

Wellston City Council

Meeting Minutes

May 4th, 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. After the pledge, Hudson congratulated Mayor Brenner on the primary election results. 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)- All those in attendance voted to excuse the absences of Lemaster, Norris, and Browning from the previous meeting.

Public Comments- none

Minutes- All those in attendance voted to approve the minutes of the April 20, 2023 meeting.

Correspondence- none

Committees

- Finance (Spangler)- none
- Health & Safety (Lemaster)- none
- Public Service (Browning)- none
- Planning (Carey)- A meeting was held prior to Council where papers were signed for Harvest Crossing, but the McNally-Pitt building was the biggest topic of discussion. It was decided Council will meet at the McNally building before the next Council meeting to discuss plans moving forward- whether to sell the building or make it the permanent City Garage.
- Community Action (Browning)- none
- Recreation (Norris)- none

Old Business- none

New Business

- Norris explained to Council that he has had numerous complaints about the property on Lake Road, heading toward Lake Alma. The neighbors are upset and complaining about trash, abandoned cars, and porta-potties. Norris hopes the City will encourage the owner to clean the property since this home is en route to Lake Alma. Mayor Brenner answered that the City has addressed this property in the past. The abandoned cars are not abandoned- the vehicles belong to someone else and the property owner is working on them; he works on older forklifts; and the porta-potty business is a separate business owned by his wife. Brenner stated that although it is unsightly, the owner is not in violation of any Code

Enforcement issues; however, there is a Zoning violation since the area is not zoned as Industrial. Since Joe Kirby is the property owner's attorney, the City will have to seek legal advice elsewhere on the zoning violation.

- Lemaster brought up a parking issue at 16 South Wisconsin Avenue. The homeowner would like to put a handicap parking sign on their side of the street due to disagreements with the neighbors and parking only allowed on the opposite side of the street. The Mayor said he would take a look.

Legislation

- Third Reading of Ordinance No. 2023-21- An Ordinance by the Council of the City of Wellston, Ohio adopting the Jackson County Multi-Jurisdictional Natural Hazard Mitigation Plan.

Sponsor: Browning

Discussion: Due to the size of the attachment, Council wanted more time to review the Plan. This will be presented as an Emergency on the Final Reading.

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 Browning, seconded by Lemaster, and approved by all in attendance.

- Third Reading of Resolution No. 2023-25- A Resolution awarding the Water Treatment Chemicals: Aluminum Sulfate; Aluminum Sulfate (Bulk); Chlorine; Sodium Bisulfate; Sodium Fluorosilicate; and Carbon, in accordance with the Chief Operator's Letter of Bid Recommendation, to Brenntag Mid-South.

Sponsor: Vance

Discussion: The Mayor stated that Resolution 2023-25, 2023-26, and 2023-27 will save the City approximately \$47,000 per year. Wellston has never placed water treatment chemicals out for bid.

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

- Third Reading of Resolution No. 2023-26- A Resolution awarding the Water Treatment Chemicals: Bulk Hydrated Lime, in accordance with the Chief Operator's Letter of Bid Recommendation, to Carmeuse, and Declaring an Emergency.

Sponsor: Spangler

Discussion: The Mayor stated that Resolution 2023-25, 2023-26, and 2023-27 will save the City approximately \$47,000 per year. Wellston has never placed water treatment chemicals out for bid.

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

- Third Reading of Resolution No. 2023-27- A Resolution awarding the Water Treatment Plant Chemicals: Potassium Permanganate, in accordance with the Chief Operator's Letter of Bid Recommendation, to Water Solutions Unlimited.

Sponsor: Vance

Discussion: The Mayor stated that Resolution 2023-25, 2023-26, and 2023-27 will save the City approximately \$47,000 per year. Wellston has never placed water treatment chemicals out for bid.

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

- Second Reading of Ordinance No. 2023-28- An Ordinance approving Additional Appropriations to the General Civil Fund- Supplies, Materials, and Maintenance, and Declaring an Emergency.

Sponsor: Spangler

Discussion: \$10,000 for purchase of the Louvee property; \$20,000 for paving the lot on the corner of Ohio Avenue and Broadway for City-established parking for the Downtown District. On Second Reading Discussion Lemaster brought up that the Lions Club were given permission to place a Memorial Garden on that lot. Council then discussed the probability of relocating the Garden. During the discussion, the Clerk looked up the previous ordinance, which gave the Lion's Club the use of the property, but not ownership. Lemaster asked the Mayor to come to the next Lions Club meeting to explain the situation.

A Motion to Suspend the Rules was made by Vance, seconded by Duby, and approved by all in attendance except for Lemaster, who abstained.

- First Reading of Resolution No. 2023-29- A Resolution authorizing the Mayor, Service Director, and any other necessary official to enter into an agreement with the County of Gallia regarding the custody, supervision, confinement, and board of prisoners.

Sponsor: Lemaster

Discussion: none

- First Reading of Resolution No. 2023-30- A Resolution of the City of Wellston authorizing the issuance of a bond of the issuer in a principal amount not to exceed One Million Three Hundred Fifty-One Thousand, Eight Hundred Sixty-Eight and 39/100 Dollars (\$1,351,868.39) for sale to the Water Pollution Control Loan Fund of the State of Ohio to finance the costs of improvements to the issuer's Wastewater System; pledging certain revenues from the issuer's Wastewater System on a subordinated basis to secure the payment to the principal of and interest on the bond; and authorizing execution and delivery of the bond and the trust agreement and other documents and the taking of other actions related to the issuance and sale of the bond and Declaring an Emergency to preserve the health and safety of th public and to meet an ideal loan award date.

Sponsor: Vance

Discussion: There are exhibits in this legislation that need to be fixed. This is going from a 30-year loan to a 45-year loan.

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 Browning, seconded by Norris, and approved by all in attendance.

Mayor

- A \$52,000 grant has been secured to work on Blamer Field. The focus will be on the basketball court with new surfacing, lining, lighting, and fencing.
- Rain and issues with the contractor have caused delays with the installation of new equipment at Kelli Lambert Memorial Park.
- The cameras are now being calibrated for the new traffic lights.
- Tree cutting is beginning
- Sidewalk repairs will begin soon.
- Alley work has been completed for the year for the most part. \$15,000 worth of gravel was used.
- The Montgomery Trucking project is moving forward.
- The new Service Director, Stacy Camp, will start on Monday.

Service Director**Law Director**

- Kirby has been working with the Mayor on some title issues with the Louvee purchase and a few things on Harvest Crossing.

Auditor's- Reports received

City Clerk's Reports- Reports received

Treasurer's Report- none

Fire- none

Zoning- none

Police- requested Executive Session

A Motion to go into Executive Session was made by Browning at 7:39 p.m., seconded by Vance, and agreed upon by all in attendance.

Executive Session ended by Motion of Lemaster at 8:03 p.m., seconded by Vance, and agreed upon by all in attendance.

The meeting adjourned at 8:04 p.m.

Council Clerk



Council President