

Regular Session of Village Council

May 9, 2017

Call to Order

The Regular Session of Council was called to order by Mayor York Bryant. The meeting was opened with the Pledge of Allegiance.

Roll Call

Roll Call was completed by the Clerk of Council. The following members were present.

Kiley Dane – P
Isaacs-Niemesh – P
Judy Neal – P

John Poe – P
Benjamin Steiner – P
William Thompson – P

Approval of Minutes of Previous Meeting

Council reviewed the minutes of the previous meetings. Motion by Councilwoman Isaacs-Niemesh to approve the minutes of the April 11, 2017 Regular Session; second by Councilman Thompson. All yeas by roll call.

Reports / Legislation from Village Officials

Reports provided to Council included Mayor's Court Report and Bank Reconciliation, Village Fiscal Revenue Status by Fund Summary, Bank Reconciliation and Disbursements.

The Mayor reported documents were signed for the Water Plant with EPA for 75 year agreement. Knell stated Shawn Campbell of Jones Warner stated within the next 30 days, Well #3 would go in. The Mayor advised additional construction was planned for the Water Plant in July or August. Mayor Bryant stated the Village had been without an Administrator for 18 or 19 months; he discussed the savings realized. He stated an Administrator was needed. He stated he wished Council to consider Nichole Knell as Administrator in title only. Isaacs-Niemesh asked if Knell's pay as Fiscal Officer would remain the same. Mayor Bryant responded the pay would remain the same, title only. He commented on the status of Village operations. Thompson stated it would be an additional job title for Knell.

Mayor Bryant stated a letter was sent to the Shopping Center owner regarding mattresses, etc.; he advised the area has been cleaned. He stated Knell was his choice. Councilwoman Neal concurred. Discussion followed. Councilman Steiner asked if there was a plan to get another Administrator or Fiscal Officer in the future. Thompson stated we are maintaining only; Economic Development, etc. to move the Village forward should be handled by the Village Administrator. Thompson advised Knell won't be doing these additional duties; she will take over the day to day supervision of everyone in the building except Police and Solicitor. He stated sooner or later we will need an Administrator once we have the right candidate. Neal asked if the State advised we needed an Administrator, she inquired about the rules. Thompson stated the only Ohio Revised Code rule is that we cannot have an elected official as Administrator. He stated other measures would need to be taken such as Board of Public Affairs. Discussion followed. Isaacs-Niemesh commented on one concern regarding a Village vehicle. Steiner asked if the Fiscal Officer is allowed to be the Administrator. Councilwoman Dane read residence requirement from ORC. Discussion followed. Thompson stated we are not doing an Ordinance.

Motion by Councilman Poe to suspend the rules and waive three readings of Ordinance #2-17; second by Isaacs-Niemesh. Motion by Poe to approve Ordinance #2-17, appointing Nichole Knell to the office of Administrator, continuing her current duties as Fiscal Officer and waiving the residency requirement to reside in the Village as stated by ORC; second by Isaacs-Niemesh. All yeas by roll call.

Thompson discussed the Welch Road Rehabilitation in response to Mr. Ducker's question from the previous meeting. He advised Phase I of the project was stopped at the current location due to the water line issue under the road; there is not a Phase II project. Thompson advised he has been studying the Water Plant and completed a technical review with Jones Warner who advised the Water Plant would be more automated than it is currently. He

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advised the water softener would not be automated at the onset, but over time. Thompson discussed the backwash process which will be initiated by the operator in the beginning as well as the softener requiring more labor. He discussed a prior catastrophic failure several years ago with the filter media being used well beyond its life; Jones Warner was asked to provide the predicted life of the new filter media.

Isaacs-Niemesh inquired about the Morrow Plaza. Knell stated it is still in negotiation. Isaacs Niemesh stated she appreciated the clean up behind the Plaza. She advised no one showed for the auction on May 9th for the old Morrow Elementary School. Thompson commented on the reserve option required by the State; a subsequent auction would be held when the reserve is not met. Discussion followed. Neal reported the executive members of the Historical Society toured the building on May 7, 2017; it is structurally sound with cosmetic damage. Poe stated he did not see the first structural crack. He discussed the aesthetics of the building. Poe advised it appeared the water was not turned off and asbestos abatement would be needed. He discussed the danger. Neal stated there is no moisture in the building and she would not want to see it torn down. Mr. Sherwood Elliott stated it would cost \$300,000 to remove the asbestos based on his experience; he cited federal law regarding asbestos.

