

# Wellston City Council

## Meeting Minutes

### November 16, 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: Fred Duby; Lynley Carey; Teresa Lemaster; and Walter Norris. Council members Angela Spangler, Matti Vance, and Roaby Browning were absent.

**Excusal of Previous Absence(s)-** President Hudson declared Duby's previous absence as unexcused since there was no previous notification of his absence.

#### Public Comments

- none

**Minutes-** Lemaster made a Motion to Amend the Minutes of the November 2<sup>nd</sup> meeting. The minutes reflected that Attorney Joe Kirby was absent; he was in attendance. All those in attendance voted to approve the amendment.

#### Correspondence

- Kirby provided ORC via email to be discussed during Old Business.
- Auditor McWilliams provided a letter of resignation.

#### Reports of Special Committees

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

#### Old Business

- President Hudson revisited the mobile home ordinance as reflected in the correspondence from Mr. Kirby. Kirby advised the state governs mobile home parks. Mayor Brenner reminded Council that this issue had been visited previously and recommended the City follow ORC. Hudson stated mobile home parks should be held to the same standard as other independent mobile homes in the City. Norris suggested legislation be drafted to

add inspections for mobile homes which are intended to be added to the mobile home parks. It was decided that this topic would be revisited after the beginning of the year.

## New Business

- Councilperson Lemaster stated she is getting plenty of complaints about the water pressure on 11<sup>th</sup> Street. Mayor Brenner stated the City is aware and is currently trying to resolve the issue.
- President Hudson asked if the passage of Issue 2 would cause the City to revisit and strike marijuana from the ordinances. Kirby responded that the State's Codified Ordinance change is sent every six months and the City of Wellston should automatically mirror the State's. Hudson recommended a tax be prepared for marijuana sales in the City limits.
- Councilperson Carey stated there are cars driving through the new section of the cemetery. The Mayor stated he is aware and there will be a gate installed soon. He also reminded Council that the City permits bow hunting on that section via a lottery.
- Lemaster asked if the alley behind Viva Jalisco has been vacated due to the restaurant's placement of a dumpster. Chief Pelletier admitted the restaurant was originally permitted to place the dumpster at that location because it was the only eatery in the downtown district at that time. He stated he will begin working on a solution to get the dumpster out of the alleyway.

## Legislation

- Second Reading of Resolution No. 2023-62- A Resolution authorizing the Mayor to execute a contract between the City of Wellston and Milton Township to provide Fire Protection and Declaring an Emergency.  
Sponsor: Lemaster  
Discussion: Chief Pelletier asked that this legislation be passed as an Emergency on 3rd Read. This legislation will bring an immediate 100% increase in the cost of fire coverage for Milton Township, along with Washington Township as reflected in 2023-63. Both Townships will see a 3% yearly increase. The Mayor explained that the numbers reflected in the contract are based on the number of callouts and expenses to the Wellston Fire Department. Both Townships will pay the same amount.
- Second Reading of Resolution No. 2023-63- A Resolution authorizing the Mayor to execute a contract between the City of Wellston and Washington Township to provide Fire Protection and Declaring an Emergency.  
Sponsor: Spangler  
Discussion: See 2023-62
- First Reading of Ordinance No. 2023-65- An Ordinance repealing and amending the City of Wellston's Codified Ordinance Section 33.1 regarding the Recovery Fee Schedule within the Fire Department and Declaring an Emergency.  
Sponsor: Vance

Discussion: Pelletier explained these rates have not changed since 2017.

- First Reading of Resolution No. 2023-67- A Resolution Authorizing the Mayor to prepare and submit an application to participate in the Ohio Water and Wastewater Infrastructure Grant Program and to execute contracts as required and Declaring an Emergency.

Sponsor: Lemaster

Discussion: This is for the Water Plant. Ohio DOD just announced this funding and it is first-come, first-served. Mayor Brenner stated that an emergency meeting will have to be held to pass this piece of legislation. The meeting was set for November 21<sup>st</sup> at 6 p.m.

