

Village of Wellsville Regular Council Meeting

Council minutes of Regular Council Meeting held on July 19, 2016 at 6:00 PM at Wellsville Village Hall

Mayor Nancy Murray called the meeting to order.

Prayer/Pledge of Allegiance

ROLL CALL:

Present: John Morrow, John Cianni, Diane Dinch, Tony Cataldo, and Randy Allmon

Absent: Rosie Gibson

EXCUSED ABSENCES

Motion made by Mrs. Dinch, seconded by Mr. Morrow to excuse Ms. Gibson from the Council Meeting.

All vote yes, Motion passed.

APPROVAL OF MINUTES

Motion made by Mr. Allmon, seconded by Ms. Dinch to approve the Regular Council Meeting Minutes for 7/5/2016.

All vote yes, Motion passed.

Motion made by Mrs. Dinch, seconded by Mr. Cataldo to approve the Special Council Meeting **Minutes for 7/8/2016.**

All vote yes, Motion passed.

PUBLIC SPEAKING

Mr. T. Betz

Had concerns about the rental fee program that council is interested in implementing. He asked if council knew what the cost for the village would be to start and take care of this program. Mr. Cataldo states that the committee is working on that. Mr. Best suggested that council get an advisory board of village

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residents including landlords, homeowners and renters to discuss ways to accomplish this if possible.

He again reminded council that that cost will be too much for the village to run.

Mr. Morrow reminded everyone that this is still in the working phase and all their concerns will be taken into consideration. The committee is working closely with the law director.

Courtney Bratt

Just wanted to let everyone know that Steubenville is not the same as East Liverpool program. That one is a different price based on how many units owned and the city does not do any type of in home inspection.

Nina Graves

Felt that the landlord program was violating their constitutional rights. The landlords should not be responsible for the outstanding utilities.

Pinky Gill

She wanted to know why only the landlords were being charged for poor condition of houses and not anyone else.

Tonda Bratt

She read council the legal definition of discrimination and felt that the property owners fell into that definition. She felt that this was not the way to resolve things and the cost of monitoring the monthly property taxes, etc. would be too high.

Christine Boss

She asked about the HUD housing. They already have strict guidelines and inspections from the state. Will they be included in this new program? And to what degree?

Linda Moffat

She asked about owing two houses but her parents live in one and she did not rent it out, would this be part of the program.

Mayor Murray and Mr. Morrow again assured the residents that the program is still being worked on and all their concerns and questions will be addressed.

Councilman Allmon thanked all the landlords and felt that their concerns were valid.

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Councilman Cianni said there were a lot of properties in the village that needed repaired and updated, not just rental but privately owned also. He felt that people needed to be responsible for their own properties. Landlords needed to monitor the renters and help to clean up also. He said that the village employed 3 employees to take care of all the property in the village and it is very hard to keep. And maybe residents could help out, even if it was just pulling weeds on the curb, if everyone just helped out it would make all the difference.

He understands that the economy has dropped. And that there were several cases of delinquent property taxes that have been referred to the county prosecutor's office.

Jim Saracco

He wanted to know why the village purchased some old properties. Mr. Cataldo and Mrs. Dinch spoke up and said that yes the council voted for it because if not they would just sit there and deteriorate. They felt that if the village purchased it and then put them up for bid, they could be sold maybe even at a profit. Two have been sold, the last is being readied to be put up for bid soon.

Dale Winn – representative East Liverpool Boardwalk Realty

He suggested a fee is not necessarily a bad thing but what will be done with the money? That is something that would need worked out. He felt that the zoning laws already in effect need to be enforced before new ones are created. Mayor Murray stated that they have been going to the different properties and there is a large file of pictures of private properties that are being readied for court summons. Mr. Winn felt how this program happened in East Liverpool is not the way Wellsville wants to go. The landlords need to know exactly what they will be getting for this fee. He offered to meet with the Property Committee to assist them in any way possible.

Dawn Johnson

What happened in Portsmouth with the inspections was ruled illegal and unconstitutional by a Federal judge, what makes council think it won't be that way here? That information has been passed on to our legal counsel.

Patrick O'Hara

The ruling from the federal judge was that the specific incidents concerning Portsmouth was if a tenant refused entrance into their homes then the landlord would be penalized and if the tenant refused inspection they were demanding the landlord for them to do it. That is what the judge ruled unconstitutional. The law is

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you cannot force a tenant to allow you in the house or penalize the landlord for them not doing so.

Mayor Murray suggested that the landlords all come to the next Property Committee meeting and express all ideas and suggestions.

ADMINISTRATIVE REPORTS

POLICE

Lieutenant Marsh Eisenhart gave a report for the first 6 months – arrests and traffic citations brought in over \$35,000.00 in magistrate court fees.

