

# Wellston City Council Meeting Minutes

March 3<sup>rd</sup>, 2022

Meeting was called to order at 7 p.m. by President Dave McWilliams 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, Rick Hudson, Lynley Carey, Teresa Lemaster, Fred Duby, Matti Vance, and Roaby Browning.

A motion to approve the minutes of the February 17th meeting was made by Spangler, seconded by Lemaster, and approved by all in attendance.

**Public Comments-** none

**Correspondence-** none

**Committees:**

Finance- Hudson- none

Health & Safety- LeMaster- none

Public Service- Browning- none

Planning- Carey- none

Community Action- Browning- none

**Old Business-** none

**New Business-** Hudson recently noticed that the Volunteer Firefighters have not received a raise in 6 years. Wellston's Volunteers only make \$9/hour, while the Ohio average is \$11.18/hour. He then recommended to send this issue to the Finance Committee to see if a raise is feasible. The Finance Committee will meet on Thursday, March 17, 2022, at 6 p.m.

Lemaster then remarked on the political flags which included profanity around town. She stated many elderly people in the community are offended by the profanity. Lemaster then commented that she did some research and found out there is nothing the City can do about the profanity. The Mayor and Service Director agreed, there is nothing the City can do; however, the Mayor has offered to purchase these flags from the residents, who can in turn by a political flag without the profanity.

**Legislation:**

- Second Reading of Ordinance No. 2022-09- An Ordinance by the City of Wellston Legislative Authority amending relevant sections of Chapter 153 of the Wellston Code. Sponsor: Vance

Discussion: Vance stated that this is the same Ordinance that was set before Council previously, but had never reached a vote. This one prohibits any new mobile homes within the City Limits outside of the Manufactured Home District.

- Second Reading of Resolution No. 2022-10- A Resolution approving additional appropriations in the General and PD Special Programs Funds.

Sponsor: Hudson

Discussion: This is for officer training and a donation to the Officer Blu Fund

- Second Reading of Ordinance No. 2022-11- An Ordinance by the City of Wellston Legislative Authority amending Chapter 153 of the Wellston Code amending, adopting, and incorporating a Planning a Zoning Fee Schedule and declaring an emergency.

Sponsor: DUBY

Discussion: Spangler inquired as to the need of the emergency declaration. Code Enforcement Officer Ryan Pelletier says the fee schedule has not changed since the 90's and he would like to get it updated and online as soon as possible.

A Motion to Suspend the Rules was made by Vance, seconded by Hudson. All in attendance voted in favor of suspending the rules, except for Spangler. The Motion did not carry.

- Second Reading of Ordinance No. 2022-12- An Ordinance by the City of Wellston Legislative Authority amending relevant sections of Chapter 153 of the Wellston Code.

Sponsor: DUBY

Discussion: This is the Ordinance based upon the suggestions provided by the committee to which it was assigned. The Service Director said the legislation was missing requirements that the committee discussed and rewording, for instance: permanent foundations, manufactured in the previous 12 months, not previously titled, and owner-occupied only.

- Second Reading of Ordinance No. 2022-13- An Ordinance of the Legislative Authority of the City of Wellston, Ohio adopting Chapter 116: Registration of Contractors of the Codified Ordinances of the City of Wellston, Jackson County, Ohio and declaring an emergency.

Sponsor: Spangler

Discussion: Another question as to the reason for an emergency. Pelletier approached the podium and stated that there is a large infrastructure project coming to the city byway of Columbia Gas in April. This will help to ensure that contractors operating within the City are insured. He stated this will protect the homeowner and will also help to obtain RITA funds for the City.

- First Reading of Resolution No. 2022-15- A Resolution authorizing Kurtis Strickland, from the Rural Community Assistance Partnership (RCAP) to submit a USDA Rural Development Application via the RD Apply Online Application System for the City of Wellston.

Note: Please pass as an Emergency

Sponsor: Hudson

Discussion: This is for the initial stages of the water plant project

A Motion to Suspend the Rules was made by Spangler, seconded by Lemaster, and approved by all in attendance. A motion to Adopt and Pass was made by Hudson, seconded by Browning, and approved by all in attendance.

- First Reading of Resolution No. 2022-16- A Resolution approving Additional Appropriations in the Street Fund.  
Note: Please pass as an Emergency  
Sponsor: Lemaster  
Discussion: This is to pay for the bridge project that was completed on Scenic Highway.  
A Motion to Suspend the Rules was made by Hudson, 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. 2022-17- A Resolution approving additional appropriations in the Fire Fund.  
Note: Please pass as an Emergency  
Sponsor: Hudson  
Discussion: This is for a Side by Side- \$10,000 is coming from an ODNR grant and \$6,000 was donated from General Mills.  
A Motion to Suspend the Rules was made by Hudson, seconded by Browning, and approved by all in attendance. A Motion to Adopt and Pass was made by Vance, seconded by Browning, and approved by all in attendance.
- First Reading of Resolution No. 2022-18- A Resolution authorizing the Mayor to take all necessary actions and execute any and all related documents to finalize the acceptance of grant moneys for improvements to The Depot and completion of those improvements.  
Note: Please pass as an Emergency  
Sponsor: Browning  
Discussion: This is the \$200,000 Capital Grant which was received last year.  
A Motion to Suspend the Rules was made by Hudson, seconded by Browning, and approved by all in attendance. A motion to Adopt and Pass was made by Vance, seconded by Browning, and approved by all in attendance.

### **Mayor**

Mayor Hudson began by referring to the pictures on the back of the Council Packet, which shows a recent aerial view of The Louvee and Pool Hall properties. These properties were signed over to the Land Bank for demolition. The new Infrastructure Crew is working on Second Street. The Mayor had a meeting with County Officials to upgrade the radio systems.

### **Service Director**

The Strip Mine Project has started back again. The Service Director then went over a list of demolitions that the City has performed, and some that will be scheduled soon. He discussed the latest work completed by the Infrastructure Crew and says this massive project is moving along nicely. He is also awaiting quotes from companies to address the traffic lights. The new employees are working out great in the water department and the process has become more streamlined.

### **Law Director- none**

**Auditor-** A motion to approve the Auditor's reports was made by Lemaster, seconded by Spangler, and approved by all in attendance.

**City Clerk's Reports-** none

**Treasurer Report-** none

**Fire-** none

**Zoning-** Pelletier discussed the new Rental Property Ordinance and says that this program is being rolled out for the safety of Wellston residents. Over 600 letters were sent out to landlords.

**Police-**

Chief Robinson presented his monthly report.

A motion to adjourn was made by Vance, seconded by Lemaster, and approved by all in attendance at 7:43 p.m.

  
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Council Clerk

  
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Council President