

Wellston City Council

Meeting Minutes

October 6, 2022

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: Angela Spangler; Fred Duby; Lynley Carey; Teresa Lemaster; and Walter Norris. Matti Vance and Roaby Browning were absent.

All in attendance voted to approved Norris' absence from the October 6th meeting.

Public Comments- David Mulberry, 65 BlueSky Drive, addressed Council concerning sewer charges. He believes he is charged incorrectly each month. Mulberry lives outside the City Limits, which means his water is provided by Jackson County Water; his sewer is provided by the City of Wellston. Council had previously voted on a sewer outcharge for residents living outside the City Limits to pay for the extra fees associated with pumping waste at a greater distance. Mulberry believes it is unfair the residents living in this area had no vote pertaining to the outcharge and his water/sewer reading rates are calculated incorrectly. Mayor Hudson says he believes this area should be annexed, which would provide City water, garbage, police and fire coverage, and representation at Council.

Minutes- All members present voted to approved the minutes of the October 6th meeting.

Correspondence- none

Committees:

Finance- Spangler- none

Health & Safety- none

Public Service- Browning- none

Planning- Carey- A meeting was held to discuss food trucks within the City Limits. Legislation will be prepared and presented to Council.

Community Action- Browning- none

Recreation- Norris- A meeting was held with the Mayor to discuss creating another Recreation Board. More research will be conducted. President Hudson asked as to when the legwork for the upcoming Recreation Levy should be planned. Mayor Hudson responded the deadline is 90 days before the election. The lease for Make Wellston Beautiful (MWB) is also coming due. Mayor Hudson said the Rec Committee should meet with MWB. Everyone agreed more ball tournaments should be planned. The Mayor stated that MWB has done great things in the City and wanted to make sure it was understood that in no way does he want MWB pushed away, but he does want to be prepared if the group should decide to step away. 30-40 camping spots are planned for the RV park. There will be an additional \$100,000 coming from State Capital Funds for this project. The

Service Director said there have been discussions with the school to install tennis and pickleball courts in this area.

Old Business- none

New Business- Lemaster stated the Code Enforcement crew is doing a great job keeping the parks clean this year.

Legislation

- First Reading of Resolution No. 2022-54- A Resolution to accept the donation and conveyance of 673 West Broadway being parcel M240070000200, and authorizing the Mayor to execute any and all documents necessary thereto.

Sponsor: Spangler

Discussion: This is a property with multiple Code Violations. It was discovered that this is a rental. The City reached out to the owner, who wished to donate the property. The City will clean and resell the vacant lot.

- First Reading of Resolution No. 2022-55- A Resolution by the Legislative Authority for the City of Wellston authorizing the sale, by internet auction during calendar year 2023, of City-Owned personal property which is not needed for public use or which is obsolete or unfit for the use for which it was acquired.

Sponsor: Lemaster

Discussion: Yearly Resolution needed

- First Reading of Resolution No. 2022-56- A Resolution authorizing the City to enter into an agreement with Jackson County Economic Development Partnership.

Sponsor: Carey

Discussion: JCEDP currently receives \$1,000 from the City; Mayor Hudson would like to see that bumped to \$15,000 since Sam Brady and his team have secured multiple grants and development agreements for the City in just the past year alone. Jackson currently pays \$30,000 for their partnership.

- First Reading of Ordinance No. 2022-57- An Ordinance by the City of Wellston Legislative Authority amending Chapter 90 of the Wellston Code.

Sponsor: Lemaster

Discussion: Deer Hunting in Cemetery; Please pass as an Emergency on 3rd Read.

- First Reading of Resolution No. 2022-58- A Resolution authorizing the City Auditor to enter into a professional services agreement with local government services section of the Auditor of State's Office for accounting services and Declaring an Emergency.

Sponsor: Spangler

Discussion: Yearly Resolution needed.

Mayor

- The Mayor encouraged everyone to vote for the upcoming Senior Citizens' Renewal Level. This levy covers operations. Without this tax, the seniors are in danger of losing their facility.
- There is a \$30,000 offer on the Solid Waste District Property. The Mayor believes this is low and hopes to negotiate a better offer. The Law Director will make sure that this property will not have to be put out for public bid before a commitment to sell. The City owns the lot; the Solid Waste District owns the building.
- The Mayor had a Zoom with the Ohio Public Works Commission (OPWC). The offer from USDA is not available anymore, as they went to a 20/80 split on grants vs. loans at 2% interest. This would make the City's loan payment \$700,000 a year for 40 years. The Mayor asked if there was an option to reduce the project to just the water plant and the USDA refused saying they had moved on to other projects. OPWC loans at 0% interest and has offered a 30-year loan for the entire \$19 million, but that still leaves the City with a \$607,000 yearly payment. If the City would qualify for a 40-year loan, the payment would go down to \$477,000 per year. The Mayor told Council that based upon the savings from closing the two older plants, along with rate increases and the efficiencies of the new plant, the City can more than cover the yearly payment from the water budget alone. In order to obtain a 40-year loan term, the City must show that it is a financially distressed community and demonstrate there is a health and safety risk of not building a new plant; however, the Mayor warned, this could subject the City to EPA fines if Council does not move forward with building a new plant. With the North Plant being 85 years old, the dam on the reservoir in need of upgrading (per the EPA), and the Chlorine leak at the South Plant a few weeks ago, the Mayor says we have enough to prove risks. The Mayor presented members with a revenue plan pertaining to the new water plants showing that the 40-year loan is possible. The Mayor assured Council that he and the Service Director are still searching for grants to offset the \$19 million, and for the water tanks. If Council decides to not move forward with this loan, steps will be taken to repair the water plants and the dam. Council then planned to meet to tour the water plant.

Service Director

- Brenner spoke on the memos for the Cemetery Expansion and says the money is already sitting in the Capital Budget.
- Number 8 Pike will get paved to the City Limit the following week. This will be the last project for the year.
- A new line has been placed on Lockard Lane.
- The sidewalk by Viva Jalisco will be repaired soon.
- Budget talks and salary work has started.
- Union negotiations will begin soon.

Law Director- none

Auditor- All voted in favor to approve the Auditor's Reports.

City Clerk's Reports- All voted in favor of accepting the Clerk's Reports.

Treasurer Report- none

Fire- none

Zoning- Code reports were presented for August, September, and part of October.

Police- Monthly report was presented. Hope's Place is opening in Jackson soon. This is a child advocacy center and WPD has been asked to be part of the team. A speed study was taken on a Tuesday afternoon. Out of 213 cars, 24 were speeding with an average rate of 2 miles over the limit. The study was taken again at night. There was a total of 48 cars and 7 were found to be speeding at an average of 1.5 miles over the posted limit.

All those in attendance voted to adjourn at 8:12 p.m.


Council Clerk


Council President