She also submitted a report on the wages of the village Police Department and 6 area departments and Wellsville is the lowest by \$3.50 per hour for full time and \$2.79 per hour for part-time. The benefits were also compared and most did pay for their own insurance but still did not compare due to out of pocket expenses that Wellsville has. Part-time officers have no clothing allowance and have to pay for own equipment. Full-time officers start at \$10.91 per hour and part-time at \$9.50 per hour. She submitted report to council. Mr. Allmon felt that the low wages for the police department was wrong and agreed with Mr. Cianni that once the reconciliation audit was completed and everything was worked out, they had to work on some way to increase the wages and benefits.

FIRE

Barry Podwell reported that there were 2 major incidents this month and wanted to thank everyone in the neighborhood for donations of food and water while the firemen were working throughout the night. He wanted to thank Paul Anthony and the land bank for their help with the building that collapsed on Main Street.

VILLAGE ADMINISTRATOR

Paul Anthony -Village Administrator

He used the building that just collapsed on Main Street as an example of how he needed the Fire Chief to help get these old buildings condemned and destroyed before something like this happened again.

He was just made aware of no citations being sent out in the last year to owners of properties that needed repaired. They now are working on getting 10 affidavits and citations to be sent out. He has been successful with getting in contact with some and they have either made the repairs or have agreed to do so. There are still some that will be issued a citation.

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Will be meeting with a contractor concerning the Wells Hollow Road project.

Sewer Department - There were no shut offs for July – some have signed agreements and have not complied and when their time runs out they will be issued a notice.

MAYOR'S REPORT

She announced the retirement of Fire Chief William Smith effective July 9, 2016. She read his resignation letter and thanked him for all his years of service.

Mrs. Dinch made a motion, seconded by Mr. Morrow to accept Mr. Smith's resignation

All vote yes, Motion passed.

Mayor Murray also said that the results from the reconciliation audit should be back in the next couple weeks. She asked Hoi Wah Black to explain the process. She let the residents know that per the Mayor's promise of transparency, she has been downloading the appropriation reports, fund reports, and payment reports for years 2014-2016 and they will all be on the ohiocheckbook.com website so that the public can go to that site and see all the records. She also announced that 2016 has been reconciled thru June 2016.

The Mayor also announced that the village website is currently being updated and a link to this site will be listed there also. She will let the residents know when it is up and running.

She then recommended Barry Podwell be hired as the new Fire Chief.

Mr. Allmon made a motion, seconded by Mrs. Dinch that the recommendation that Barry Podwell be the new Fire Chief be accepted

All vote yes, Motion passed.

COMMITTEE REPORTS

Finance

Committee Chairperson – Tony Cataldo

Mr. Cataldo made a motion, seconded by Mr. Allmon to approve invoices totaling \$3,421.47.

All vote yes, Motion passed.

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Mr. Cataldo made a motion, seconded by Mrs. Dinch, to approve 2017 tax budget.

All vote yes, Motion passed.

Mr. Cataldo made a motion, seconded by Mrs. Dinch, to close CF Bank account #1005207996 and transfer balance of \$4316.37 to Huntington Bank. Mr. Cataldo asked Mrs. Black to explain reason to close the account.

All vote yes, Motion passed.

Streets, Lights, Parking

Committee Chairperson – John Cianni

Mr. Cianni contacted ODOT about the chain link fence, which is in horrible shape, on the access road to Wells Hollow.

Mr. Cianni made a motion and seconded by Mrs. Dinch, to block off 18th Street between Main Street and Commerce for Kid's Day at Kiducation. On August 11, 2016 from 5:00pm to 7:00pm.

All Voted Yes. Motion Passed

Claims, Rules Ordinances

Committee Chairperson – Rosie Gibson

Nothing at this time

Water, Sewer, Refuse

Committee Chairperson – Diane Dinch

Mrs. Dinch announced that the committee did have a meeting on July 13th at 11:00am and discussed funding. Mr. Anthony has forwarding information to Dallas Dawson and he will be meeting with the sewage plant to discuss ways to applying for grants to address some of the issues.

Property

Committee Chairperson - John Morrow

Mr. Morrow announced that they did meet with Rep. Tim Ginter on the 13th regarding the flood levy system which is years behind in upkeep. He will work with the village to try and obtain some help in updating the system He has asked for \$490,000 to refurbish not replace the floodwall system.

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Personnel

Committee Chairperson – Randy Allmon

Nothing at this time.

LEGISLATION

RESOLUTION 16-03

A RESOLUTION DECLARING A NECESSITY FOR THE TRANSFER OF FUNDS FROM THE CAPITAL IMPROVEMENTS FUND TO THE GENERAL FUND.

Motion by Mrs. Dinch, seconded by Mr. Allmon to suspend rules on Resolution 16-03

All Voted Yes. Motion Passed

Motion by Mrs. Dinch, seconded by Mr. Allmon to adopt Resolution 16-03

All Voted Yes. Motion Passed

OLD BUSINESS

none

NEW BUSINESS

none

ADJOURNMENT

Mr. Cataldo made motion, seconded by Mr. Morrow that the meeting be adjourned. The next regular council meeting is on Tuesday, August 2, 2016 at the Village Hall.

All vote yes. Motion passed

Nancy Murray, Mayor

Hoi Wah Black, Fiscal Officer