

Wellston City Council Meeting Minutes

March 17th, 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, Matti Vance, Rick Hudson, Lynley Carey, Teresa Lemaster, Fred Duby, and Roaby Browning.

Mayor Charlie Hudson presented a proclamation to Roger Canter showing the City's support of the VA Medical Center in Chillicothe, and that closing this facility would impose an unnecessary hardship on our local veterans.

Public Comments- Brenda Michael, 640 West Broadway St., was the first to take to the podium. Her first issue was that her driveway keeps washing out. She also said her back glass of her van was busted, but she doesn't know what caused the damage. She also said her neighborhood is starting to look like a junkyard. Code Enforcement Officer Ryan Pelletier then stated that the City is aware of the problem and has taken the necessary steps to remedy the situation. The current homeowner has 30 days to mitigate the problem.

Rodney Winters took to the podium to voice his support for Ordinance 2022-12.

Minutes- A motion to approve the minutes of the March 3rd meeting was made by Browning, seconded by Spangler, and approved by all in attendance.

Correspondence- none

Committees:

Finance- Hudson- met to discuss earlier in the evening to discuss raising Volunteer Firefighter wages. Hudson stated that future meetings will need to be held before a decision is made. There was also discussion as to giving Council members iPads for meetings in lieu of paper.

Health & Safety- LeMaster- none

Public Service- Browning- none

Planning- Carey- none

Community Action- Browning- none

Old Business- Spangler wished to open the floor to discussion since there were two conflicting mobile home ordinances up for a third vote during the meeting.

New Business- none

Legislation:

- Third 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
Previous 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.
A Motion to Adopt and Pass was made by Vance, seconded by Hudson. The vote was as follows: Spanger- No; Vance- Yes; Hudson- Yes; Carey- No; Lemaster- No; DUBY- Yes; Browning- No. This Ordinance Fails.
- Third Reading of Resolution No. 2022-10- A Resolution approving additional appropriations in the General and PD Special Programs Funds.
Sponsor: Hudson
Previous Discussion: This is for officer training and a donation to the Officer Blu Fund
A Motion to Adopt and Pass was made by Hudson, seconded by Browning, and approved by all in attendance.
- Third 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
Previous 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.
A Motion to Adopt and Pass was made by Spangler, seconded by Browning, and approved by all in attendance.
- Third 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
Previous 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.
Discussion pertaining to Revision: Leaving only "Owner Occupied"
A Motion to Accept the previously discussed Revision of the Ordinance was made by Lemaster, seconded by Hudson. All voted to pass the legislation except Vance who cast the only No vote.
A Motion to Adopt and Pass was made by Spangler, seconded by Lemaster, and approved by all in attendance, except for Vance, who cast the only No vote.
- Third 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

Previous 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.

A Motion to Adopt and Pass as an Emergency was made by Lemaster, seconded by Hudson, and approved by all in attendance.

- First Reading of Resolution No. 2022-19- A Resolution by the Council of the City of Wellston, Ohio authorizing the Mayor and/or Service Director to enter into a contract with Scott Ford for the sale of water and establishing rates.

Sponsor: Browning

Discussion- This is for Mr. Ford to have commercial water rates for operation of the Car Wash

- First Reading of Ordinance No. 2022-20- An Ordinance by the Council of the City of Wellston, Ohio authorizing the Mayor to execute and enter into a loan agreement with VCNB Jackson County Banking center for an amount not to exceed three hundred sixty-eight thousand, three hundred sixty-nine dollars and ninety-six cents (\$368,369.96), to finance the purchase of (1) New Way Sidewinder XTR Automated Side Loader Garbage Truck from Cerni Motors of Youngstown, Ohio, through the Ohio State Cooperative Purchasing Program.

Note: Please Pass as an Emergency

Sponsor: Spangler

Discussion: This piece of Legislation is to lock in the interest rate; the garbage truck will be ready in June.

A Motion to Suspend the Rules was made by Hudson, seconded by Spangler, 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 Ordinance No. 2022-21- An Ordinance amending the written Credit Card Policy for the City of Wellston.

Sponsor: Spangler

Discussion: The Service Director informed Council that due to Online Purchasing, a \$2,000 available credit is not sufficient for City Business.

- First Reading of Ordinance No. 2022-22- An Ordinance by the City of Wellston Legislative Authority adopting, amending, and replacing relevant Sections of Chapter 51 of the Wellston code in its entirety.

Sponsor: Vance

Discussion: Water and Sewer Service Application

- First Reading of Resolution No. 2022-23- A Resolution by the Legislative Authority of the City of Wellston approving Additional Appropriations in the Sales Tax Fund.

Note: Please do 3 reads and pass as an emergency

Sponsor: Vance

Discussion: This is for detection for the traffic lights, fuel, and stone.

Mayor

The City Auditor has resigned due to health reasons. American Tower has contacted the Mayor to ask for a rent reduction for the tower site. Sherrod Brown has named the Mayor to be part of a committee/caucus that shows support for the continued operations of the VA Medical Center in Chillicothe.

Service Director

Multiple demolitions have been completed in the past few weeks. The ODNR Ballfield project has started. The Second Street work continues and is moving at a good pace. The new equipment and painting has been completed in the Clerk's Office; Kathy Speraw is officially the City Clerk, Rachel Coffman is the Assistant City Clerk. The Service Director then addressed the issue of shop rags and baby wipes being flushed into the sewer system.

Law Director- none

Auditor- none

City Clerk's Reports- none

Treasurer Report- none

Fire- Chief Pelletier stated his reasoning for wanting the credit card increase, as reflected in the Legislation.

Zoning- Numbers on rental properties will be gathered in April

Police- none

A motion to adjourn was made by Lemaster seconded by Spangler, and approved by all in attendance at 8:10 p.m.


Council Clerk


Council President