

**Village of Commercial Point  
Council Meeting Minutes  
September 11, 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. Laxton made a motion, seconded by Mr. Geiger to approve the August 7, 2017 Regular Council Meeting minutes. All in favor, motion approved. Mr. O'Neil made a motion, seconded by Mr. Townsend to approve the July 17, 2017 Public Hearing minutes. All in favor, motion approved. Ms. Blevins made a motion, seconded by Mr. Sadler to approve the August 31, 2017 Special Meeting minutes. All in favor, motion approved.

**Administrative Reports:**

- A. Mayor's Report- Nothing to report
- B. Village Engineer - Engineer Grosse said they had a pre-construction meeting for the elevated tower and the booster station. He said they will start this week on the elevated tower. He said hopefully with the approval from council tonight we can also get the booster station project started. He said they are ready to begin as soon as we give them permission to go onto the property. He said the tower people indicated there is a chance they can get the tower up and painted this year. He said he personally thinks that is optimistic depending on weather. He said once they start the booster station it should only take about 60 days. He said all parts and materials have been ordered. He said they had a pre con for the WWTP improvements. He said that is moving along and will move along quicker after approval tonight to award the contract.
- C. Village Solicitor's Report- Solicitor Hess said we have a busy legislative docket this evening. He said we have the confirmation of Officer Maynard who has completed his 6 month probationary period. He said for the first readings we have Ordinance 07, 08 and 09 all related to Lehmann Farms. He said we are asking council to waive the reading and vote on it tonight. He said Ordinance 2017-10, the Ball Farm annexation, has been withdrawn. He said Ordinance 2017-11 is prepared by bond council for the \$4 million in sanitary sewer bonds for the improvements at the Waste Water Treatment Plant. Solicitor Hess said Ordinance 2017-12 is related to Ordinance 2017-11, it is to award the contract to Kirk Brothers. He said they are asking council to waive the three readings. He said Ordinance 2017-13 is up for 1<sup>st</sup> reading on the water rates; 2017-14 is giving the Mayor permission to sign conveyance document for the property purchased by TV Schools. He said the current status is there was a small correction in the survey for the Pickaway County Engineers office. He said Resolution 24-2017 is a routine legislation as it relates to taxes and levies money. He said for 2<sup>nd</sup> readings we have an ordinance asking to increase the sewer and water tap fees and ordinance 2017-06 is an amendment to the responsibilities of the Zoning Inspector. Mayor Joiner asked regarding Ordinance 2017-14, if this can be up for vote this evening. Solicitor Hess said yes it can and he would asked for expediency of the process.
- D. Police Department Report- Chief Jordan recognized it is 9/11 and we should remember those who have been lost. He covered the August police report. He said Office Maynard is up for confirmation. He said he gave a letter to the Mayor recommending confirmation for Officer Maynard. He said he has an event he will be attending tomorrow with Paint Valley. He said Wednesday he is participating with other officers at an event at the Welch Road Baptist Church. He said it is a program for kids and he will take the cruiser for them to explore. He said this past week the Police Department has completed its state required 4 hour training of defensive tactics.
- E. Village Administrator- Village Administrator Crego said Solicitor Hess and Engineer Grosse had covered his topics.

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- F. Zoning Inspector's Report- Zoning Inspector McCoskey said routine applications have slowed down. He has signed off on 15 new homes in Chestnut Commons last week.
- G. Fiscal Officers Report- Fiscal Officer Hastings reviewed the Mayor's Court report. She also reviewed the Fund Status report: General Fund: \$1,770,356.37, Street Construction Maint & Repair: \$238,026.47, State Highway: \$31,539.82, Parks & Recreation: \$3,033.57, Permissive Motor Vehicle License Tax: \$7,593.48, Enforcement & Education: \$1,523.00, Ohio Peace Officer Education & Training: \$2,480.00, Housing Developments: \$87,916.86, Water Operating: \$2,718,360.28, Sewer Operating: \$2,520,987.86, Garbage Operating: \$26,977.75. She said Muni-Link is up and running. She said there have been a couple glitches and estimated in about 2 months we should be able to roll out to our customers. Mayor Joiner asked about the Ohio Checkbook. Fiscal Officer Hastings said she called them 2 months after council said they wanted to see things monthly and they said there was stuff they needed to do on the backside where she uploaded monthly but she was not sure that was done. She said she has not been uploading monthly and was not sure if they were automatically pulling it. Mr. Sadler pulled it and it is current in the posting. Mayor Joiner said for anyone listening or in attendance, the Ohio Checkbook is something the citizens can go onto on the Josh Mandel's website. He said it will show every invoice we pay for.

