

**Village of Wellington  
Council Meeting Minutes  
Barbara O'Keefe, Mayor  
Council: President Jeff Hyde, Sandy Denes, Helen Dronsfield,  
Steve Maurer, Hans Schneider, Guy Wells**

<b>Council Chambers</b>	<b>Tuesday September 3, 2013</b>	<b>7:30 p.m.</b>
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1. **PLEDGE OF ALLEGIANCE** – Mayor O'Keefe called the meeting to order with the Pledge of Allegiance.

2. **ROLL CALL**

Council President Jeff Hyde – Present	Councilman Steve Maurer – Present
Councilwoman Sandy Denes – Present	Councilman Hans Schneider – Present
Councilwoman Helen Dronsfield – Present	Councilman Guy Wells – Present

Others Present – Mayor O'Keefe, Village Manager Pyles, Finance Director Shaw, Law Director Bond, Public Works Superintendent Brasee, Electric Superintendent Bealer, Police Chief Rollins, Fire Chief Wetherbee, Zoning Inspector Furcron, Clerk of Council O'Brien, Enterprise Reporter Cait Wasmundt.

3. **APPROVAL OF MINUTES**

Mr. Wells asked that the July 15<sup>th</sup> minutes be amended to reflect the following correction (in bold): Under Old Business, Quarterly Taxes and RITA: If a resident does not wish to pay quarterly taxes, she instructed **he/she should** flip the paper over, write in the \$0 dollar amount, write in the SS# and send it back to RITA, and they will stop quarterly billing. Motion by Wells, 2<sup>nd</sup> by Denes to approve as amended. Roll call vote was taken with all members voting "yes".

4. **APPROVAL OF FINANCIAL REPORTS**

Approval of Expenditures for September 3, 2013.

101 Gen	\$	16,340.27
201 Street CM & R	\$	3,980.41
211 Cemetery Auditor Fees	\$	158.58
401 Capital Improvements	\$	13,626.27
501 Water	\$	7,745.84
502 Sewer	\$	7,449.44
503 Electric	\$	8,339.40
Power Bills	\$	29,402.59
504 Garbage	\$	25,488.97
505 Cable TV Franchise		
508 Consumer Deposits	\$	3,347.06
Pay 16	\$	90,373.77
Total	\$	206,252.60

Ms. Denes and Mr. Maurer questioned some of the expenses. Mr. Brasee answered the questions. Motion by Hyde, 2<sup>nd</sup> by Denes to approve the expenses for September 3, 2013. Roll call vote was taken with all members voting "yes".

5. **COMMUNICATIONS FROM MAYOR, COUNCIL, AND VILLAGE OFFICIALS:**

- Mayor O'Keefe
- Law Director Bond – Nothing to report
- Police Chief Rollins – Nothing to report
- Finance Director Shaw – Ms. Shaw reported that she had spent a large portion of her day speaking with property owners about their assessments. Ms. Shaw mentioned that the monies received from BWC were put back into the account from which they

came, as instructed by the Auditor. Ms. Shaw reported that she has asked Rita to create a spread sheet for First Merit Visa expenses which will list each purchase applied to the credit card. Ms. Shaw reported that the RITA representative would be doing a follow up meeting on September 19<sup>th</sup>. She asked Council members to email her with any questions or concerns they may have for discussion during the meeting. Ms. Shaw reported that she had received customer complaints in regard to RITA's customer service. Ms. Shaw informed council that she had a telephone conversation with a RITA representative in which she reminded them that the agency was representing the Mayor and Council, and to treat the village tax payers respectfully. Ms. Shaw also mentioned that the person's who had complained also owed city taxes.