- First Reading of Ordinance No. 2023-68- An Ordinance of the Legislative Authority of the City of Wellston, Ohio, approving Annual Appropriations for the Fiscal Year beginning January 1, 2024, and ending December 31, 2024.

Sponsor: Norris

Discussion: President Hudson notified the Law Director position should not be budgeted for FICA or PERS. Mayor Brenner asked everyone to notice the budget is \$9 million compared to last year's \$10 million. He noted that carryover was being used, but would be "weaned" in the next few years.

- First Reading of Resolution No. 2023-69- A Resolution authorizing Regular Blanket Certificates for the Year 2024, setting expiration dates for Regular Certificates and Declaring an Emergency.

Sponsor: Lemaster

Discussion: Yearly

- First Reading of Ordinance No. 2023-70- An Ordinance authorizing the Mayor, Service Director, and other Necessary Employees of the City of Wellston to execute a Contract and Wage Agreement between the City and the Wellston Fire Department and Declaring an Emergency.

Sponsor: Norris

Discussion: The Mayor stated this piece of Legislation could go through 3 readings and encouraged Council to look over the contract.

## **Mayor**

- Mayor Brenner encouraged everyone to sign up for Hyper Reach for emergency notifications and City scheduling changes.
- Brenner is planning to send the Water Plant out to bid in March of 2024. He stated the project is moving faster than anticipated due to grant deadlines. For this reason, the Water Plant project will be broken up into phases. Grant applications are still being submitted for this project.
- He acknowledged the complaints on Social Media concerning Broadway and New York, but stated these projects were bigger than it appeared on the surface. These projects included the installation of new water lines, new sewer lines, separation of storm and sanitary lines, and new basins. He said Broadway was in the middle of being paved.
- Velma and Mitchell Drives will be paved soon.
- The new filter screen has been installed at the Sewer Plant. The Mayor reminds everyone that flushable wipes are not actually flushable.

- The Pennsylvania Avenue Traffic Study is wrapping up. First design layouts were presented which includes a turn lane down the middle of the street and a right hand turn lane in front of McDonalds. The next step will be securing funding, most likely through OVRDC.
- The Mayor reminded everyone that Scotty's on First is a restaurant and Wellston Police Officers are permitted to dine inside or take an order to-go. The Mayor stated he 100% supported all local restaurants.
- Councilmember Lemaster stated the curbs on New York Avenue look very nice.
- A fence will be installed around Kelli Lambert Park.
- The Mayor and President discussed the results of the Recreation Levy. The Mayor says he plans to have it placed on the ballot again, but lessen the millage.
- Councilmember Duby asked the status of a few grants that he had been made aware. The Mayor stated there has been a grant submitted and a meeting held for two separate energy efficiency-type funding opportunities.

#### **Service Director**

- Service Director Stacy Camp stated the paving on Broadway will be completed on Friday. Striping has not been scheduled, but he expects it soon.
- The 13<sup>th</sup> Street light will be recalibrated as discussed previously. The sensor will be pushed back.

#### **Law Director- none**

**Auditor-** All in attendance approved a line-item adjustment.

#### **City Clerk's Reports-** none

#### **Treasurer's Report-** none

#### **Fire**

- Chief Pelletier included the Firefighters for Kids Toy Drive flier in the Council packet. He stated last year the WFD was able to help 308 (122 families) kids during Christmas. He expects this year to be the largest toy drive the Fire Department has ever hosted. Unwrapped toys and monetary donations are greatly appreciated.
- Business inspections are complete and went well.

#### **Zoning/Code**

- Chief Pelletier then addressed the negative comments on Social Media regarding the work on Broadway. He stated he understood tempers flare when there are big changes, but has never seen so many projects in his 27 years of employ with the City. He asks the public to be patient.

**Police**

- None

*Additional Comments:*

- Hudson thanked McWilliams for his service.
- Lemaster led discussion into the vacant Council seats.

The meeting adjourned at 7:47 p.m.

*MB Esinagli*  
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Council Clerk  


*M. J. H.*  
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Council President