

Wellston City Council

Meeting Minutes

March 16th, 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; Walter Norris and Roaby Browning. Angela Spangler was absent.

Excusal of Previous Absence(s)- none

Public Comments

- Dan McKenzie, 257 Franklin Valley Road, Jackson, objected to any future changes to be made to the current operations and regulations of Mobile Home Parks within the City Limits. McKenzie stated that only allowing new mobile homes to be placed in the existing districts in the City would prohibit him from doing any future upgrades, reduce his income, reduce his property value to potential investors, and cause lots to be left vacant.
- Jay Elsea, 1390 East Drive, Circleville, owner of Idle Wheels Mobile Home Community, also objected to any future changes made to the Manufactured Home District operations and regulations within the City. Elsea, who has been in business for 59 years, then offered his services should a sub-committee be formed to oversee and/or make suggestions. He stated he hopes to one day expand his Mobile Home Community.

Minutes- All those in attendance voted to approve the minutes of the March 2nd, 2023 meeting.

Correspondence

- Attorney Rebecca Waigand regarding Dan McKenzie and enforcement of 153.236
- Law Director Kirby regarding Sutcliffe to Zoning Board

Committees

- Finance (Spangler)- none
- Health & Safety (Lemaster)- none
- Public Service (Browning)- none
- Planning (Carey)- none
- Community Action (Browning)- none
- Recreation (Norris)- none

Old Business- none

New Business- none

Legislation

- Third 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. On Second Reading, it was decided that this piece of Legislation was not needed as an Emergency.
A Motion to Adopt and Pass was made by Lemaster, seconded by Browning, and approved by all in attendance.
- Third 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.
A Motion to Adopt and Pass was made by Lemaster, seconded by Browning, and approved by all in attendance.
- Second Reading of Resolution No. 2023-12- A Resolution by the Council of the City of Wellston, Ohio, to approve the appointment of Harry Sutcliffe by the Mayor to the Wellston Planning and Zoning Board as an At-Large Member for the remainder of the term left vacant by Kevin Oiler.
Sponsor: Browning
Discussion: Lemaster asked if Sutcliffe's appointment to the Zoning Board would be a conflict of interest since he does a good bit of demolition work for the City. Kirby asked if the Zoning Board has any authority over permits for demolition or provides any oversight for Ryan Pelletier. Kirby then stated he would check into the statutes. * No new discussion on 2nd Read.
- Second Reading of Resolution No. 2023-14- A Resolution authorizing the Wellston City Mayor to execute the legal documentation necessary to purchase real property located at 103 South Ohio Avenue, Wellston, Ohio, and bearing Parcel ID Number M240120013300 for the purchase amount of \$10,000, plus any necessary costs, and Declaring an Emergency.
Sponsor: Vance
Discussion: Per previous discussions, this would allow the City to possibly save the Louvee byway of seeking grants. It was deemed that no Emergency is needed and a full three readings should happen due to transparency on the purchase of this particular property. * No new discussion on 2nd Read.
- Second Reading of Ordinance No. 2023-17- An Ordinance repealing Resolution No. 2021-30 of the City of Wellston, Jackson County, Ohio, pertaining to

abandoning certain damaged or unnecessary sanitary sewer lines in Milton Township, Jackson County, Ohio, and Declaring an Emergency.

Sponsor: Spangler

Discussion: Harvest Crossing Project. It was decided that this does not to be passed as an Emergency. * No new discussion on 2nd Read.

- First Reading of Resolution No. 2023-18- A Resolution authorizing the Mayor to apply for, accept, and enter into a Water Pollution Control Loan Fund (WPCLF) Agreement on behalf of the City of Wellston for planning, design, and/or construction of Wastewater Facilities; and designating a dedicated repayment source for the loan.