- Village Manager Pyles – Mr. Maurer asked Mr. Pyles to keep him informed on the traffic count on Jones St. Mr. Pyles assured him that he would and explained that the count would be held in late September. Mr. Pyles informed the Mayor and Council that Fair week had been very successful as far as the utilities and traffic were concerned. Ms. Denes asked Mr. Pyles to give an update on the Underpass project. Mr. Pyles reported that the projected project completion date was October 2014. Mr. Pyles mentioned that he had received questions regarding the train speed on the temporary tracks. He informed Council that CSX reported there would be no slow downs in regard to train speed as the tracks were designed with super elevation. Mr. Pyles explained that the rails were similar to that of a race track as one rail is slightly higher than the other to offset any centrifugal force when making the turns. Mr. Pyles reported that he had also received questions in regard to changes in the design of the run around track. He explained that no, there had not been any changes deviating from the original plan. Ms. Denes asked about the scheduled road closure on SR 18. Mr. Pyles reported that Beaver Construction would have 2 or 3 day intermittent closures, for a two week period, instead of a full two week closure. Mr. Wells asked Mr. Pyles if there is any location online in which residents could view a rendering of the completed project, and if so, could a link be placed on the village's website? Mr. Pyles will check with ODOT; he will either enter a link, or upload a document to the villages website. Mayor O'Keefe asked when SR 58 would be closed for construction; September 10<sup>th</sup> for 2 weeks.

## **6. REPORTS OF COMMITTEES**

- Finance – Mr. Hyde reported that the minutes for the August 5<sup>th</sup> meeting were in the packet and the committee would meet again on Sept. 16<sup>th</sup> after the Utility committee meeting. The Fire Board minutes were also in the packet and will meet on Weds. Sept. 4<sup>th</sup> at the Kelly St. Fire Station.
- Police - Mr. Maurer reported that the committee had met prior to the Council meeting, and had come to an agreement on providing an SRO for the schools. Mr. Nolan and Chief Rollins will work together on the plan. The next meeting is Oct. 7<sup>th</sup>, and the Ambulance Board will meet on Sept. 10<sup>th</sup> at 7:00 PM.
- Public Works - Mr. Schneider reported that Mr. Brasee gave an overview of the projects for fall; Mr. Pyles informed the committee of cell tower negotiations, and informed the committee about the OPWC Ordinance to be read at the Council meeting.
- Utility – Ms. Denes reported that the minutes from the August 5<sup>th</sup> meeting were in the packet and that the committee would meet again on September 16<sup>th</sup> prior to the Council meeting. The minutes for the MSW meeting were also included in the packet and that they would be meeting on the third Thursday of the month at 8:30 AM. She thanked the village departments for their help with the Cheese Festival. Ms. Denes asked Zoning Inspector Furcron the status of the inoperable vehicle with expired plates located at the SE corner of Union St. and Jones St. Mr. Furcron explained that a certified letter had been mailed and he had spoke with Mr. Zaleski who will begin

the process on Thursday morning. Mr. Maurer asked the status of the property on S. Mill St., Mr. Bond informed Council that a law suit would be filed by the end of the week.

- Ordinance – Mr. Wells reported that the committee had met prior to the Council meeting, and would meet again on October 7<sup>th</sup>. The committee discussed alternate energy generation; the committee voted 2-1 not to pursue drafting regulations for free standing solid fuel fired boilers; leaving the existing prohibition in place. Mr. Wells reported that the committee also voted 2-1, not to pursue drafting regulations for ground mounted solar collectors in residential areas. He explained that the committee could revisit those topics at any time in the future. Mr. Maurer asked if Council would be voting on the proposal; Mr. Wells assured Mr. Maurer that an Ordinance would be drafted and brought before Council to be voted upon. Mr. Wells reported that the Cable Commission met and is discussing having a volunteer based project to produce more Wellington content for Channel 12.
- Ms. Dronsfield reported the Wellington CIC had received a letter from the State Auditor which stated that the CIC, although not audited due to limited transactions throughout the past few years, was in compliance. Ms. Dronsfield explained that Karen Shaw had been working with the auditors in regard to questions related to the CIC. Ms. Dronsfield also reported that the Cemetery Board met and are researching the cost of a columbarium project. The board will be approaching Council with a proposal in the future. They are also discussing the placement of the columbarium in regards to the Trails End property and buildings.
- Mr. Maurer reported that he had attended the last couple of meetings for the Friends for Wellington Auditorium committee. He mentioned that the committee has a website <https://sites.google.com/site/fotwca/>, and encouraged residents to visit the page. He also mentioned that Superintendent Nolan is the president of the group.
- Mayor O’Keefe informed Council that she had handed out pamphlets from Lorain County Community Action Head Start, and announced that there would be a Head Start classroom this year at Westwood Elementary school.

