

**Village of Commercial Point
Council Meeting Minutes
January 9, 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. Geiger, Mr. Sadler, Mr. Townsend, Mr. Laxton and Ms. Blevins. Mr. O'Neil was absent. Solicitor Hess, Engineer Grosse, Utility Superintendent Thompson and Village Administrator Crego were also in attendance.

Mr. Sadler made a motion, seconded by Mr. Geiger to approve the December 5, 2016 Regular Council Meeting Minutes. All in favor, motion passed. Mr. Geiger made a motion, seconded by Mr. Townsend to approve the December 19, 2016 Special Council Meeting Minutes. All in favor, motion passed.

Administrative Reports:

- A. Mayor's Report-Nothing to report.
- B. Village Engineer Report- Engineer Grosse re-confirmed that Council approved the plat for Chestnut Commons contingent they provide bonds. He said he has received the bonds. He said the first bond is for \$233,000.00 which is a performance bond guaranteeing the work for phase one will be completed. He said the other bond is for \$175,000.00 and will go for 5 years. He said we allowed them to pave the streets, which the bond will cover for 5 years. He said they are moving ahead and currently testing the sanitary sewers and working on the water lines. He said once the agreement is signed and delivered, they will have lots. He said they are asking to move ahead with phase 2. Mr. Geiger asked for an update on the water tower. Engineer Grosse said the plans are with the EPA for their approval. He said the plans have not been formally approved by the village, but they provided them to the EPA. He said the project will go out to bid in two pieces. He said one is a leg tank and one is a golf t-style tank. He said this will allow us to look at the numbers and make a decision. He said the booster station that will go along with the tank is also moving forward. He said it will probably be installed before the water tank, which will increase pressure. He said he is estimating it will be into the late fall to begin the tank, and the tank painting will not take place until 2018. Mr. Sadler asked for an update on the wells. Engineer Grosse said we had a bid opening today and the numbers were not in a place where they wanted. One bid was for \$125,500.00 and the other \$95,750.00. He said the estimate was for \$80,000.00 with an increase of 10% being the Engineer's bid price which is \$88,000.00. He said anything over \$88,000.00, it had to go to re-bid. He said the big issue seemed to be access and time of year for construction. He said tonight there will be discussion with council to seek an extension with the land owner. He said if council and the land owner agrees, we can push the actual well drilling date out and should receive better bids. He said he believes though we should bump our funds from the \$80,000.00 to \$100,000.00 so we can put it out for bid and not have to come back to council in the event somethings happens. Mr. Sadler asked for an update on the waste water plant expansion. Engineer Grosse said the consultant has brought plans in the 30% range to review. He said they are meeting with them next week to discuss their comments. He said he expects the 60% plans to come next month. He is still hoping to get this out for bid in early Spring.
- C. Village Solicitor's Report- Solicitor Hess said he wanted to follow up on Engineer Grosse's comments regarding the well field. He said he would like to discuss the well fields in Executive Session. He said as a reminder, our option to purchase expires in the beginning of February. He said due to issues, we will probably have to extend this. He said he has had discussions with the land owner and they are willing to accommodate us but there is a discussion of compensation. He said we have a number of pieces of legislation up for discussion tonight. He said we have two pieces up for third readings. He said the first is revolving around deferred compensation. He said the second is Resolution 48-2016, which he is asking we not vote on tonight until all information and discussion is complete with Teays Valley. He said for first readings Fiscal Officer

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Hastings has a number of Resolutions as they relate to money. He said as a reminder, we are not required to waive the three readings and council is free to vote tonight if they chose. He said the last one for First Reading is Ordinance 2017-01. He said this is the DeMateo Annexation. He said we do have Molly from Isaac Wiles office to answer any questions.

- D. Police Department Report- Mayor Joiner discussed the Police report provided by Chief Jordan. A copy will be filed. He said as a side note, regarding the break-ins we experienced during December in Foxfire and Walker Point, an arrest has been made. He said there has also been a rash of break-ins in Walker Point and we have a suspect for those as well.
- E. Village Administrator- Village Administrator Crego said they are starting the process now to look at trees and sidewalks to see what is needed. He said bids will go out in March.
- F. Fiscal Officers Report- Fiscal Officer Hastings said she does not have a report tonight because she is in the middle of year end. She said all she would ask tonight is for the council to form a Finance Committee. She said as soon as the information is received back from Melissa Betz, the committee can be ready to start working on 2017 permanent budget numbers.
- G. Mayor Joiner introduced the new Zoning Inspector, Jim McCoskey. Mr. McCoskey said he has lived on 762 and Welch Road for 43years and has 3 adult children. He was employed by the Columbus Police department for 39 years. He was a detective for 32 years. He said he is reviewing the Ordinances.

