

Regular Session of Village Council

May 8, 2018

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 – A

Ben Steiner – P

Rebecca Isaacs-Niemesh – P

Clarissa Walls-Parker – P

Mike McKeehan – P

Paul Zorn – P

Approval of Minutes of Previous Meeting

Council reviewed the minutes of the previous meeting. Motion by Councilwoman Isaacs-Niemesh to approve the minutes of the April 11, 2018 Regular Session; second by Councilman Zorn. Five yea by roll call.

Shawn Campbell / Jones Warner Consultants Inc.

Campbell reported after reviewing bids and negotiation with Smith Corporation of Cincinnati, Ohio, we have reached an agreement. We recommend you accept the bid of \$1,517,102.66. The Mayor asked if Smith Corporation was a solid company. Campbell advised the firm was reputable and competent; they have worked in the Water Plant in the past. The Fiscal Officer Tina Powell has all documents. Danis' bid was \$2.2 million. He provided a breakdown of costs and start date. Campbell advised suppliers, submittal, equipment and approvals are needed and it should take no more than 30 to 60 days to start construction, around July 1st. Smith Construction's goal is completion by the summer of 2019. Campbell advised there would be a more defined schedule after the contract was signed. Jim Frederick asked if there was a performance bond. The Mayor discussed the penalty if work is not completed by the deadline. Campbell advised Plant 1 will be completed by Christmas 2018. He discussed plant fabrication. Zorn asked if there is an incentive to complete early. Campbell responded no and explained the reasoning. The controls were taken out of the bid due to mark up; Campbell felt 25% was too high. Discussion followed. Solicitor Kaspar provided the reading for the pending Resolution.

Motion by Councilman McKeehan to suspend the rules and waive three readings of Resolution #7-18; second by Zorn. Five yea by roll call. Motion by McKeehan to adopt Resolution #7-18, authorizing the Mayor to enter into agreement with Smith Corporation for the new Water Plant construction; second by Isaacs-Niemesh. Five yea by roll call.

Shawn Campbell asked for additional questions. He advised Mr. Dan Fisher of Nathaniel Development really went to bat on the Culvert crossings on Blackhawk Road.

Mary Allen / Nathaniel Development

Mary Allen advised she appeared before the Planning Commission the previous week and has been working on the look of the development. With regard to the 1500 square foot minimum requirement, there is a problem with Ryan's ranch model. She stated there was a Home Owners' Association meeting on April 4th. Concerns were expressed that the houses in the development look like tract homes; they want ranches to break up the look for empty nesters. Allen stated we are working with Ryan. She advised the HOA decided and voted a 10% rule for two stories. She referred to the amendment approved in 2012. Allen requested a 1300 square foot ranch at \$190,000 with basement, stating the developer could not build a ranch without a basement. Allen stated we have currently 52 lots with 32 recorded and 282 acres to develop. Bill Thompson commented on the square footage cost of a ranch. Kaspar asked if the Supplement Amendment would be provided. Mary Allen provided a copy of prior Resolution #16-12. Susan Williams, Regional Manager commented on sales, ranch home vs. two stories at 1440 square feet. She also discussed curb appeal and buyers; eight people are on a waiting list to get a ranch home. Chief of Police Kilburn asked the cost to make the ranch homes all brick. Williams commented on the trend of buyers. Isaacs-

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Niemesh asked if anyone was opposed at the Planning Commission Meeting. The Mayor commented. Dan Fisher commented the floor plan and showed an elevation of the ranch home.

Motion by Walls-Parker to suspend the rules and waive three readings of Ordinance #2-18; second by Councilman Steiner. Five yea by roll call. Motion by Isaacs-Niemesh to adopt Ordinance #2-18, improving the PUD agreement for the Woodlands of Morrow and modifying the PUD agreement with Nathaniel Development for the Woodlands; second by Steiner. Five yea 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.

Mayor Bryant stated we do the best we can; all including Council and Police work hard for Morrow. He reported Village had two overdoses in the last 18 months.

