

Wellston City Council

Meeting Minutes

May 16, 2024

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: Hunter Skaggs; Walter Norris; Teresa Lemaster; Tami Phillips; and Roaby Browning. Angela Spangler and Fred Duby were absent.

Excusal of Previous Absence(s)- Skaggs' previous absence was unexcused.

Mayor Brenner Presented a Proclamation to the American Legion Auxiliary Members in Recognition of Poppy Day

Public Comments

- Donna Smith, 118 Meadow Run Road, accepted the Mayor's proclamation, then gave a presentation on the Memorial Day Poppy. She then read the poem *Flanders's Field* and passed poppies out to all in attendance.

Minutes- All in attendance voted to approve the minutes from the previous meeting.

Correspondence

- Ohio Division of Liquor Control- Change of Corporate Stock Ownership for the 1st Stop. Council made no objections.

Reports of Special Committees

- Health and Safety Committee- Lemaster- none
- Public Service Committee- Duby- none
- Planning Committee- Browning- none
- Recreation Committee- Norris- A meeting will be scheduled soon to discuss the Parks and Recreation Director further. A possible meeting date will be June 6th before the 6:30 p.m. Finance Committee meeting. Norris is waiting to confirm.
- Finance Committee- Spangler- The Clerk made note of the rescheduled meeting. Finance Committee will now meet on June 6th at 6:30 p.m.
- Community Action- Browning- none
- Civic Organization Liaison- Spangler- none

Old Business

- none

New Business

- none

Legislation

- Third Reading of Ordinance No. 2024-30- An Ordinance establishing the City of Wellston Building Department.
Sponsor: Spangler
Discussion: Chief Pelletier stated that Jackson County does not have a building department, so any new commercial building permits and planning has to be completed through the State of Ohio. Having this contract with Ross County would provide for speedier services and allow the City more insight to the local commercial permit applicants, as well as making the process easier for business owners.
A Motion to Adopt and Pass was made by Lemaster, seconded by Norris, and approved by all in attendance.
- Third Reading of Resolution No. 2024-31- A Resolution requesting Certification to enforce the Ohio State Building Codes within the City of Wellston, Ohio.
Sponsor: Spangler
Discussion: Ties in with 2024-30
A Motion to Adopt and Pass was made by Phillips, seconded by Norris, and approved by all in attendance.
- Third Reading of Resolution No. 2024-32- A Resolution authorizing the Wellston City Mayor to execute all legal documentation necessary to accomplish the purchase of the real properties located at 402 East 10th Street, Wellston, Ohio, and bearing parcel ID number M240300010000, 0 12th Street, Wellston, Ohio, and bearing parcel number M240300009900, and 0 S New Jersey Avenue, Wellston, Ohio, and bearing parcel number M240300024500 for the purchase amount of \$15,313.00 and Declaring an Emergency.
Sponsor: Spangler
Discussion: The Mayor would like this passed as an emergency on the 3rd reading due to grant deadlines. He continued that these lots were owned by Habitat for Humanity and would most likely be used as parking lots for the ballfield.
A mistake was noticed on the legislation. Spangler made a Motion to amend 402 East 10th Street to 402 East 12th Street. Lemaster seconded the Motion and all in attendance approved the amendment.
Hudson inquired as to whether a survey would be completed, or an easement granted to an adjacent home. The Mayor assumes granting an easement would be less costly and easier.
A Motion to Adopt and Pass as an Emergency was made by Lemaster, seconded by Browning, and approved by all in attendance.
- First Reading of Resolution No. 2024-35- A Resolution authorizing the Mayor, Service Director, and any other necessary official to enter into an agreement with the County of Washington regarding the custody, supervision, confinement, and board of prisoners.
Sponsor: Browning
Discussion: Yearly
- First Reading of Ordinance No. 2024-36- An Ordinance transferring Appropriations from the General Carryover Fund to the Rec Fund for Part Time Laborer Wages and Declaring an Emergency.
Sponsor: Norris
Discussion: The Mayor stated this was previously discussed and that funds were also added for materials. The first round of interviews for the Park and Recreation Director position will happen on Monday.

- First Reading of Ordinance No. 2024-37- An Ordinance approving Additional Appropriations in the Sewer Fund: Supplies, Materials, and Maintenance.
Sponsor: Browning
Discussion:

Mayor

- Mayor Brenner began by discussing the Appalachian Community Grant Program. He broke the news that the City did not receive an award. The application included the Louvee renovation. Council had previously discussed looking for funding for one year before demolition occurs. The Mayor informed Council that the year was up and this type of funding is scarce. Council decided to keep pursuing funding for the Louvee. He reminded Council that \$60,000 worth of grant funds have already been utilized to clean up and get to the point that it is today.
- President Hudson then asked the status of Harvey Wells House. The Mayor responded it has been submitted for Capital Monies and CDBG, but no word has been received at this time.
- Councilwoman Lemaster asked why the cemetery entrance was closed. Service Director Camp responded that the durapatcher is fixing all the cracks in the roads.
- Interviews for the Parks and Recreation Director will begin on Monday. The Mayor is hoping a candidate will be presented during the next meeting for Council's approval.

Service Director

- The Radcliff Lane Project is finished.
- There are plans to do the E Street waterlines and paving.
- The Harvey Wells Memorial on Broadway will be getting a new base, cleaned, and sealed. The other monuments on Broadway will be cleaned as well.
- The old strip mine park has been removed.
- Discussion led to the mobile homes currently sitting at the site of the future RV Park. The Mayor reminded everyone that Council did discuss helping the Bayes' with mobile home moving expenses. One of the mobile homes is currently listed for sale. President Hudson suggested the City buy the mobile home to speed the process.
- Code mowing will begin next week.
- Service Director Camp then invited Council to the Veterans Social Night on Monday evening.
- Councilwoman Lemaster stated a City truck had broken down some asphalt on C and Massachusetts

Law Director

- A new mowing ordinance was discussed. In order to charge violators with a minor misdemeanor or a real estate tax assessment, there should be a notice given. Mr. Kirby also stated the state also provides that a reasonable minimum be set toward the actual cost of the mowing. He agreed that \$250 is reasonable. You cannot increase the actual costs for mowing one lot multiple times; however, the level of penalty can increase from a minor misdemeanor.
- Mr. Kirby also provided information regarding lowering the speed limit on Pennsylvania Avenue. This must have the blessing of the ODOT Director.

Auditor

- None

City Clerk's Reports

- none

Treasurer's Report

- none

Fire

- Although not present, Chief Pelletier provided to Council via email tornado siren quotes. Council would like for Administration to start looking for grants for the sirens.

Zoning/Code

- not present

Police


- none

Meeting adjourned at 7:41 p.m.



Council Clerk





Council President