

# Wellston City Council

## Meeting Minutes

### February 16<sup>th</sup>, 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: Matti Vance; Fred Duby; Lynley Carey; Teresa Lemaster; and Walter Norris. Angela Spangler and Roaby Browning were absent.

#### **Excusal of Previous Absence(s)- none**

#### **Public Comments**

- Dan McKenzie, 257 Franklin Valley Road, stated to Council that he owns a trailer park in the City limits. He explained that he was replacing an older mobile home on a lot with a used trailer and was stopped by City Officials due to passage of 2022-12. McKenzie went on to read from “Chapter 153: Planning and Zoning Code,” specifically relating to the Manufactured Home Residential District and says he believes this is being misinterpreted. In summary, McKenzie said new manufactured/mobile homes are required in every other district except Manufactured Home Residential. He then asked for comments. President Hudson replied that the intent of the Ordinance was to not allow any more used mobile homes in the City Limits; McKenzie argued that the intent did not matter and there would be no potential investors in trailer parks if new homes are required. After a short back-and-forth, Council decided they would take no action due to not having a Law Director in employ. Norris stated that he would like to see Council revisit the Ordinance relating to mobile home parks to ensure that certain age criteria and livability of the home is upheld. The Mayor explained to Norris that this was a 3-month issue just before he was elected to Council. After much more discussion and interruptions, it was decided that Council will seek the advice of an Attorney and the matter would be sent to Committee.

**Minutes-** All members present voted to approve the minutes of the February 2<sup>nd</sup> meeting.

**Correspondence-** Kevin Oiler resignation from the Zoning Board

#### **Committees-**

- Finance (Spangler)- Vance spoke on behalf of Spangler- Met earlier in the week to discuss giving a water rate reduction to CMAB, LLC a.k.a. Wellston Wonderwash. They have recommended that the Wonderwash receive the same reduction as other water-based businesses in the City. They also plan on an Ordinance to establish a schedule of water rate increases for these businesses.
- Health & Safety (Lemaster)- none
- Public Service (Browning)- none

- Planning (Carey)- Met prior to Council to discuss the potential sale of the GJMV Solid Waste District Office land. The District have made an offer of \$30,000. The Committee advises against selling the property at this time.
- Community Action (Browning)- none
- Recreation (Norris)- none

**Old Business-** none

**New Business-** none

**Legislation**

- Second Reading of Resolution No. 2023-07- A Resolution by the Council of the City of Wellston, Ohio, to approve the appointment of Jeremy Garrett by the Mayor to the Wellston Planning and Zoning Board as an At-Large Member for the remainder of the term left vacant by Vicki Arthur-Rupert.  
Sponsor: Spangler  
Discussion: This is one owner of the “Lazy Italian,” which is seeing renovations and new business(es).
- First Reading of Resolution 2023-09- A Resolution authorizing the Mayor, Service Director, and any other necessary City Officials to enter into an agreement with the County of Washington regarding the custody, supervision, confinement, and board of prisoners, and Declaring an Emergency.  
Sponsor: Lemaster  
Discussion: Yearly; \$100 per day
- First Reading of Resolution No. 2023-10- A Resolution renaming and establishing Fund 220 labeled OneOhio Plan Fund and Declaring an Emergency.  
Sponsor: Vance  
Discussion: This is a fund that needs to be established to receive Opioid Settlement monies. The Mayor explained that the fund needs to be established in order to track how the funds are spent. He went on to explain the City is in possession of one of these settlement checks, which is why this legislation needs to be an emergency.
- First Reading of Resolution No. 2023-11- 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: Lemaster  
Discussion: \$4,75 per 1,000 gallons.

**Mayor**

- Mayor Brenner began with bad news regarding the current lift station repairs. He explained as the crew dug around the lift station; it started folding in on itself. To save potentially

hundreds of thousands dollars to fix the problem, the crew had to abandon and refill with dirt; however, while they were digging, they discovered a culvert placed by ODOT that is believed to be causing a lot of the issues, which will be addressed. Unfortunately, there will need to be a confined space entry.

- Regarding the need for water plant chemicals, a supplier was discovered in Indiana. There now are enough chemicals to last 2 months and the Mayor is hopeful and sounded positive that the situation will pass.
- Mayor Brenner then brought up the topic of The Louvee and stated he has mixed feelings because he would like to see the building saved, but does not know if it is realistic. He spoke to someone at a Mayor's Partnership meeting about downtown revitalization and historic preservation tax credits. He reminded Council that The Louvee has been signed over to the Land Bank for demolition and the contract has been awarded. The Hammonds have offered to sell the property to the City for \$10,000. The Mayor stressed that if the City decided to purchase and try to save the building and it could not be saved, the City would then have to tear down the building out-of-pocket. He proposed to make the space of venue for weddings, etc., and leave the marquee in place. He says this needs to be a community effort. Brenner then asked Council for their individual opinions. He has reached out to the Land Bank, who has extended the deadline for one year. All in attendance agreed to try and save The Louvee.
- President Hudson inquired as to filling the Law Director and Service Director positions. In regard to the Law Director position, Brenner replied that there will not be an appointment, but the City will search for a candidate; Jeff Bates is currently filling the role of Service Director temporarily. He explained he does not want to fill the role and that person get fired eight months later, although he is going to look to see if there is a timeframe requirement for the appointment.

**Service Director**

**Law Director**

**Auditor's-** none

**City Clerk's Reports-** none

**Treasurer's Report-** none

**Fire-** Report submitted.

**Zoning-** Officer Pelletier explained the denial of the McKenzie permit. He also informed Council that he had talked to McKenzie prior to the application submittal and told him of this law, but he could apply for the permit if he wished. Pelletier denied the permit and McKenzie pulled the mobile home into the park anyway, which was stopped by City Officials. McKenzie stated the denial of the application had been sent to his spam folder. McKenzie then came to the Zoning Board and they were unable to grant a variance, since these can only be granted on land.

Additionally, Pelletier brought up downtown parking for second floor apartment dwellers. According to the Ordinance book, landlords are to provide these people with off-street parking. He continued that this needs to start being enforced because the Downtown District is seeing many new businesses opening, leading to parking problems. After discussion with Mayor Brenner, they spoke of a City-owned lot with paid and guaranteed parking spots downtown. He stressed that this would not be a money-maker, just an effort to establish convenient parking for folks who live and work downtown. President Hudson asked if the City could enforce a parking time limit, but then worried about enforcement with an already short-handed Police Department. Pelletier reminded everyone that this is a good problem for downtown to have. Multiple suggestions came from Council on who could patrol downtown time-limit parking, for instance, volunteers, Code Enforcement workers, etc. This topic was assigned to the Public Safety Committee. Pelletier informed Council that he has part-time Code Enforcement workers driving the City searching for non-compliant properties and he expects to begin issuing citations soon.

**Police-** Report submitted.

All those in attendance voted to adjourn at 7:51 p.m.



M. E. Eisinger  
Council Clerk



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Council President