## 7. ORDINANCES AND RESOLUTIONS

- **RESOLUTION NO. 2013-24**

A RESOLUTION DECLARING THE OFFICIAL INTENT AND REASONABLE EXPECTATION OF THE VILLAGE OF WELLINGTON ON BEHALF OF THE STATE OF OHIO (THE “BORROWER”) TO REIMBURSE ITS SEWER FUND FOR THE WASTEWATER TREATMENT PLANT IMPROVEMENTS, LOAN PROJECT NO. CT16Q, WITH THE PROCEEDS OF TAX EXEMPT DEBT OF THE STATE OF OHIO AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE **3<sup>rd</sup> Reading**

Motion by Wells, 2<sup>nd</sup> by Denes to approve the third reading. Roll call vote was taken with all members voting “yes”.

- **ORDINANCE NO. 2013-25**

AN ORDINANCE TO REVISE THE CODIFIED ORDINANCES PURSUANT TO OHIO R.C. 731.23 BY ADOPTING CURRENT REPLACEMENT PAGES, AND DECLARING AN EMERGENCY **3<sup>rd</sup> Reading**

Motion by Denes, 2<sup>nd</sup> by Wells to approve the third reading. Roll call vote was taken with all members voting “yes”.

- **RESOLUTION NO. 2013-27**

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER POLLUTION LOAN FUND AGREEMENT ON BEHALF OF THE VILLAGE OF WELLINGTON FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF WASTEWATER

FACILITIES; DESIGNATING A DEDICATED REPAYMENT SOURCE  
FOR THE LOAN; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE  
DATE

**2<sup>nd</sup> Reading**

Mr. Wells asked Mr. Pyles if he needed the rules suspended? Mr. Pyles explained yes, that the application needed to be submitted to be approved this year in order for the construction to begin in 2014.

Motion by Wells 2<sup>nd</sup> by Maurer to suspend the rules. Roll call vote was taken with all members voting "yes". Motion by Wells, 2<sup>nd</sup> by Denes to approve as read. Roll call vote was taken with all members voting "yes".

- **ORDINANCE NO. 2013-29**

AN ORDINANCE AMENDING THE 2013 ANNUAL APPROPRIATIONS  
ORDINANCE TO MAKE APPROPRIATIONS FOR CERTAIN EXPENSES  
AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE. **1<sup>ST</sup> Reading**

Motion by Maurer, 2<sup>nd</sup> by Wells to suspend the rules. Roll call vote was taken with all members voting "yes". Motion by Wells, 2<sup>nd</sup> by Maurer to approve as read. Roll call vote was taken with all members voting "yes".

- **RESOLUTION NO. 2013-30**

A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO PREPARE  
AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC  
WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL  
TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE  
CONTRACTS AS REQUIRED, AND PROVIDING FOR AN IMMEDIATE  
EFFECTIVE DATE **1<sup>ST</sup> Reading**

Ms. Denes asked Mr. Pyles if he needed the rules suspended? Mr. Pyles explained yes, that the projects had been finalized and the application was due by the end of the week.

Motion by Denes 2<sup>nd</sup> by Wells to suspend the rules. Roll call vote was taken with all member voting "yes". Motion by Denes 2<sup>nd</sup> by Hyde to approve as read. Roll call vote was taken with all members voting "yes".

## **8. OLD BUSINESS**

- Mr. Hyde asked if the Council Packet could be reworked so that the agenda and the previous meeting minutes are not printed front and back and if they could be separated, as he felt the packet is difficult to follow. There was some discussion about how the packet could be prepared in a user friendly way. Ms. Shaw asked Council members whether or not they would like an electronic copy of the packet, in addition to the printed copy? The reply was "yes". There was some discussion about how the process would be completed.

## **9. NEW BUSINESS**

- Mayor O'Keefe reminded everyone of the Harvest of the Arts on Sunday September 15<sup>th</sup>.
- Ms. Denes asked about the large amounts of furniture on the curb lawns weeks before the large item pickup dates. Chief Rollins explained that the trash had been set out by residents who have moved out of the homes. There was some discussion about whether or not a citation could be issued. Chief Rollins replied that he would look into it in the morning.

## **10. ADJOURN**

Motion by Denes, 2<sup>nd</sup> by Wells to adjourn at 8:05 PM

