

Wellston City Council

Meeting Minutes

January 5, 2023

Meeting was called to order at 7 p.m. by President Rick Hudson by asking Council and others in attendance to stand for the Pledge. He then called for the roll call.

Councilpersons answering the roll call included: Angela Spangler; Fred Duby; Lynley Carey; Teresa Lemaster; Walter Norris; and Roaby Browning. Matti Vance was absent.

Excusal of Previous Absence(s)- All members in attendance voted to excuse the absence of Norris from the December 15th meeting.

Public Comments- none

Minutes- All members present voted to approve the minutes of the December 15th meeting.

Correspondence- Ohio Ethics Commission Financial Disclosure Reminder was copied to all elected officials.

Committees:

Finance- Spangler- none

Health & Safety- Lemaster- none

Public Service- Browning- none

Planning- Carey- none

Community Action- Browning- none

Recreation- Norris- none

Old Business- Spangler had received correspondence from a citizen regarding salvaging The Louvee. She stated the citizen conveyed that the owner of the theater has expressed interest into giving another individual the opportunity to save the structure. She continued that there are still many citizens who believe that the City can intercede to stop the demolition and restore the theater. Service Director Brenner stated the Hammonds from McArthur still owned The Louvee. Council then discussed Land Bank procedure and other properties in the City that will be demolished using Land Bank monies. Brenner continued to explain that the City did not assign any hazard to the property; however, the Hammonds were asked to produce a plan to move forward. Norris asked if the building was structurally sound, or if there was any immediate danger to the public. Without a roof, Brenner explained, water will fill the walls and eventually cause cracks in the walls and there are already cracks in the Louvee walls. To wrap up the conversation, Spangler reiterated that the Hammonds do own the Louvee and have agreed to allow the Land Bank to demolish the structure; as well, the Hammonds will retain ownership of the lot even after demolition. Brenner reminded everyone that the City is not the Land Bank but can make property recommendations. After the

recommendation, the Jackson County Health Department contacts the owners and performs the legwork. In the end, the property owners and the Land Bank need to reach an agreement.

New Business- Lemaster informed the Service Director that a home downhill from the cemetery is receiving water runoff into the garage. Brenner stated he would take a look at it but urged everyone to call the City Building when the problem is occurring.

Legislation

- Second Reading of Ordinance No. 2022-67- An Ordinance authorizing the Mayor, Service Director, and any other necessary official to enter into an agreement with the County of Monroe regarding the custody, supervision, confinement, and board of prisoners.
Sponsor: Vance
Discussion: Yearly contract needed
- Second Reading of Resolution No. 2022-68- A Resolution by the Council of the City of Wellston, Ohio authorizing the Mayor and/or Service Director to enter into a contract with CMAB, LLC for the sale of water at a discounted rate.
Sponsor: Spangler
Discussion: 25% rate reduction on water ONLY for Wellston Wonderwash
- Second Reading of Resolution No. 2022-69- A Resolution authorizing the Mayor to finalize and execute a collective bargaining agreement between the City of Wellston and the Ohio Civil Service Employees Association acting as a representative on behalf of City of Wellston employees and adopting said agreement.
Sponsor: Spangler
Discussion: No major substantiative changes
A Motion to Suspend the Rules was made by Lemaster, seconded by Browning, and approved by all in attendance.
A Motion to Adopt and Pass was made by Spangler, seconded by Browning, and approved by all in attendance.
- First Reading of Resolution No. 2023-01- A Resolution authorizing the Mayor to apply for, accept, and enter into a cooperative agreement for planning of Water Treatment Plant Improvements Project between the City of Wellston and the Ohio Water Development Authority and Declaring an Emergency.
Sponsor: Lemaster
Discussion: This is the next phase of the Water Plant Project
A Motion to Suspend the Rules was made by Browning, seconded by Spangler, and approved by all in attendance.
A Motion to Adopt and Pass was made by Spangler, seconded by Lemaster, and approved by all in attendance.
- First Reading of Resolution No. 2023-02- A Resolution authorizing the City to participate in the Ohio Department of Transportation Winter Fill Program and Declaring an Emergency.

Sponsor: Browning

Discussion: yearly

A Motion to Suspend the Rules was made by Spangler, seconded by Lemaster, and approved by all in attendance.

A Motion to Adopt and Pass was made by Browning, seconded by Lemaster, and approved by all in attendance.

- First Reading of Resolution No. 2023-03- A Resolution authorizing Regular Blanket Certificates for the Year 2023, setting expiration dates for regular certificates, and Declaring an Emergency.

Sponsor: Browning

Discussion: Yearly legislation is needed. It was decided no emergency was needed.

- First Reading of Resolution 2023-04- A Resolution of Necessity to Levy a Tax in excess of the Ten-Mill limitation for the purpose of maintaining and operating cemeteries, requesting the Auditor's Certification and Declaring an Emergency.

Sponsor: Spangler

Discussion: Cemetery renewal levy.

Motion to Suspend the Rules was made by Lemaster, seconded by Browning, and approved by all in attendance.

A Motion to Adopt and Pass was made by Spangler, seconded by Browning, and approved by all in attendance.

Service Director

- Brenner spoke of the multiple water leaks that occurred over the Christmas holiday due to the freezing temperatures. He commended the crews for working in those temperatures. He also stated that the street crew was salting the roads at 2 a.m.
- A 2-bay garage is getting set up for in-house vehicle maintenance.
- There were 2 new hires in the Street Department
- Everything passed and is moving along with the water plant tests.

Law Director- none

Auditor- none

City Clerk's Reports- presented.

Treasurer Report- none

Fire- none

Zoning- none

Police- 2022 Activity Summary was presented. Brenner again plead with the public to immediately call the police or the City Building if there are problems; social media and calling the next day is not effective.

All those in attendance voted to adjourn at 7:30 p.m.



Mike Schaefer

Matthew J. Dau

Council President