Administrator Caroline Whitacre reported Blackhawk Road was open. She thanked Chief Kilburn for barriers to protect the curb. She advised long term strategies are being discussed. The area needs to be secured long term. Whitacre provided a copy of a grant that was available for Flood Mitigation to Council. She stated Shawn Campbell has been working with us. Jones Warner has developed to divert the water. The Village will submit a pre-application on 5/9/18. The project is \$32,000; 75% of the project would come from the grant, 12 ½% from County and 12 ½% from Morrow. The Mayor commented.

Zorn reported the Warren County Regional Planning Commissioners discussed foster children's placement. He advised their budget has increased and urged people to participate. He stated he enjoyed the meeting. He also reported he spoke with ODOT regarding the signage and Crosswalk at the Plaza. Zorn stated he also attended the festival meeting that morning. He asked Tracy Shump to elaborate. She provided the dates for the activity, July 6th, August 3rd and September 7th, at 5pm. Zorn asked if the Village wanted to participate. The Mayor stated we can't spend taxpayer money; we could provide dumpsters for all three events. Isaacs-Niemesh asked him to get a price. Zorn stated he would get back to them. Mayor stated banners shouldn't be up for more than 10 days before each event. The Zoning Inspector Thompson advised for events, thirty days is okay.

McKeehan discussed a pamphlet from the Warren County Jail and Sheriff's office and the Sales Tax increase listed. He stated Levies always fall back on the home owner; it appears they were able to use the Sales Tax for funds needed for the new jail. It was noted the project for the jail was countywide. McKeehan advised he would follow up and report back to Council.

Isaacs-Niemesh reported she and Councilwoman Walls-Parker are going to work on a Facebook page, the Official Morrow Facebook Page, with the Administrator. The Chief commented on the liability. Discussion followed regarding Village of Morrow website.

Whitacre provided examples of mock-ups for banners and distributed them to all present. Three seasonal displays were shown from a company in Reno, Nevada. She suggested 30 X 60 was a good size and discussed possible sites and costs. The cost of \$4,000 to \$5,000 included holders and banners. Whitacre advised they were digital overlays and cost \$1,000 a set. Zorn asked about the life expectancy. She stated they were guaranteed for three years. McKeehan stated he preferred the fabric banners. Walls-Parker discussed Blanchester's banners. Discussion followed.

Kaspar read a proposed Resolution for a \$19,100 increase in appropriations for Hazen and Grant purchase order from the Water Fund. Discussion followed. Powell responded.

Motion by Isaacs-Niemesh to suspend the rules and waive three readings of Resolution #8-18; second by Councilman Steiner. Five yea by roll call. Motion by Isaacs-Niemesh to

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adopt Resolution #8-18, approving adjustments in appropriation; second by Steiner. Five yea by roll call.

Public Forum

Mandy Beamer of Bryson's commented on the Car Show scheduled on May 26th; she advised proceeds would go to the Fire Department. Zorn and others thanked her for the beautification of the business.

Thompson stated Cindy Wilmot kept a notebook of detailed notes of conversations, etc., making for a smooth transition for the Zoning Inspector. Randy Osborn continued that practice.

Luanne Cain recommended Joe Frederick to fill the seat for Joe Stevens in the Nursing Home on the Planning Commission Board of Appeals. She advised she visited and spoke with him. The Mayor stated he would visit him before any action was taken on the matter.

Ralph Blanton asked the status of the Vine Street matter. Kaspar advised he would like to speak to him one on one. Walls-Parker asked if it was holding up two sales. Blanton responded. Discussion followed

Fiscal Officer Tine Powell requested a water leak adjustment of \$133.70 for a resident with no prior requests who met all the requirements. Council was in agreement, five yea.

Chief Kilburn read an excerpt of legal action regarding removal of comments in two way communication such as Facebook. *Elected Officials and public bodies are facing legal action....* He provided documentation. Discussion followed.

Whitacre posed a question regarding political signs on private property. The Mayor responded permission must be given; if in the Right Of Way, it's permitted. He stated he plans to talk to the Prosecutor regarding people stealing signs and take the necessary action. Isaacs-Niemesh commented on school signs missing during the recent voting and accusations made; she applauded the Mayor for his action.

Adjournment

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

Tina Powell, Fiscal Officer

York Bryant, Mayor