Legislative Reports:

- 1. Mark Geiger-Nothing to report
- 2. Brad Laxton- Nothing to report
- 3. David Sadler- Nothing to report
- 4. Ben Townsend- Nothing to report
- 5. Becky Blevins – Nothing to report
- 6. Scott O'Neil- Absent

*2600 feet
John Grasse*

Citizen Comments:

No Comments

Business Items:

- A. Elect President of Council- Mr. Geiger nominated Mr. Sadler, seconded by Mr. Laxton. Mr. Geiger said he has done a great job. Mr. Sadler accepted the nomination. Roll call vote taken: Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes, Mr. Laxton-Yes. All in favor, motion passed.
- B. Meeting Schedule for 2017-Mr. Sadler made a motion, seconded by Mr. Laxton. All in favor, motion passed.
- C. Council Rules-Mr. Sadler asked if there were changes. Fiscal Officer Hastings said no changes, she just sent them out in case anyone would want to have discussion on them at the COW Meeting. Mr. Sadler said the only exception he would have is section 3.4. He said he would like to mandate what the attendance expectation is for council. Mayor Joiner agreed. Solicitor Hess said a lot of other councils will formally announce or put in the minutes if an absence is excused or unexcused. Mr. Sadler would like additional research on the issue. Solicitor Hess said these can be modified.
- D. Employee Guidelines- Mayor Joiner said this issue and item E Employee Pay Schedule can be discussed at the COW Meeting.

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- E. Employee Pay Schedule-
- F. Additional Police Officer- Mayor Joiner said we need more discussion around this. He wants to put it out for another 16-hour position. Mayor Joiner does not feel any wording needs to be changed on the position regarding hours. He said there are times that hours could be manipulated to however the person wants so he suggests we keep it at the 16 hours. Mr. Geiger asked if this position is to make sure we are covered. Fiscal Officer Hastings said she believes this is what Chief Jordan wants. She said as an example, one of our current officers will be gone on military leave. His 16-hour shift isn't covered. She said Chief Jordan wants to have that flexibility to have those hours covered. She said she has enough budgeted to allow a couple of those situations. Mayor Joiner said the additional part time officer position is for covering hours needed as our current officers are not able to cover their shift.
- G. Fiscal Officer asked if we could form the Finance Committee before moving on. Mr. Geiger, Mr. Sadler and Mr. Townsend all said they would be interested in being members. Ms. Blevins asked how many are on the committee. Fiscal Officer Hastings said three, but all are welcomed to attend meetings. Mr. Laxton made a motion to accept the three nominations, seconded by Mr. Sadler. All in favor, motion passed.

Legislation:

- A. For First reading:

Resolution 01-2017 A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE GENERAL FUND FROM THE MAYOR/ADMINISTRATOR SOCIAL SECURITY ACCOUNT 1000-710-212 AND TRANSFER SAID MONIES TO THE COUNCIL SOCIAL SECURITY ACCOUNT 1000-715-212. Mr. Sadler made a motion, seconded by Mr. Geiger. Roll call taken: Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes and Mr. Laxton Yes. All in favor, motion approved.

Resolution 02-2017 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. Geiger made a motion, seconded by Mr. Sadler. Roll call taken: Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes and Mr. Laxton Yes. All in favor, motion approved.

Resolution 03-2017 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. Laxton made a motion, seconded by Mr. Sadler. Roll call taken: Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes and Mr. Laxton Yes. All in favor, motion approved.

Resolution 04-2017 A RESOLUTION TO TRANSFER MONIES WITHIN THE SEWER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5201-549-590 AND TRANSFER SAID MONIES TO THE MEDICAL/HOSPITALIZATION (FISCAL OFFICER) 5201-542-220. Mr. Laxton made a motion, seconded by Mr. Geiger. Roll call taken: Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes and Mr. Laxton Yes. All in favor, motion approved.

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Resolution 05-2017 A RESOLUTION TO TRANSFER MONIES WITHIN THE WATER FUND FROM THE CAPITAL OUTLAY ACCOUNT 5101-539-590 AND TRANSFER SAID MONIES TO THE MEDICAL/HOSPITALIZATION (FISCAL OFFICER) 5101-532-220. Mr. Sadler made a motion, seconded by Mr. Geiger. Roll call taken: Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes and Mr. Laxton Yes. All in favor, motion approved.

Ordinance 2017-01 AN ORDINANCE APPROVING THE ANNEXATION OF ±2.500 ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP. Mr. Sadler asked Solicitor Hess if it was a concern that the ordinance does not call out the exact property address. Solicitor Hess said he will amend it to include the parcel number. Mr. Sadler asked if we need to include expectations for water and sewer. Solicitor Hess said we completed the services resolution in the previous meeting.

B. For Third 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. Mr. Sadler made a motion, seconded by Mr. Geiger. Roll call taken: Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. Sadler-Yes, Mr. Geiger-Yes and Mr. Laxton Yes. All in favor, motion approved.

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.

Executive Session to discuss land acquisition:

Mr. Laxton motioned to break for Executive Session, seconded by Mr. Sadler at 7:31pm. All in favor, motion approved. Solicitor Hess and Engineer Grosse were invited to attend Executive Session.

Mayor Joiner advised that all are invited to stay for the remainder of the meeting but after Executive Session there are no additional items to discuss.

Mr. Geiger motioned to return from Executive Session at 7:41pm, seconded by Mr. Laxton. All in favor, motion approved.

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Additional Items:

Nothing to report

Adjournment:

Mr. Sadler 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