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- Nothing to report
- 6. Becky Blevins-Nothing to report

Citizen Comments:

Trustee Struckman asked if the booster station was going in across from the Township building. Mayor Joiner confirmed yes.

Business Items:

- A. Mayor Joiner read Chief Jordan's recommendation letter aloud. Mayor Joiner said he has done ride-a-longs with Officer Maynard and he has some unique qualities. He said he is asking council to accept his confirmation. He said Officer Maynard has such compassion for this community. He said he also has very good interaction with the kids. Mr. Sadler motioned, seconded by Mr. Geiger to confirm the appointment of Commercial Point Police Officer Michael Maynard. Roll call taken: Mr. Geiger Yes, Mr. Sadler Yes, Mr. Laxton Yes, Mr. Townsend Yes, Ms. Blevins Yes, Mr. O'Neil Yes. All in favor, motion passed.

Legislation:

- A. For first reading:

**Ordinance 2017-07** AN ORDINANCE APPROVING THE ANNEXATION OF 163.708+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP AND DECLARING AN EMERGENCY. Mr. O'Neil motioned, seconded by Mr. Sadler to suspend the readings. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-

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Yes, Ms. Blevins Yes. Motion passed. Mr. O'Neil motioned, seconded by Mr. Sadler to approve the ordinance. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed.

**Ordinance 2017-08** AN ORDINANCE APPROVING THE ANNEXATION OF 475.027+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP AND DECLARING AN EMERGENCY. Mr. Townsend motioned, seconded by Mr. O'Neil to suspend the readings. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed. Mr. Townsend motioned, seconded by Ms. Blevins to approve the ordinance. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed.

**Ordinance 2017-09** AN ORDINANCE APPROVING THE ANNEXATION OF 475.026+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP AND DECLARING AN EMERGENCY. Mr. O'Neil motioned, seconded by Mr. Townsend to suspend the readings. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed. Mr. O'Neil motioned, seconded by Ms. Blevins to approve the ordinance. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed.

**Ordinance 2017-10** AN ORDINANCE APPROVING THE ANNEXATION OF 439.016+/- ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP AND DECLARING AN EMERGENCY. **ORDINANCE WITHDRAWN.**

**Ordinance 2017-11** ORDINANCE AUTHORIZING THE ISSUANCE OF \$4,000,000 SANITARY SEWER SYSTEM REVENUE BONDS, SERIES 2017 BY THE VILLAGE OF COMMERCIAL POINT, OHIO, PURSUANT TO ARTICLE XVIII OF THE OHIO CONSTITUTION FOR THE PURPOSE OF PAYING PART OF THE COST OF CERTAIN SANITARY SEWER IMPROVEMENTS OF THE VILLAGE; PRESCRIBING THE FORM OF SAID BONDS; PROVIDING FOR THE COLLECTION BY THE VILLAGE OF REVENUES FROM SAID SYSTEM SUFFICIENT FOR THE PURPOSE OF PAYING THE COSTS OF OPERATION AND MAINTENANCE THEREOF; PROVIDING FOR THE PAYMENT OF SAID BONDS; PROVIDING FOR THE SEGREGATION AND DISTRIBUTION OF SAID REVENUES; PROVIDING FOR A LIEN ON THE REVENUES OF SUCH SYSTEM TO SECURE SAID BONDS AND TO SECURE ANY ADDITIONAL PARITY BONDS WHICH MAY BE HEREAFTER AUTHORIZED; AND FURTHER PROVIDING FOR THE RIGHTS OF THE HOLDERS OF SAID BONDS IN ENFORCEMENT THEREOF; AND DECLARING AN EMERGENCY. Ms. Blevins motioned, seconded by Mr. Townsend to suspend the readings. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr.

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Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed. Mr. Laxton motioned, seconded by Mr. Townsend to approve the ordinance. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed.

**Ordinance 2017-12** AN ORDINANCE ACCEPTING THE BID OF KIRK BROTHERS COMPANY, INC. FOR THE VILLAGE OF COMMERCIAL POINT DIGESTION IMPROVEMENT, AND AUTHORIZING AND DIRECTING THE VILLAGE ADMINISTRATOR AND/OR MAYOR OF THE VILLAGE OF COMMERCIAL POINT TO ENTER INTO A CONTRACT WITH SAME, AND DECLARING IT AN EMERGENCY. Mr. Laxton motioned, seconded by Mr. O'Neil to suspend the readings. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed. Mr. Sadler motioned, seconded by Mr. Geiger to approve the ordinance. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed.