Sponsor: Browning

Discussion: Please pass as an Emergency; Sewer portion of New York and Broadway Project

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

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

- First Reading of Ordinance No. 2023-19- An Ordinance providing for the vacation of the roadway beginning from S. Ohio Avenue at East 12th Street to its termination into the lot owned by Arthur Alan Corp., being described as Tax Parcel M240290012600 and Declaring an Emergency.

Sponsor: Vance

Discussion: The old Ice Plant lot

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

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

- First Reading of Ordinance No. 2023-20- An Ordinance rezoning from Community Business District (CB) to Industrial (I) certain parcels owned by James Gettles, Casteel and Fain Enterprises, LTD. and Arthur Alan Corp. and located between 12th Street and E. 13th Street in the City of Wellston, Ohio and Declaring an Emergency.

Sponsor: Lemaster

Discussion: The Mayor stated that this is Montgomery Trucking and the lot was zoned incorrectly years ago. This legislation would provide the needed correction, especially since the business is expanding. A Zoning Meeting was held and adjacent homes were invited. The folks that showed had no problem with the changes being made.

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

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

Mayor

- The Infrastructure Crew ran 80 feet of drain line on 14th Street, which is why a portion of the street was closed for a few days.
- A standing water issue was addressed near the VFW/Kroger Parking lot area. Many businesses had nowhere for their gutters to drain. A City Crew installed a sewer pipe which is attached to all the gutters. The alley will be paved soon.
- New culverts were installed on West Broadway
- Lockard Lane is getting ready to get paved.
- The City found 12 small water leaks in the past few weeks. A system was purchased that looks for leaks instead of waiting for them to surface. This has cut down on overtime.
- The 4-10's are a success so far and many people are taking advantage of the City Building not closing for lunch. No complaints from workers or citizens thus far.
- It is grant season and there are many being applied for and researched.
- A member of Council inquired as to the status of the replacement/additional streetlights. Mayor Brenner replied that part of the delay has been the total switch to LED lights by AEP. This updated lighting will cost the City substantially more money even though they are marketed otherwise. The Mayor has a meeting scheduled with a representative from AEP, who has already informed him that they are only capable of placing orders of 20 lights at a time. Once all 55 of these LED lights are installed, the City will see a \$700 per month increase in billing; when this project first began, approximately a year ago, the estimated price increase was communicated to be \$400 per month.
- The Mayor had been researching the feasibility of placing a small solar field next to the Sewer Plant, whose electric bill reaches \$4,500 per month. Unfortunately, the land needed to build the solar facility is tied in with the lease agreement with the Solid Waste District. He suggested, with Council's blessing, that he reach out to the Board to negotiate a fair price—releasing the needed land, plus a reasonable offer for the lot that holds their office.
- Norris asked about the status of the revision of the Manufactured Home District Legislation. Brenner replied that the Law Director was working on it and asked if the topic would be discussed in Council, or be sent to Committee. It was decided that it would be discussed in Open Council.
- Norris then brought up the topic of Make Wellston Beautiful and the Ballfields. There is a slight hold up due to state plans; the Mayor reminded that this is an ODNR grant project. The entire park will not be ready for the season; however, there will be fields ready for use. The Mayor needs to check with Make Wellston Beautiful on the lease agreement.
- The cameras have been installed on the traffic lights, but now walk buttons are the delay.
- Brenner is watching grants that would be applicable to restoring The Louvee, if Council should pass the needed legislation to purchase the property.
- Brenner believes he has found a candidate for Service Director, although Jeff Bates will fill this roll until the candidate is properly screened and resigns from his current place of employment.

Service Director

Law Director- none

Auditor's- none

City Clerk's Reports- none

Treasurer's Report- none

Fire- none

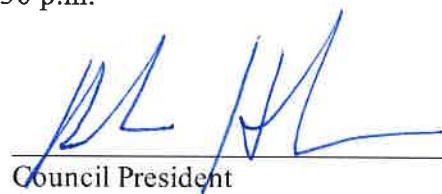
Zoning- none

Police- none

All those in attendance voted to adjourn at 7:36 p.m.



Council Clerk



Council President