it is rarely removed. He said he believes they should look at it yearly. Mr. O'Neil said across from the Hawk is the Handicap sidewalk that is always covered with gravel. He asked where it came from. Mayor Joiner said the traffic. Mr. Geiger asked about a street sweeper. Fiscal Officer said we had one last July before the Go Kart races. Mayor Joiner said he would like it done again. Utility Superintendent Thompson said when the street sweepers are here we need to get together and let them know what they need to do. Mayor Joiner asked if Village Administrator Crego or Fiscal Officer Hastings can call and asked them to attend a Thursday morning meeting. Mr. O'Neil asked if we are getting the crosswalks and lines repainted. Village Administrator Crego said he has not had them bid out but he can. Mayor Joiner said there is a stop sign in Chestnut by the playground. Fiscal Officer Hastings said she has estimated to replace them with flashing light stop signs. Mr. Sadler asked if we have everything set for the GO Kart race. Mayor Joiner said he has not seen anything from the Chief Jordan but he has asked him to remain involved. Fiscal Officer Hastings asked Alan Goldhart to apply for a block party permit. Originally the band was going to play from 7:00pm – 9:00pm, but rumor has it each bar has paid for an additional hour. Chief Jordan asked Alan to come and apply for a block party request. Mayor Joiner asked if they have had to do it in previous years. Fiscal Officer Hastings said in the past it has been the individual bars having the bands.

Business Items:

- A. Approval of the 2018 Tax Budget: Mr. O'Neil made a motion to approve, seconded by Mr. Geiger. All in favor, motion approved.
- B. Utility rates discussion-previously discussed. Fiscal Officer Hastings asked if they want further discussion at the COW. Village Administrator Crego asked that Solicitor Hess prepare an Ordinance for the next COW Meeting.

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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. Mr. Geiger motioned to remove Resolution 48-2016 from the table, seconded by Mr. Townsend. Roll call taken: Mr. Laxton-Yes, Mr. Geiger-Yes, Mr. Sadler-Yes, Ms. Blevins-Yes, Mr. Townsend-Yes, Mr. O'Neil-Yes. All in favor, motion approved. Mr. Sadler motioned to approve, seconded by Mr. O'Neil. Roll call taken: Mr. Laxton-Yes, Mr. Geiger-Yes, Mr. Sadler-Yes, Ms. Blevins-Yes, Mr. Townsend-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

B. For first reading:

Resolution 20-2017 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE CAPITAL OUTLAY ACCOUNT 1000-110-590. Fiscal Officer Hastings said we do not have to waive the reading because they are moving money. She said Chief Jordan received \$3200 from Scioto and \$480 from the Commercial Point Men's Club for the bike patrol. Mr. O'Neil motioned to approve, seconded by Mr. Geiger. Roll call taken: Mr. Laxton-Yes, Mr. Geiger-Yes, Mr. Sadler-Yes, Ms. Blevins-Yes, Mr. Townsend-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

Resolution 21-2017 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE TRAINING SERVICES ACCOUNT 1000-110-348. Mr. O'Neil motioned to approve, seconded by Ms. Blevins. Roll call taken: Mr. Laxton-Yes, Mr. Geiger-Yes, Mr. Sadler-Yes, Ms. Blevins-Yes, Mr. Townsend-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

Resolution 22-2017 A RESOLUTION TO TRANSFER MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT ACCOUNT 1000-910-910 AND TRANSFER SAID MONIES TO THE CAPITAL OUTLAY ACCOUNT 1000-110-590. Mr. O'Neil motioned to approve, seconded by Ms. Blevins. Roll call taken: Mr. Laxton-Yes, Mr. Geiger-Yes, Mr. Sadler-Yes, Ms. Blevins-Yes, Mr. Townsend-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

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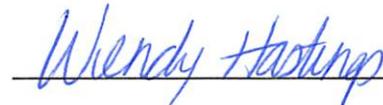
Additional Items: nothing additional.

Utility Superintendent Thompson said this Saturday Dough Boyz is sponsoring the Ohio Flags of Honor. He said it is well worth your time to attend. Fiscal Officer Hastings said a flyer was on the door with information. Mayor Joiner said each flag represents someone who has lost their life in combat in the State of Ohio since the war started in 2003.

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



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant