

**Village of Commercial Point
Council Meeting Minutes
October 2, 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, Engineer Grosse, Zoning Inspector McCoskey and Solicitor Hess were also in attendance.

Mr. Geiger made a motion, seconded by Mr. O'Neil to approve the September 11, 2017 Regular Council Meeting minutes. All in favor, motion approved. Ms. Blevins made a motion, seconded by Mr. Townsend to approve the September 11, 2017 Public Hearing minutes. All in favor, motion approved. Mr. Sadler made a motion, seconded by Mr. Geiger to approve the September 18, 2017 Special Meeting minutes. All in favor, motion approved.

Administrative Reports:

- A. Mayor's Report- Nothing to report
- B. Village Engineer - Village Engineer Grosse said they are working on the plans for the waterline from the new wellfield over to the plant. He said they are also working on a study of the Scioto River to see how much sewage it can get rid of. He said there is a WWTP study also going on which will be completed the end of the year. He said in Chestnut Commons most of the rough grading is done and they have started the sanitary sewers today. He said the water tower foundation is in. He said once those are set up the steel will go in quick and we will see a lot of above ground movement. Mayor Joiner asked where we are with the WWTP expansion. Village Administrator Crego said the contractor has been in contact with us and will move in next week. Mr. Sadler asked for an update on the booster station. Solicitor Hess said he will address that in his part. Mr. Geiger asked Engineer Grosse if he has a timeline when the wellfield will be completed. Engineer Grosse said the bid will go out early Spring of 2018, he is expecting towards the middle of end of 2018. Mr. O'Neil said he knows it has been discussed several times regarding no parking signs in Chestnut Commons. He said they were up in the development. He said he does not believe the streets are more narrow than other developments. Engineer Grosse said he and Village Administrator Crego will look into it.
- C. Village Solicitor's Report- Solicitor Hess said we have multiple legislation up for review tonight. He said for a First read we have Ordinance 2017-15, directing the Mayor or Village Administrator to execute a user agreement for the Go Kart Committee. The second is Resolution 25-2017 which is a fiscal matter that Fiscal Officer Hastings can answer any questions on. He said for Second reading we have Ordinance 2017-13 in relation to the increase of water rates. He said for a third reading we have Ordinance 2017-05 to increase the water and sewer tap fees, which is asking to declare it an emergency. He said we also have Ordinance 2017-06 dealing with the zoning inspector and amending the codified ordinances updated his job duties. Solicitor Hess said regarding the well field agreement, we went into an agreement with Mr. Hess to explore for water and we found it. He said we are now moving into the second part of the agreement which is the lease. He said it requires some easements and things to be executed by the village. He said we just received legal descriptions last week which he is getting to the land owner. He said the booster station continues to move along. He said last week the school contacted us, they want a second legal description. He said we initially were going to purchase a larger section of the property but due to the legalities and the cost, we minimized it to a smaller portion. As a part of the agreement, we will maintain the piece as a whole. The school wants a drawing that shows the large portion and smaller portion on one map. He said we received that last week but it did not contain an Engineer's stamp. He said today we received a drawing with an Engineer's stamp and tomorrow it will go to the Pickaway County Engineer's for their approval. He anticipates once this is completed, this will be the last hurdle of the process. He said he

**Village of Commercial Point
Council Meeting Minutes
October 2, 2017**

anticipates the end of this week or beginning of next we will have all formal matters resolved. He said he does have a call into their council to see if we can seek permission to start on the booster station while the legalities get worked out. He said he is hoping by the COW or the latest the next council meeting he can say the booster is done. Solicitor Hess said last week he met with Mayor Joiner and Village Administrator Crego regarding a potential annexation request on Durrett Road with Westport Homes. He said he anticipates our next voting meeting they will have a pre-annexation and possible service agreement to review. He said there are issues that still need to be flushed out in the annexation agreement. He said if council has questions please let him know. He said he anticipates it coming to council in the November meeting. He said the last item he is requesting council to go into Executive Session. Regarding a pending litigation, which he would like to provide updates on.

- D. Police Department Report- Chief Jordan covered the September report. He said he spoke with Utility Superintendent John Thompson who needs storage in the police garage for equipment. He said it has been completely cleaned out except the bicycles. He said he and Village Administrator Crego will look tomorrow to see if anything is needed for them such as shelving, etc. Chief Jordan said he spoke with a postal worker about people parking too close to the mailbox, which is making it difficult to deliver mail. He said he spoke with the people who were not home at the time. He then looked into our ordinances and there actually is not an ordinance regarding parking too close to a mailbox. He said he will look at other areas for similar ordinances and would like to have one created for the village. Chief Jordan said he and Village Administrator Crego have discussed parking issues in the backside of Walker Point. He said he was approached by a citizen that the busses are having problems on Cavanaugh from Alberta. He said the busses are having issues making the right hand turn. He said he would like to look in to having signs placed stating no parking from this point to the curb, or have a yellow curb. He said possibly even across the street with the yellow curb where the mailboxes are, which would solve two issues. He said if a buss is having issues then a firetruck definitely would. He said currently he has one officer that will be off for approximately 6 weeks dues to an off duty accident. He said officers completed their yearly weapons qualifications, he also sent two officers for advance training. He said a company donated the training and it didn't cost the village any funds. He said the only cost we had to cover was ammuniton. Mr. O'Neil said as a suggestion, instead of creating law for one incident, he believes talking to people will go a long way. He said regarding the school bus incident, we should check our laws and talking to people and possible parking citations we can correct this issue. Chief Jordan said the situation you would have if we go where they turn it would be 20 feet from the curb, if they enforce it, they would park on the other side of the driveway and block the mailboxes. Mr. O'Neil asked where they are parking. Chief Jordan said on Cavanaugh. He said where they completed the intersection to the new homes, there is now a bus stop. Mr. O'Neil said he thinks if it is 20 feet from an intersection is that on all sides? He said this is a question for Solicitor Hess. Solicitor Hess said he would have to check on it.
- E. Village Administrator- Village Administrator Crego wanted to emphasize again regarding the CRA. He had a meeting last week with P3. He said things are happening quick and if we intend to have a CRA we need legislation in place asap. He also mentioned the opportunity to become a Charter Village. He said a charter village is attractive because you make your own rules and set up wards. He said it take a year to do it and now would be the time to do it. He said lastly he encourages council to drive the developments and city streets and be aware of what is happening. Mayor Joiner said regarding the CRA, one point it was a hot topic and he thought council was in support of it and wanted to move forward but he has not seen anything put together for it. Solicitor

**Village of Commercial Point
Council Meeting Minutes
October 2, 2017**

Hess said he had a draft of one but P3 wanted to see some of the Circleville language in it. He said he will contact Ryan Scribner to get that language. He will have something for council to discuss in the COW meeting. Village Administrator Crego said he thought Gene Hollins was here and passed out a pamphlet with all kinds information on it. Solicitor Hess asked Village Administrator Crego is there was some conflict between having the CRA and Tiff? Village Administrator Crego said he met with P3 you cannot have both. You can have the JEDD and a TIFF. Fiscal Officer Hastings said Mayor Joiner wanted info put together for a TIFF on that property. She said if we want to go with a CRA then we need to have Patrick work on that. Mayor Joiner said just to clarify Patrick should be putting together the packets on a TIFF for the property on St Rt.762. Fiscal Officer Hastings said correct that was a parcel they gave him but we also gave him the parcels at Lehman's as request by Mayor Joiner. She said she needs to know what direction to go. Mayor Joiner said we need a defined clarification on the fact that the CRA can be placed on the whole of the village. Solicitor Hess said he and Mayor Joiner met with Ryan Scribner on the benefits of that. He said he will have to go back and look at his notes. Mayor Joiner said his understanding from Gene Hollins is you can have a CRA and a TIFF on the same parcel because they are two different forms of taxation. He said the CRA is an abatement on the body of the building where as a TIFF is on the things housed inside of the building and the income tax. Fiscal Officer Hastings said we need to find out about both.

- F. Zoning Inspector's Report- Zoning Inspector McCoskey said things have slowed down. He has signed off on a couple of housed in Chestnut Commons. He said he expects in the near future that will pick up more. He said the only other issue is the complaint lodged by Mr. O'Neil on the detention pond in Walker Point. He said he has driven and looked at them and they obviously are a problem. He said he has also done some background checks as far as looking at documentation on the HOA. He said he is at the point where he needs to establish who is in charge. He said he spoke with one person and has never heard from them. He said he will make the attempt this week to see who is in charge of the HOA and then confer with Solicitor Hess to see what he needs to do.
- G. Fiscal Officers Report- Fiscal Officer Hastings covered the Fund Status report as of 9/29/2017: General \$1,786,751.31, Street Construction Maint & Repair \$243,809.81, State Highway \$32,010.50, Parks & Recreation \$3,033.57, Permissive Motor Vehicle \$7,602.51, Enforcement & Education \$1,957.00, Oh Peace Off Education & Training \$2,480.00, Housing Developments \$72,142.70, Water Operating \$2,752,730.82, Sewer Operating \$2,563,069.56, Garbage Operating \$27,538.33. Mayor Joiner asked for an update with Muni-Link. Fiscal Officer Hastings said it is moving forward, but she did have to spend a lot on time with them last week with a couple issues. She said however, we were able to get the bills out in 2 days.

