

Wellston City Council

Meeting Minutes

June 26, 2025

Meeting was called to order at 7 p.m. by President Rick Hudson by asking everyone to stand for the Pledge. He then called for the roll call.

Councilpersons answering the roll call included: Karen Boch; Fred Duby; Walter Norris; Teresa Lemaster; Tami Phillips; and Roaby Browning. Angela Spangler was absent.

Excusal of Previous Absence(s)

- Boch and Browning were excused from the last Council meeting.

Public Comments

- none

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

Correspondence

- Invitation to Grand Opening of Harvest Crossing

Reports of Special Committees

- Health and Safety Committee- Lemaster- none
- Public Service Committee- Duby- none
- Planning Committee- Browning- meeting set for July 17th at 6:30 p.m.
- Recreation Committee- Norris- none
- Finance Committee- Spangler- none
- Community Action- Browning- none
- Civic Organization Liaison- Spangler- none

Old Business.

- Boch asked if the asset management company has started working and the Service Director responded that they have been working in the City offices one day a week for three weeks to date.
- Boch asked the status of the Waugh property from the Public Comments portion of a previous meeting. The Mayor responded there is a grant in process for separation that may address the issues in that area; however, the easy fix would be to put a ditch down the Waugh property. He also agreed that installing a curb would divert the water, but this too is an expensive fix.
- Norris asked the status of the Lake Road complaint. The Mayor has not received any recent updates from the attorney.

New Business

- Norris has clients interested in purchasing the former Ranta's Resale building for a potential laundromat/drycleaner's business. He has asked Council for emergency legislation or an official letter regarding a reduced water rate to supply to the lender.
- Lemaster asked when the RV Park work would begin. The Mayor responded that it is looking to be late spring to early summer 2026.
- Norris stated he had a neighbor approach him over a water issue on Montgomery Meadows. Director Walton stated he met with her Tuesday evening. The Mayor and Service Director agreed that this is another expensive fix without a real resolution. They also agreed that this was a poorly planned community with very little engineering. This housing development has no runoff control and gutters were piped onto adjacent properties. Curbing would help some properties in this area but will hurt others; ditch lines would eventually turn into mosquito traps. DLZ has quoted open ditches at \$180,000 and \$2.5 million for the proper fix.

Legislation

- Second Reading of Ordinance No. 2025-42- An Ordinance approving Additional Appropriations in the Fire, Police New Equipment, Garbage, and Water Funds and Declaring an Emergency.
Sponsor: Duby
Discussion: Lemaster made a Motion to Amend the Legislation to split the appropriation to come from 3 different funds as reflected in the revised piece of legislation. Boch seconded the Motion and it was approved by all in attendance.
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 Boch, seconded by Lemaster, and approved by all in attendance.
- Second Reading of Resolution No. 2025-43- A Resolution declaring the necessity of a Street Levy, being an additional levy of 3.0 mills for the purpose of general construction, reconstruction, resurfacing, and repair of streets, roads, and bridges for the City of Wellston and Certifying the Street Levy issue to the Board of Elections and Declaring an Emergency.
Sponsor: Lemaster
Discussion: The Mayor and Service Director presented a tentative list of roads to be addressed with the proposed Street Levy funds. Council suggested hosting a Town Hall and adding the information to the website and social media.
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 Boch, seconded by Browning, and approved by all in attendance.
- Second Reading of Resolution No. 2025-44- A Resolution authorizing an agreement with DLZ Ohio, Inc. to provide professional services including administration, management, and oversight of the Water Treatment Plant Project, Phase 1, and Declaring an Emergency.
Sponsor: Phillips

Discussion: No new discussion on 2nd Read

A Motion to Suspend the Rules was made by Lemaster, seconded by Duby, 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.

- Second Reading of Ordinance No. 2025-45- An Ordinance for transfer of funds from the 611 Garbage Fund to the Supplies, Materials, and Maintenance Fund and Declaring an Emergency.

Sponsor: Spangler

Discussion: No new discussion on 2nd Read

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

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

- First Reading of Ordinance No. 2025-46- An Ordinance of the Legislative Authority of the City of Wellston, Ohio to accept the bid of Kinder Insurance for property, casualty, and liability insurance coverage for the City of Wellston as it was the lowest responsive and responsible bid submitted and Declaring an Emergency.

Sponsor: Lemaster

Discussion: Norris asked if local providers were informed and provided an opportunity to bid; the Mayor responded they were. Lemaster asked if the inventory has been updated with the insurance companies. The Mayor reassured her that the updated inventory would be provided.

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

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

- First Reading of Ordinance No. 2025-47- An Ordinance approving additional appropriations in the Garbage, Street, Water, and Sewer Funds, and Declaring an Emergency.

Sponsor: Boch

Discussion: The Service Director responded that unemployment had not been paid for the past 3 quarters due to change over in the Auditor's office.

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

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

Mayor

- The DORA kick-off saw no issues. No calls to the police or adverse involvement and the City had an active evening.

- The City is inching toward the Louvee match. The match is \$750,000. We can submit the upcoming Ohio Avenue project as part of the grant match. Hudson suggested finding corporate sponsors to help find the match.
- City offices will be closed on July 3rd for the holiday. Trash pick up will be on Wednesday
- The Appalachian Enduro Riders will be at the fairgrounds on Sunday.
- Celebration of Our Nation will happen on July 5th. There will be ADA accessible parking available off 2nd Street. A Phase 3 is being considered for the Water Plant Project to replace the water tower.
- The fencing and paving will start at Blamer within the next week.

Service Director

- Walton hopes to have the Vermont Avenue project completed by the second week of July.
- The underground section of the Cherrington Hill tank has been repaired. There is another leak at the seal.
- Norris asked the status of the Rumpke leachate issue at the sewer plant. The amount has been limited.
- OVRDC has granted \$1 million for the Pennsylvania Avenue street widening project. They are hopeful the funds will be available in 2027.
- Lemaster asked for downtown parking signs for time limits.

Law Director

- none

Auditor

- line-item adjustments approved

City Clerk's Reports

- none

Treasurer's Report

- none

Fire

- Not present

Zoning/Code

- Not present

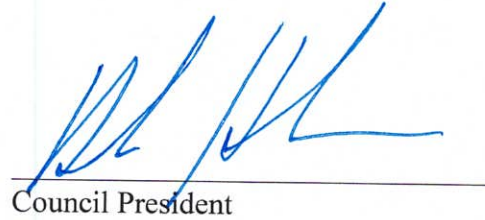
Police

- none

All voted to end the meeting at 7:52 p.m.


Council Clerk




Council President