Public Forum

Bruce Miller requested an update on the Doughman house. The Mayor stated the property was sold; the purchase was completed 2 weeks prior. He advised he spoke with the Zoning Inspector regarding the property. Mr. Miller expressed another concern regarding cold patch being used to fill potholes near the VFW, Kibbey and Grant Streets. Mayor Bryant explained blacktop was now available; community service workers will help sweep the streets. The Mayor advised he worked on Grant Street on May 9, 2017.

Sherwood Elliott, a seven year resident of the Woodlands reported there was a real traffic problem of speeding in the area of the new Ryan Homes being built. He stated the Chief of Police caught a gentleman drag racing. He advised every new home owner has a child. The contractors are the biggest offenders with regard to speeding Elliott noted. Mr. Elliott stated he was aware the streets were not yet dedicated; he requested a resolution passed to enforce the traffic law once additional signs are in place. Tom Young asked who was responsible. The Mayor commented. Mr. Elliott stated on private property you cannot enforce traffic laws. He advised the developer stated it was a good idea, but wouldn't erect more signs. Discussion followed. Poe stated if the Planned Unit Development for the Woodlands lists 25 MPH; the Village should be able to enforce the legal limit. The Mayor asked Knell to contact Solicitor Kaspar regarding traffic / legislation. Mayor Bryant stated he planned to discuss this with the Police Chief.

Elliott stated the School Bus stop is behind his home and there have been close calls with small children. Poe asked what time of day was worse for traffic issues. Mr. Elliott responded morning, evening and contractor work hours; they have added two more streets. Mr. Phillip Williams commented the asphalt is down on the back through streets and kids are playing in the streets.

Elliott asked if there was a Bond for the streets. Thompson responded affirmatively, stating the *Letter of Credit* was the same. Elliott discussed drainage; he stated there is a gap/hole where the concrete has been washed out. He advised the engineer was out previously; the street is caving more and the hole is back at bottom left on Thomas David Drive. He also stated the streets have no foundation gravel, black top only; there is a crack completely across the street with several places sloped. Mr. Tom Young also commented about the streets in the development. Further discussion followed regarding foundation. Poe stated there are rules and regulations regarding drainage; he provided pictures to Jones Warner a few years ago. He said we went around and around on the *Letter of Credit* previously; Jones Warner should handle this concern.

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Tom Young advised the Street Lights are leased to the Association. The street lamps and electricity for them must be paid by the residents forever. Young stated it will cost \$4,000 this year for Street Lights for the new houses. Poe commented regarding District Lighting. Young advised the contract for the first 18 Street Lights are the responsibility now of the homeowners; moving forward owners won't pay for new Street Lights.

Thompson stated plans were submitted to Warren County and he would look into the streets specifically. Elliott stated developers are changing the streets, etc., unlike the original plans for larger lots and property size. Thompson referred to homes and square footage allowed and expounded on the process for a PUD. Elliot stated homes under the 1500 square feet required were built. Thompson stated he was aware of requests for smaller homes and lots previously, a change in the PUD would be required. Discussion followed. The Mayor stated he would have a meeting with the developer soon.

Reports / Legislation from Village Officials Cont'd

Fiscal Officer Knell advised she originally reported three trees would be removed at the previous meeting, but four required removal. The Mayor explained; the hazardous tree was removed at a cost of \$200. Discussion followed. Knell reported the Penders Park tree identified was okay at this time, but would cost \$1000 if removed later; the Tree Board spent under \$100 for Arbor Day. She stated the roof was repaired and due to the flood in the Police department, the carpet will need to be replaced.

Adjournment

Motion by Isaacs-Niemesh to adjourn; second by Neal. All yea.

Nichole Knell, Fiscal Officer

York Bryant, Mayor