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. Scott O'Neil- Mr. O'Neil asked for an update on the street construction. Village Administrator Crego said it is out to bid. Mr. O'Neil asked if we were going to be able to complete it this year. Village Administrator Crego said yes. Mr. O'Neil asked if the hold up us? Village Administrator Crego said he takes responsibility for that, it was an oversight on his part. Mr. O'Neil asked if the waterline location on 104, does it run up the east side to Southern Point. Village Administrator Crego said correct. Mr. O'Neil asked if we have any lines on Durrett, McCord or Borrer? Village Administrator Crego said we

**Village of Commercial Point
Council Meeting Minutes
October 2, 2017**

have stubbed lines under 104 at the SW corner of Durrett Road. He said it is underneath at Durrett road and will be extended if and when the development comes. He said on Borrer Road we only go as far as Genoa Crossing and the trailer park.

6. Becky Blevins-Nothing to report

Citizen Comments:

No citizen comments

Business Items:

No items to discuss

Legislation:

- A. For first reading:

Ordinance 2017-15 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND/OR VILLAGE ADMINISTRATOR TO EXECUTE A USE AGREEMENT WITH THE COMMERCIAL POINT RACING COMMITTEE. FO Hastings said they are asking for council to vote on this tonight so they can move forward if approved and start purchasing items for next year. The actual contract date does not start until January 1, 2018. She said we will not see the event plan until 45 days prior to the event. Mr. O'Neil said he recommends since the contract does not take place until after the 1st of the year, there is no point to waive the three readings. Mr. Sadler said if we vote the 1st of December, it will take effect the same timeframe. Mr. O'Neil said yes but they want it voted on now. Fiscal Officer Hastings said so they can begin purchasing things they need next year. Mr. O'Neil said they are worried the village will not give them the contract for the next three years. Fiscal Officer Hastings said no, she does not think that is the reason. Mr. O'Neil asked why else would they want it approved tonight. Fiscal Officer Hastings said so they can purchase items needed and obtain sponsors. She said the only reason the date is January is because the other contract expires December 31, 2017. Mr. Geiger said he has a couple of items. He said concerning citizens living on West Street, including himself. He said there was one person on the committee this year that was incredibly rude to his wife. He said when the races are going on they are pretty much trapped in their house, which is no big deal, they are used to it. He said in the past they have gone to things and cut across the Pit. He said this year they called his wife a name and harassed them and told them to walk around the school/ He said for those on West Street and Carmel Court, they should be given access through the pits when the race is going on because there is nothing going on in the pits when the cars are racing. Fiscal Officer Hastings said she believes it is an insurance thing for the pits. She said they will not allow them to do that without buying a pit pass. Mr. Geiger said he doesn't want to go into the pits, he just wants to walk down West Street. Fiscal Officer Hastings said that is probably stuff that can be addressed during the Event Planning. Mr. Geiger also said he had a few citizens complaining about the debris left on the road, mainly the ties. He would recommend possibly street sweeping after

**Village of Commercial Point
Council Meeting Minutes
October 2, 2017**

the event because he still sees them on the street. Mayor Joiner said he and council is not comfortable. He said his suggesting is to have Alan Goldhart come to the COW Meeting.

Resolution 25-2017 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, 2018

B. For second reading:

Ordinance 2017-13 AN ORDINANCE TO AMEND SECTION 1044.12 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT, OHIO

C. For third reading and vote:

Ordinance 2017-05 AN ORDINANCE INCREASING THE WATER AND SEWER TAP FEES FOR THE VILLAGE OF COMMERCIAL POINT, OHIO. Mr. O'Neil made a motion, seconded by Mr. Sadler to approve. Roll Call: Mr. O'Neil-Yes, Mr. Geiger-Yes, Ms. Blevins-Yes, Mr. Townsend-Yes, Mr. Sadler-Yes, Mr. Laxton-Yes. All in favor, motion approved.

Ordinance 2017-06 AN ORDINANCE TO AMEND SECTION 1256.01 (b) OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT, OHIO. Mr. O'Neil made a motion, seconded by Mr. Sadler to approve. Roll Call: Mr. O'Neil-Yes, Mr. Geiger-Yes, Ms. Blevins-Yes, Mr. Townsend-Yes, Mr. Sadler-Yes, Mr. Laxton-Yes. All in favor, motion approved.

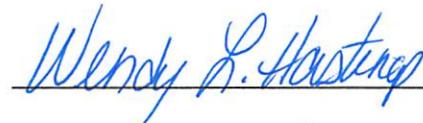
Mr. O'Neil made a motion seconded by Mr. Laxton to go into Executive Session at 7:39pm with Council, Mayor Joiner and Solicitor Hess. All in favor, motion passed. Mayor Joiner advised those in attendance upon completion of Executive Session there are no further items to discuss. Mr. O'Neil made a motion, seconded by Mr. Geiger to return from Executive Session at 8:22pm. All in favor, motion approved.

Additional Items:

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



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant