

# Wellston City Council

## Meeting Minutes

### April 6th, 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; Matti Vance; Lynley Carey; Teresa Ponn-Lemaster; Walter Norris; and Roaby Browning. Fred Duby was absent.

Mayor Anthony Brenner declared April as Child Abuse and Neglect Prevention Month. He then presented representatives from Jackson County Job and Family Services with a Proclamation. The representatives included: Tammy Osborne-Smith, Director; Lori Walker, Program Administrator for Social Protective Services; and Christy Carlisle, Social Services Supervisor.

**Excusal of Previous Absence(s)-** All those in attendance voted to excuse the absence of Spangler from the previous meeting.

#### Public Comments

- Todd Valentine, Frontier Community Services/Harvest Crossing, 12125 Pleasant Valley Road, Chillicothe, came to ask Council if they had any further questions regarding Resolution 2023-17 since it is on its final read. FCS plans to break ground on the retirement community in June or July. Discussion then led to the progress that was made at the lift stations and reimbursements for the new/additional pumps. There will be a total of 46 2-bedroom units for seniors and cover 6 ½ acres.

**Minutes-** All those in attendance voted to approve the minutes of the March 16<sup>th</sup>, 2023 meeting.

**Correspondence-** none

#### Committees

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

#### Old Business

- Hudson revisited the subject of a Recreation Levy to support the cost of a City Pool since it will need to be placed on the ballot in five months. He suggested researching and retrieving estimates for installation, maintenance, operation costs, etc. Hudson then stated the only feasible way of paying for a City Pool was through passage of a levy. This matter will be sent to the Recreation Committee. Mayor Brenner stated that he plans to hire a Rec

Director that would oversee the pool with the proceeds from the RV Park, once it is established and operational.

- Lemaster asked if there had been any headway with the Make Wellston Beautiful contract. Brenner stated that he had met with the group, and there had been no contract drawn to date; however, he plans to work on it.

## New Business

- Lemaster said she has been hearing complaints about semis using engine brakes as they come inside the City Limits. Brenner said there are signs posted, but not as far as the General Mills property.

## Legislation

- Third 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. On 3<sup>rd</sup> Read, Kirby stated there is no conflict; however, Sutcliffe would have to be mindful and abstain, just as anyone should be in that position if a conflict should arise.

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

- Third 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.

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. Discussion on the 3<sup>rd</sup> read started with reassurances to the Land Bank that the City would pay for any cost differences should The Louvee need to be demolished per President Hudson. It was asked that this Legislation be passed as an Emergency in order to start seeking grants.

A Motion to Suspend the Rules to Pass as an Emergency was made by Vance, seconded by Lemaster, 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 except Browning.

- Third 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.

Sponsor: Spangler

Discussion: Harvest Crossing Project. On 3<sup>rd</sup> Reading, in order to start the project in a timely manner, it was recommended to be passed as an Emergency.

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

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

- First 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, and Declaring an Emergency.

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 at the next Council meeting.

- First Reading of Ordinance No. 2023-22- An Ordinance approving Additional Appropriations to the State Fire Loss Fund from insurance proceeds and Declaring an Emergency.

Sponsor: Spangler

Discussion: Standard Procedure. According to State Law, when a house burns in the City Limits, the City receives 15% of the homeowner's insurance proceeds. Once the house is demolished and/or inspected, the City returns the 15% to the homeowner. The Emergency passage would enable the homeowner to receive their money in a timelier manner.

A Motion to Suspend the Rules was made by Spangler, 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 Resolution No. 2023-23- A Resolution authorizing the Mayor of the City of Wellston to enter into an agreement with DLZ, Inc., to perform engineering and Declaring an Emergency.

Sponsor: Vance

Discussion: This is for the New York and Broadway Storm and Sanitary Sewer. Bids were opened the previous week, reflected in 2023-24. Both bids need to be passed as Emergencies because they are in danger of expiring after 30 days.

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. 2023-24- A Resolution awarding the Infrastructure Improvements: Storm & Sanitary Sewers Construction Contract in accordance with the Engineer's Letter of Bid Recommendation, subject to final approval of funding requirements of the project and Declaring an Emergency.

Sponsor: Browning

Discussion: This company won the Storm & Sanitary Sewer Construction Contract. As discussed in 2023-23, this needs to be passed as an Emergency because the bid is in danger of expiring after 30 days. Spangler suggested bid terms go to a minimum of 60 days.

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 Vance, seconded by Spangler, and approved by all in attendance.

