

## Regular Session of Village Council

January 12, 2021

### **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 via Zoom or in person.

Jim Frederick – P

Rebecca Isaacs-Niemesh – P

Mike McKeehan – P

Jessica Smothers – P

Ben Steiner – P

Paul Zorn – P

### **Appointment of Vice-Mayor for 2021**

Motion by Councilman Steiner to nominate Councilwoman Isaacs-Niemesh as Vice Mayor for 2021; second by Councilman McKeehan. All yea by roll call.

### **Approval of Minutes of Previous Meeting**

Council reviewed the minutes of the previous meeting. Motion by Councilwoman Smothers to approve the minutes of the December 8, 2020 Regular and Special Sessions; second by Councilman Frederick. All yea by roll call. Motion carried.

### **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.

Mayor Bryant nominated Peggy Mirlisena for the Tree Board for a 3 year term ending December 31, 2023. Motion by Councilman Zorn; second by Isaacs-Niemesh. All yea.

The Mayor explained it was customary for the Tree Board to select a president from the committee at a Tree Board meeting. Mayor Bryant discussed the Village holiday lighting during previous years, advising the Caboose lighting at the Depot was lovely this year as well as the white holiday lights strung on Main Street. He also provided colored prints of the signs to be posted at the entrances to the community at a cost of \$115 each. The Mayor advised seven of the 3'by 3' signs were needed to replace the current signs.

Motion by Zorn to approve purchase of the signage; second by McKeehan. All yea by roll call.

Village Administrator Caroline Whitacre advised Mr. Clary of Clary Signs in Lebanon was working with an electrician to get power to signs for the Point at the west end of town and the Village Municipal Building. She reported Clary asked what was underground such as water and sewer lines in front of the Village building. The Administrator advised he received the diagram and plans from Warren County Water Department and the signs may be up by the next Council meeting. Frederick stated the easement at the Point is for the sign only; he questioned the area from the pole to the sign. Whitacre advised she spoke with Viox and he is agreeable; if needed we can get it recorded. Zorn stated he received questions from citizens concerning the brightness of the light at night. The Administrator advised the brightness adjusts automatically.

Whitacre discussed a Power Point presentation for donors to participate in the Phegley Park project; she stated she would forward the Power Point to Council members. The Administrator advised the Village has \$158,000 from the Commissioners Community Development Block Grant. She stated she received the first donor commitment, a verbal commitment, from LM Gig for Phegley Park. The Administrator discussed the total price tag of \$600,000 for the project. She advised she would like to complete the project in one phase rather than three phases over a few years. Zorn reminded the Village has 18 months to use the funds. He stated he attended the WCRPC Meeting and was advised the survey was done. Administrator Whitacre stated December 31, 2021 was the deadline to use the funds.

Regular Session of Village Council

January 12, 2021

The Administrator discussed an additional available block grant to upgrade electrical, HVAC, exterior doors and replacement windows at the Depot in preparation for community events and businesses to come in. She stated the Depot was built in 1852 and is the only free standing one of its size in Ohio now. She advised a match of \$20,000 toward the grant application for \$190,000 would make it more attractive to the reviewers. McKeehan asked if the work needed required \$190,000 and was bid previously for materials and labor. Whitacre advised the Village would get three bids for the work needed. The \$190,000 was based on a preliminary estimate. McKeehan expressed his concern about the price. The Administrator verified the Community Development Block Grant application would be for \$190,000 and \$20,000 of that could be committed from Morrow. She stated the window replacement was custom work at \$23,000 and monies could be spent on other things to complete the project. Whitacre stated there is flexibility. Smothers asked if the Village would put in \$20,000 even if the full amount was not approved. Whitacre responded if the total grant amount was reduced, the matching funds from Morrow would be proportionately decreased. Discussion followed. Village Solicitor Kaspar read the proposed Resolution for the CDBG application for the Depot rehabilitation.

Motion by Isaacs-Niemesh to suspend the rules and waive three readings of Resolution #1-21; second by Councilman Steiner. All yeas by roll call. Motion by Isaacs-Niemesh to adopt Resolution #1-21, authorizing the Mayor or Administrator to make application for FY2021 CDBG for Rehab of the Historic Morrow Railroad Depot; second by Steiner. All yeas by roll.

Smothers advised there were two new businesses in Morrow, one of the businesses, Fresh Tomorrow had a soft opening and Rough House Pet Resort is moving in and will provide animal boarding.

Motion to adopt a Resolution for the proposed Zoning change for the 44 acre property parcel to the rear of Hopkins Street from R1 to B3 with the specified restrictions was read by Solicitor Kaspar. Second Reading Only

**Lee Hamilton / Re-Plat of Hazen Avenue**

Hamilton presented information regarding the current recorded plat configuration of his property at 106 Hazen Avenue. The property is located between 2 other parcels, one owned by the Mayor and other by Tina Browning. He stated, on County records, his property is shown to be one foot onto the Mayor's property and twelve feet on the Browning property. He advised he wanted to re-plat the entire property.

For illustration purposes Hamilton's property was referred to as 4A, the Mayor's as 6A. Council was previously provided a packet of the drawings and description of the property in question. Mr. Hamilton stated things were currently at a standstill and he had not been able to resolve the matter. He stated a re-plat would solve the problems. Discussion followed. Frederick asked if the pins shown were Mr. Hamilton's or the surveyor. Hamilton responded. Isaacs-Niemesh asked if he was trying to sell the property. The response was yes. Hamilton discussed proposed solutions, referring to them as Plans A, B and C. In Plan C, he would re-plat his property only. McKeehan asked why would there be any objection. Hamilton stated he would pick up the cost of the survey and donate the footage to both adjacent owners to resolve the matter. He stated Shirley Browning, Tina Browning's mother and current resident of the property, had not agreed and offered Option 3 for Council to approve. If the issues were not resolved at this point, he stated the parties would need to hire an attorney and a surveyor to resolve the issue later. The Mayor stated he would see the other homeowner before the next meeting. A new local business owner commented if she knew it wouldn't cost her anything, she might agree.

Mr. Hamilton asked if Council would approve Plan C. Village Solicitor John Kaspar advised he would need to review the matter further. Discussion followed. The issue was tabled until contact could be made with the owner. Hamilton advised pins are in place now. Frederick asked if the pins are as deed records show. Hamilton responded.

Regular Session of Village Council

January 12, 2021

Regarding the property at 310 W. Pike Street discussed at the December Council Meeting, the Mayor distributed prints provided by Troy Cain showing trucks have been tagged; some items were in the easement and some were on Cliff Kerr's property. The Mayor stated Cain issued an eviction notice to the occupant. Isaacs-Niemesh stated some items have been moved.

**Public Forum**

Fred Carmack had a question on the 3<sup>rd</sup> reading of a pending Resolution on behalf of a zoning change request. Kaspar responded.

Ryan Doan, the new Business owner of Fresh to Morrow, introduced his business to the community. He stated he moved to Morrow 2 ½ years ago and had been farming for 12 years. Mr. Doan advised he was leasing the café and it had passed inspection. He gave the hours of operation. The business will offer home grown food, meats and vegetables; the menu will be posted every Monday.

**Adjournment**

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

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Tina Powell, Fiscal Officer

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York Bryant, Mayor