

Regular Session of Village Council

August 11, 2020

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.

Jim Frederick – A

Jessica Smothers – P

Rebecca Isaacs-Niemesh – P

Ben Steiner – A

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 July 14, 2020 Regular and Special Sessions; second by Councilwoman Smothers. All yeas by roll call.

Micah Steele / Park & Main Investment Proposal

Micah Steele introduced Paul Schaefer and Tim Brown. The gentlemen discussed their history of outreach, community involvement with profit and nonprofit organizations and entrepreneurial experience. Recent surveys and research completed in the Village of Morrow and its surrounding communities were shared. Steele advised they wished to share their vision for the Village. A visual presentation provided illustrated highlights and informative details of the proposed investment for the Village Depot property. An area map was provided to illustrate the large potential number of patrons envisioned. Steele discussed the history of the train station and community center and logistics, 15 miles from Loveland and Fort Ancient. Long term benefits and growth were emphasized. The proposed investment opportunity would be named *Park and Main*. Steele stated Morrow could be the next main stop for food and fun.

The proposal was segmented into two phases. Phase 1, the pilot, would consist of an event with food trucks and music in town to gauge traffic. Phase 2 would be a long term approach to make improvements to the Depot building, windows and kitchen for restaurant business, with no major changes to the exterior. The group wants to partner with Joshua's Place, the Village and work with the Chamber of Commerce for promotions, etc. After the pilot, Steele stated he has bands booked, about 300 people wanting to do something new. We would want a lease initially; we want to pave the parking lot. He advised they are currently doing more research. Village Administrator Caroline Whitacre inquired about the menu planned for the restaurant. Steele responded burgers, southern comfort food, salads and lighter fare. Brown stated the overhang on the building would allow for outdoor dining. Mayor Bryant discussed the restrooms at the Depot. Whitacre asked about the group's thoughts for the inside of the building. Brown advised the floors would stay and the character would remain. Steele discussed old pictures. The Mayor stated the electrical service would need to be updated. Discussion followed. Schaefer asked if anyone visited 50 West; that's how we envision the inside of the Depot. Isaacs-Niemesh stated there is a Volley Ball Court at 50 West.

Mayor Bryant commented on the Phegley Park rehab. Councilman McKeehan asked what the group needed from Council members. Schaefer stated there is no liquor license available. The Mayor discussed the possibility of pursuing liquor license. Discussion followed. Isaacs-Niemesh recommended Council approve Phase 1; all were in agreement. Councilwoman Smothers asked how the event would be marketed. Brown explained marketing firm connections and branding would be utilized, as well as social media.

Shawn Campbell / Jones Warner Consultants

Campbell provided copies of summary reports and Water Plant costs for Council. He discussed original bids and change orders. There is a little fine tuning still needed on the punch list items; a meeting was scheduled with Hanna on August 12th. Campbell advised the general contractor was 10% over; \$150,000 in change orders, roof cost and re-piping,

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leak located in pipes in the yard, major. He advised there was an additional \$300,000 for controls by a direct contractor to the Village. Isaacs-Niemesh stated the whole thing was \$2.4 million, originally \$2 million. She asked about rejected items listed. Campbell advised he rejected items requested by Smith Corp. He stated everything was developed in 2015. After EPA changes, etc., the OPWC budget was based on 2016 dollars.

Smothers asked about pending items listed. Campbell explained the outstanding items not yet submitted. He stated the completion date when the contract was written was December 31, 2019. The contractor turned the keys over to Hanna in May 2020. There were delays, steel tariffs in May 2018, and, re-piping of the yard with no past records, also weather delays and Covid-19. Campbell advised we can't rightfully recommend liquidated damages, Standard Construction Improvement Document allowances. Another occurrence was transited pipe breaking. Isaacs-Niemesh stated she felt the overage is too high. Campbell stated EPA rejected the original plan; he explained negotiations. Whitacre and Smothers stated the end result was beautiful. The Administrator advised she was happy with how it turned out; she committed to provide a one page summary for Council at the next meeting. McKeehan stated he moved to approve the original contract; he stated he was yet concerned with the overall price. Campbell stated the project was 15% over; two years ago the contractor agreed to do it in 18 months. He stated he came to Council in the summer of 2018 with that information.

Regarding the barb wire fencing, Campbell advised the lowest bid for tying the hangers was from Ellis Fence in Wilmington. He asked if the Village would entertain a quote which includes everything for \$4275. He advised Ashley Fence did not submit a bid. The Mayor commented. McKeehan stated the fence does not need to be done. Campbell advised there is no regulation that requires barb wire fence; the fence is secure as per EPA requirement. Shawn gave the history regarding the fence. Mayor Bryant advised he planned to place cameras in and out of the Water Plant. Discussion followed. Council members were in agreement to leave the fencing as is.