- First Reading of Resolution No. 2023-25- A Resolution awarding the Water Treatment Chemicals: Aluminum Sulfate; Aluminum Sulfate (Bulk); Chlorine; Sodium Bisulfate;

Sodium Flurosilicate; and Carbon, in accordance with the Chief Operator's Letter of Bid Recommendation, to Brenntag Mid-South, and Declaring an Emergency.

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. No emergency is necessarily needed, as there are no orders placed that exceed \$50,000.

- First 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
- First 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, and Declaring an Emergency.  
Sponsor: Vance

#### **Mayor**

- Jeff Bates, Utility Supervisor, has been appointed as interim Service Director. The Mayor said he has interviewed a few people and has a strong prospect, who will most likely be starting in a month.
- Kelli Lambert Park is shut down to install the new playground equipment with an estimated completion date of the 21<sup>st</sup>.
- The Depot/Pride Park Project is nearing completion. There will be some extra grant money left over on this project that will need to be spent, so a few more projects will be added toward completion.
- The 3 big projects that were submitted for the Appalachian Community Grant Program were approved for Technical Assistance/Planning. These include: FOE Building; The Louvec; and the RV Park. DLZ was requested and granted for this portion of the grant process.
- Norris inquired as to the demolition status of the barricaded building on East Second Street. Brenner replied that demo has been awarded. He spoke to the contractor, who has taken a tour off the building. He believes work will start soon, but reminded that this is a Land Bank project, not the City's.
- Four small paving projects are slated to begin soon. The first will be alley paving behind New Hampshire. Lockard Lane will see paving since the waterline replacement project is complete and the alley behind the American Legion will also be paved. Finally, the alley by the Kroger building will be paved.
- Lemaster asked if C Street was considered for paving since Columbia Gas replaced lines. The Mayor stated that paving decisions are based on a paid Street Survey. Brenner then complimented the Street Crew for their work with the Dura-Patcher.
- Hudson then asked the Mayor to look into tornado sirens.
- In light of the recent shootings, Norris asked if there was a plan in place to protect City Employees from an active shooter.

#### **Service Director**

**Law Director- none**

**Auditor's-** Memos were received and approved by all in attendance.

**City Clerk's Reports-** The Clerk's report was received

**Treasurer's Report-** none

**Fire-** Chief Pelletier was not present. Mayor Brenner explained that the Fire Department just received a grant for \$50,000 worth of equipment to train for gas fires. This new equipment will be utilized at the Training Academy.

**Zoning-** none

**Police-** none

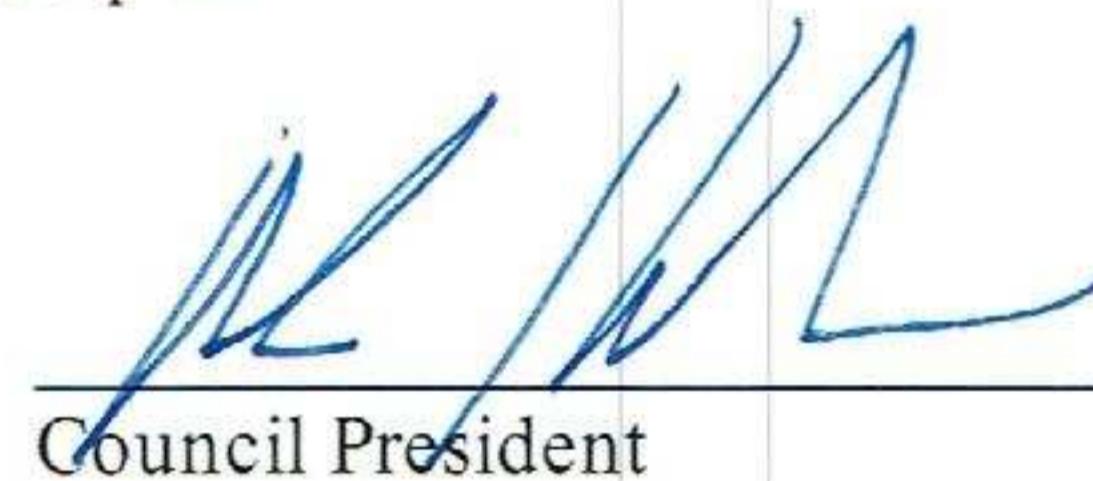
**Executive Session** was requested by Sam Brady of Jackson County Economic Development Partnership with No Action Taken. Spangler made a motion, seconded by Lemaster, and approved by all in attendance at 7:41 p.m.

Vance made a Motion to end Executive Session at 8:33 p.m. This was seconded by Norris, and approved by all in attendance.

All those in attendance voted to adjourn at 8:33 p.m.



Council Clerk



Council President