

Marengo Village Council

P.O. Box 310

Marengo, OH 43334

Minutes of the Council Meeting on September 12, 2018 at 7:00pm at Village Hall

Present: Mayor Mike Baker
Council Members: Michel Anderson
Robert Beck
Becky Margraff
Gary Brian Collins
Rick Caldwell
Earl Bennett

Village Clerk: Hilary Ostrom
Village Solicitor: Adam Landon

Mayor Mike Baker called the meeting to order.

Minutes: Robert Beck moves to approve the minutes from August 8, 2018 and August 22, 2018 meeting; Michel Anderson seconds; Motion passes.

Bills: Council reviewed the bills. Brian Collins moves to pay bills; Earl Bennett seconds; Roll Call 6 yes zero no; Motion passes.

Public: Carol Lessick with Howard Hanna Realcom is here to speak with Council on behalf of Karen and Carl Boggs. Karen Boggs would like Council to allow her to transfer .126 acres of her property to her son Carl Boggs, which owns the adjoining property. A shed currently sits on both properties and this would allow the shed to sit entirely on Carl's property. Karen is requesting Council to do a property split. Mayor Baker informed Carol and Karen of the steps. The property is currently in contract and Council would like a notarized statement from purchaser. Adam Landon gave Carol his contact information so he can provide her information. A special meeting will be set for 2 weeks from tonight, Wednesday, September 26, 2018 at 7:00 pm. There was discussion on the process for splitting the properties.

Old Business: Earl Bennett moves that the sidewalk project design on the south side of West Williams St. to be specified to have the sidewalk along Lots 115 and 116 (Shattuck Property) located 26 feet south of the south edge of the street payment, in order to permit a future use for vehicle parking on the north edge of Lots 115 and 116. Joe Clase, Plan4Land, is here to review the sidewalk engineering plans to Council along with Nick Elmasian from Elmasian Engineering. Nick reviewed the plans with Council and proposed some alternates to the plans to help reduce cost, such as 8" non-reinforced concrete at drives. Council reviewed the plans. Nick informed Council the Village may need to have an easement for some of the properties to help gaps in the sidewalk and he reviewed specific properties with Council. He reviewed updates to the crosswalks with Council. There was discussion on the property with apartments and parking. Council discussed adding parking blocks and changing the parking layout for the apartments to work with the new sidewalk. Adam Landon asked if anyone had contacted the property owner of the apartments. There was discussion on the alternate for no tree removal. The Village cannot afford to remove the trees themselves. There was discussion on doing the alternate for changing some on the concrete requirements. There was discussion on an easement for the apartment property. Earl Bennett discussed adding additional parking along Lot 115 and 116 by modifying the sidewalk plans. Council reviewed that area on the plans and the area is already set up for parking. Council continued to have discussion. Council asked if there was a fee to change the plans and Nick said there would be no additional fee to make small changes. Ike Hickman needs the plans by Wednesday afternoon to stay within the grant timeline. Robert Beck does not feel the sidewalk needs moved to allow for

additional parking. Council continued to review plans. Council requested a small revision to concrete depth by the apartments from 8" to 4". Engineer made notes for revisions. Earl Bennett's motion dies for lack of second. Council reviewed the plans for tree removal that are close to the new sidewalks but not in the sidewalk line and are not in the plans for removal. Mayor Baker stated when they did the walk thru the tree's root will affect the new sidewalk. Council would like the trees removed. Earl Bennett moves to amend sidewalk plans as Council requested and add tree removal as approved by Mayor Baker, modify thickness of sidewalks in front of apartments on West William St; Robert Beck seconds; Motion passes. Earl Bennett moves to approve sidewalk improvement plan as previously amended; Robert Beck seconds; Motion passes. Ike informed Council of the bid plan process. On September 19 bid advertising, September 24 walk thru with contractors and October 3 bid opening.

Earl Bennett informed Council on easements from when the sewer system was installed. He reviewed Karen Boggs property with Council and explained the easement to Council. Earl Bennett had County Recorder printed off a list the easements and suggested Council approve having the easements printed from the County Recorder for about \$400-\$500. He provided an index for the easement for the Village to have on file.

Mayor Baker discussed the nuisance ordinance. Hilary Ostrom reminded Council of some of the residents' concerns. The new owners of Dorothy's bar attended the meeting and informed Council the bar is closed for remodel. Mayor Baker encouraged them to talk with Dale Healy, the zoning inspector. Council discussed vacate properties and properties that are maintained but vacated not being a nuisance. Adam Landon will modify the vacate properties and section three vegetation. Michal Anderson discussed additional language for inoperable vehicles. Adam Landon reviewed the enforcement parts of ordinance. There was discussion on the old grocery store property and the vehicles and trailers parked there. The ordinance is wrote to address that issue. Council will do final reading on September 26, 2018 at 7:00 pm.