The Mayor discussed signage at the plant on Route 22 and 3. Campbell stated there is a sign on the Penders side of the plant. Discussion followed. McKeehan inquired about water softening levels. Campbell stated the levels are consistent and will remain at the current level for the summer. He advised we are still balancing iron and manganese; there were spikes in the iron level 2 weeks ago. It's now back down; Mike Hanna has been a big asset. Morrow's water was at 400 grains previously, extreme hardness; now it is in the 160 range. Campbell also added there was progress on draining the swamp; it is swelled out now.

Reports / Legislation from Village Officials

Monthly Village Fiscal Revenue Status by Fund Summary, Bank Reconciliation and Disbursements, Mayor's Court Report and Bank Reconciliation were provided for Council.

Mayor Bryant provided a picture of the current tractor's condition. He asked Council to think on it; a new tractor is needed. He stated a bobcat would be better.

Village Administrator Whitacre reported on Phegley Park. She advised Morrow will hold the contract for the grant for the park project, and the Warren County Regional Planning Commission will assist with the opinion surveys. Whitacre stated she submitted twenty names for opinion surveys online where individuals will be interviewed. Also, she will post a visual preference survey which everyone in the Village can participate in. Smothers will be the liaison. We are in the process of updating our Zoning Manual and Choice One Engineering will provide a template for the new manual.

McKeehan requested Council adjourn to Executive Session to discuss litigation following the public forum.

Zorn stated flags are needed on Route 22 and 3. He advised, per the Mayor, we will have new flags and holders next year. He reported the VFW parking needs repair and concrete

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sidewalk. He stated they are requesting permission to do the concrete work at Bishop Memorial Park and extend the concrete to the Gazebo. Zorn provided a drawing. Mayor Bryant advised him to ask the Bishop family. The Mayor also requested Zorn get bids for concrete work at the front of the Municipal Building. Zorn stated the bricks will be placed between the trees; we need to choose pavers. Isaacs-Niemesh asked about the money for the proposed work at the Memorial Park. Zorn stated the Tree Board will pay for trees. He advised 30 pavers are needed. The Mayor asked for the cost of the pavers.

Zorn advised ODNR has cancelled work for this year. The Bradford Pear trees will stay in place until next year. He stated trees were cut down behind Isaacs-Niemesh's property. Neal advised the tree would be replanted at Children's Park for Arbor Day Celebration this year. Judy Neal reported Wendy VanBuren of ODNR provided a picture of the recommended tree which she wishes to be the official City Tree for the Village. Three trees are recommended on the Kibbey Street side at the Point, one each year on Arbor Day. Washington Hawthorne tree is recommended for the Point. Neal described the foliage. The Mayor asked Neal for a price for the next meeting. Zorn inquired about the crosswalk at the Plaza. Discussion followed.

Whitacre proposed legislation to address commercial truck parking at the Plaza, and public alleyways for more than five hours, also vehicles parked in alleys for more than 60 minutes. She advised the Zoning Inspector researched Ordinances from other municipalities. A penalty not to exceed \$250 was recommended. Zorn noted towing for tractor trailers was \$500 plus. The Administrator advised this would not apply to postal vehicles or governmental agencies. Village Solicitor Kaspar discussed private versus public property. Kaspar wished to discuss it further. The matter was tabled to the next meeting.

Public Forum

Dan McElvaney posed a question regarding the operation of the water treatment, salt solution. Administrator Whitacre advised we remove iron and manganese in the water as it comes from the aquifer. The gentleman asked what do you put in. Whitacre stated calcium carbonate to soften the water. McElvaney asked if a filter was needed. The Administrator responded no. Mr. McElvaney stated there is junk in the Village, cars, tires. Smothers stated we are working on it currently. Whitacre discussed the Zoning Inspector's efforts to address the concern with egregious property. Contact the Zoning Inspector if you want him to look into a specific concern. The Mayor advised changes are in effect now.

Executive Session

Motion by McKeegan to adjourn to Executive Session for a legal matter; second by Smothers. All yea. Motion by Isaacs-Niemesh to return to Regular Session; second by Zorn. All yea.

Adjournment

Motion by Isaacs-Niemesh to adjourn; second by Zorn. All yea by roll call.

Tina Powell, Fiscal Officer

York Bryant, Mayor