**Ordinance 2017-13** AN ORDINANCE TO AMEND SECTION 1044.12 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT, OHIO –  
First reading. Title Only

**Ordinance 2017-14** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE NECESSARY CONVEYANCE DOCUMENTATION TO ACQUIRE APPROXIMATELY 0.147ACRES, MORE OR LESS, FEE SIMPLE INTEREST FROM BOARD OF EDUCATION TEAYS VALLEY LOCAL SCHOOL DISTRICT. Ms. Blevins motioned, seconded by Mr. O'Neil to suspend the readings. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed. Mr. Geiger motioned, seconded by Mr. Laxton to approve the ordinance. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed.

**Resolution 24-2017** A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. Mr. O'Neil motioned, seconded by Mr. Sadler to approve the resolution. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed.

B. For second reading:

**Ordinance 2017-05** AN ORDINANCE INCREASING THE WATER AND SEWER TAP FEES FOR THE VILLAGE OF COMMERCIAL POINT, OHIO AND DECLARING AN EMERGENCY. Mr. O'Neil motioned, seconded by Ms. Blevins to remove the emergency language. Roll call taken: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Mr. Laxton-Yes, Mr. O'Neil-Yes, Ms. Blevins Yes. Motion passed. Second Reading. Title only

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**Ordinance 2017-06 AN ORDINANCE TO AMEND SECTION 1256.01 (b) OF THE  
CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT, OHIO  
Second Reading. Title Only**

**Additional Items:**

Mr. O'Neil asked for an update on the road projects. Village Administrator Crego said all projects have been turned over to the Engineer and are out for bids.

Mr. Joe Hammond said he did not realize how important it was to have citizen comments last. He said after reading the ordinances, the public could have questions. He said there was talk about moving citizen comments on the agenda to the end. He said as an example, on the bond ordinance, what is the rate, who is issuing the bonds, what is the length of the bonds, etc. He asked if we had any answers to those questions. Mr. O'Neil said his understanding, The Savings Bank is the issuer and the rate is 3.69%. Village Administrator Crego said with the \$4 million dollar bond, Vinton County bank is the issuer. A resident spoke and said this information was discussed in the last meeting. Village Administrator Crego said it was discussed in the previous COW Meeting. Mr. Hammond said he was not able to attend. Village Administrator Crego said it is Vinton County Bank, 3.65 interest, 15 year term. Mr. Hammond asked if the bid amount for Kirk Brothers was announced publicly. Village Administrator Crego said yes. Mr. Hammond asked how much? Village Administrator Crego said the bid amount was \$3.996 million. Mr. Hammond asked if we are requesting the bond in the entire amount rather than use any of the reserve. Village Administrator Crego said we have other projects that will use the money in the reserves. Mr. O'Neil said he agrees with Mr. Hammond that we need a secondary citizens comments permanently. Mr. Sadler asked why. Mr. O'Neil said for the reason Mr. Hammond mentioned. He said when we go over things and have discussion between motions, the citizens do not have an opportunity to ask questions or comment. Mayor Joiner said council meetings are to vote and COW meetings are to discuss. He said if there are questions the COW meeting is more appropriate to ask questions. Mr. Hammond said citizens are not allowed to speak at the COW meetings. Mr. O'Neil said a lot of this information discussed at the COW meetings is not the same as the wording in the actual Ordinances. He said questions come up and if you have to wait another month, you may not remember your question. He said he does not think it will add a lot of time to our meeting. Mr. Sadler said the opportunity is there to express their concern before they vote. Mr. Geiger said it is a case by case basis and right now there could be questions because there are a lot of ordinances on the table. He said in most times though there is plenty of time to discuss and ask questions. He said the right time to voice a concern is before they vote. Mr. Laxton said he does not think it matters because they allow citizens to talk anyway in different times. Trustee Struckman asked why have a COW meeting. Why not have two regular meetings to vote on issues. He said if there are two regular meetings you do your business and vote on it. He said he does not understand why have a regular and COW meeting other than to have a private meeting where the public does not get to speak. Mr. O'Neil said the meetings are not private, they are a public meeting open to the public. Mr. O'Neil said he is in favor of changing to two regular meetings. Mayor Joiner agreed with Mr.

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O'Neil but that is something council needs to discuss. Mayor Joiner said they have never hindered anyone from speaking in the COW meeting. Trustee Struckman said in the past you needed to get on the agenda in order to speak. Mayor Joiner said he wants to hear from those he represents. Mr. Hammond said from a time restriction standpoint, there is no difference in where the citizen comments is listed on the agenda. Mayor Hammond said it is appropriate to take into consideration moving the citizen comments.

Mr. Townsend motioned to adjourn, seconded by Ms. Blevins. 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