Michal Anderson asked about Ross Porter's properties and there was discussion on his unpaid sewer bills. Village is assessing the property for the unpaid sewer bill. Michal asked if the Village could plug the sewer, Village would need to change to ordinance to plug sewer. There was discussion on having Adam draft a new ordinance that would include plugging sewer. Earl Bennett is concerned plugging sewer would cause further property deterioration. There was discussion. There was discussion on the logistics to plug a tank.

New Business: Mayor Baker has a bill from Select Tree Service for a dead tree that was cut down for \$250. Earl Bennett moves to pay Select Tree Service; Michal Anderson seconds; Motion passes.

Mayor Baker had someone look at the storage garage at the old Shattuck property for new siding. Cost would be \$2,400 for metal siding on the property. It would not include the roof. The building does have electric to it, but it is not on. Mayor Baker suggested having the house turned into restrooms instead of tearing it down. There was discussion. Council discussed getting some estimates for metal siding on the garage. Earl Bennett moves to approve Double A Builders to install metal siding on the outbuilding on Lot 115 and 116 for \$2400; Becky Margraff seconds; Motion passes. Council would also like some estimates for turning house into restrooms.

Mayor Baker suggested to Council to set a salary for the zoning inspector. Dale Healy currently is doing it for no cost at this time. Becky asked how many hours a week he does he normally spend on zoning. Dale stated 5-12 hours a week. Earl moves to refer this matter to a committee of Mayor Baker, Michal Anderson and Becky Margraff, Robert Beck seconds; there was discussion; motion passes.

Council discussed a date for Trick or Treat this year. Earl moves to do trick or treat on Saturday, October 27, 2018 from five-6:30; Becky Margraff seconds; motion passes.

Robert Beck moves to go into executive session to discuss personnel; Earl seconds; Motion passes. Went in at 9:13 pm. Earl moves to go into back into regular session. Went in at 9:18 pm. Robert Beck moves to adjourn, Earl Bennett seconds; Motion passes.

Marengo Village Council

P.O. Box 310

Marengo, OH 43334

Minutes of the Special Council Meeting on September 26, 2018 at 7:00pm at Village Hall

Present: Mayor Mike Baker
Council Members: Michel Anderson
Robert Beck
Becky Margraff
Gary Brian Collins
Rick Caldwell
Earl Bennett
Village Clerk: Hilary Ostrom

Mayor Mike Baker called the meeting to order.

Zoning Committee Meeting: Zoning Committee reviewed parcel split request by Karen Boggs. Robert Beck moves to recommend parcel split to Council; Earl Bennett seconds; Motion passes.

Old Business: Council reviewed Zoning Committee's recommendation to approve parcel split requested by Karen Boggs. Michal Anderson motions to approve parcel split; Brian Collins seconds; Motion passes.

Council reviewed nuisance ordinance. Brian Collins moves to adopt ordinance number 2018-9-26; Rick Caldwell seconds;

Roll Call:	Michel Anderson	Yes	Robert Beck	Yes
	Becky Margraff	Yes	Gary Brian Collins	Yes
	Rick Caldwell	Yes	Earl Bennett	Abstain

Motion passes.

Mayor Baker discussed the survey done by Patridge Surveying LLC with Council. He informed Council the property line on the survey completed by Patridge Surveying LLC has the property line of the Village's property (Lot 115/116) going thru the storage building. Mayor Baker feels the survey may not be correct. Garverick Surveying, LLC previously surveyed the park property and has the storage building on the property (Lott 115/116). Brian Collins asked if the conflicts in surveying would affect the sidewalk bid. Mayor Baker stated Patridge Surveying LLC will not resurvey without charging but will stand by their survey as correct. Mayor Baker got a quote to have the property resurveyed for \$1600 and Garverick Surveying, LLC will resurvey for \$125 an hour. Mayor Baker suggest hiring a company that has not surveyed the property to resurvey. There was discussion. Garverick Surveying, LLC did the surveying for the park when the park project began. Earl Bennett stated the Village has had a number of property lines mistaken. Earl Bennett also stated the Village should ask for Patridge Surveying LLC errors and omissions policy in case they did not survey the property correctly. Council reviewed Village lot map. Council had discussion. There was discussion on having the park property and Lot 115/116 resurveyed and repined to ensure proper survey. The property owner of the apartments next to Lot 115/116 feels part of the storage building is on part of his property and the survey done by Patridge Surveying LLC shows that it is. Earl Bennett moves to authorize up to \$2,000 for the resurveying and pins with post by corners for the Lot 115/116 property. Michal Anderson seconds; Motion passes.

Robert Beck moves to adjourn; Earl Bennett seconds; Motion passes.