

February 26, 2024

Council President Protem Mrs. Dennis called the February 26, 2024 Belpre City Council meeting to order at 7:31pm. The roll was called with the following members present: Mr. Ambrozy, Mrs. Dennis, Mr. Ferguson, Mr. Godfrey, Mr. Locke, Ms. Riffle and Mr. Seebaugh present. Also, present were Mayor Abdella, City Auditor Mrs. Nolan, City Law Director Mr. Webster, Treasurer Mrs. Cassady and Clerk of Council Mrs. Meredith. At this time, there has been no Safety-Service Director appointed. Absent from the February 26, 2024 meeting was President of Council Mr. Martin.

Council President Protem Mrs. Dennis asked everyone to please rise for the Prayer and remain standing for the Pledge of Allegiance. Police Chief Stump gave the invocation and led us in the Pledge of Allegiance.

Council President Protem Mrs. Dennis asked all present if you have cellphones or any electronic devices to please turn them off or to vibrate so it won't interfere with the recording.

If you plan to address council this evening, please stand, come to the podium, state your name clearly so the clerk can get your information, and address council.

Council President Protem Mrs. Dennis asked for a motion for the February 12, 2024 minutes. Mr. Locke made a motion to accept the February 12, 2024 minutes as presented and by-pass the reading. A vote was taken with all members of council present voting aye.

**Reports of City Officials:**

Mayor Abdella presented her report before council. It is as follows:

Communications:

Then and Now Approvals

Buckeye Aquatics \$7672.00 From September 2022 (This needs Approval)  
Please do a voice vote we forgot last meeting and the Auditors team needs it in the minutes

Light Poles in Civitan Park - I have met twice with AEP related to the light poles in Civitan Park around the walking track. The poles are at end of life and are owned by AEP. With this being said, AEP has declined to enter into a joint use agreement with the city. This means that they do not want the hanging baskets on top of the poles due to what they state are stress fractures caused by the sway of the baskets. They have stated that there are currently two poles requiring replacement. One that was damaged by a mower and one hit by a car. They will replace these however it will be \$1000 per pole to replace the damaged ones that will be billed to the city. We are in talks to discuss how to get steel poles that have a 50-year life. I will keep you posted on how we proceed.

#### Technical Review Committee

This committee is being formed to review development plans and construction projects within the city. Our goal is meet with property owners and developers to discuss the projects and help them navigate the building process while meeting all the requirements of the state and city codes. Our first on is in March and we have 3 projects slated for discussion with the developers. We are very excited to see these projects moving forward in our community.

Heath Board Meeting - discussion related to current services and duplication of services provided by the county. (More to Come)

Swimming Pool- Met with Mike Bishman, the Auditor and Chris Barringer to discuss the needs of the pool and that are critical to the opening.

#### Critical Issues:

- MOU With AFMSE – Please assign to the Finance Committee for consideration. This has already been executed by the previous administration and the process of clothing allowance was changed in January prior to this being accepted by council.

#### Project Updates:

Water Tower:

- Trees have been cut and no bats disturbed.
- Loan documents submitted
- Bid documents being prepared

Lead Service Lines – These lines must be identified in the City prior to October 16, 2024. This is a mandate by EPA. The city was notified approximately 8 months ago about the need. We are working on a plan to accomplish this project. We will update you as we have a solid plan to share. Loaded to GIS.

Other Info:

- All city tap charges are under review due to material cost increases.
- It's that time of year, and we are working as a team to make the process of turning on outdoor irrigation systems more stream lined. We still require the backflows but we want the process to be much easier for the citizens. (More to come)

Projects Contracted in 2023 not completed:

Doug Lowe

- Skimmer Tubes \$17,703.46 - in progress
- Replace 8th street water line \$47,044.50

Lewis Fence

- Blvd Sands Generator Fence \$6,700.00

EDG:

Rate Analysis \$25,000 should be ready by next week

Lead Line revised - \$40,000

Watermain extensions \$100,400 was added this evening.



Mr. Locke asked about the lead service lines and who all would be involved. Mayor Abdella to inform council once a plan is in place.

Council President Protem Mrs. Dennis asked for a voice vote on the approval of the Belpre Aquatics in the amount of \$7,672.00 from September 2022. Mr. Locke made a motion for a voice vote on the Belpre Aquatics. A vote was taken with all members of council present voting aye.

Safety-Service Director has not yet been appointed.

City Auditor Mrs. Nolan reported that over the last two weeks I have participated in multiple meetings with Mayor Abdella and the Administration. We have met with PEP (Public Entities Pool of Ohio) which is our property and casualty insurance. People's Bank representatives met with us to review our account. We have reviewed our AEP billings. Today we met with Professional Pool Management Co regarding the pool needs. We are reviewing all contracts together.

The January 2024 Utility Adjustment Report was emailed to Council Thursday, February 22, 2024, and needs Councils approval.

Mr. Locke made a motion to accept the January 2024 Utility Adjustment Report as presented. A vote was taken with all members of council present voting aye.

City Law Director reported that there is a lot of legislation that we are working on in the Law Director's Office. These should be done relatively soon. The new Mayor's Court started the first of February. We have had two Mayor's Court now. The Mayor and the Police Prosecutor are trying not to do bodily damage to each other while going through the process as it is a learning experience for both. Secondly the Police Prosecutor has a new Municipal Court Judge. They are changing their pre-trial schedule. Lots of change. This is why you don't have your Annual Municipal Report. Once the changes are complete, I will report to council.

City Treasurer Mrs. Cassidy reported that each member of council has received a copy of the January 2024 Treasurer's Report that needs approved by council. Mr. Locke made a motion to accept the January



2024 Treasurer's Report as presented. A vote was taken with all members of council present voting aye.

Mrs. Cassady also announced that each member of council has received a copy of the June 2023 amended and the Year-to-Date 2023 that needs approval by council. Discussion followed. Mr. Ferguson made a motion to accept the June 2023 amended and the Year-to-Date 2023 Treasurer's Report as presented. A vote was taken with all members of council present voting aye.

### **Communication and Petitions:**

Council President Protem Mrs. Dennis assigned the AFMSE contract to the Finance/Audit committee, Mr. Ferguson, Chairman.

### **Reports of Standing Committee**

Mr. Ferguson Finance/Audit Committee reported that his committee met February 19, 2024 at 6:00 pm to review the 2024 Budget. Minor corrections were addressed at the meeting. I have asked the clerk to add **AN ORDINANCE ADOPTING CALENDAR YEAR 2024 ANNUAL APPROPRIATIONS** to tonight's agenda. Mr. Ferguson called a Finance/Audit Committee meeting for March 11, 2024 at 6:15 PM for the purpose of discussing Manpower.

Mrs. Dennis, Police and Fire Committee had no report.

Mr. Locke, Streets, Sidewalks and Storm Sewer Committee presented the following before council:

On Tuesday February 13, 2024 Karen and I attended a Belpre Tree Commission meeting in council chambers. It was a very informative meeting. Also, our Soil and Water contact Kathy Davis was in attendance.

On Monday February 19, 2024 my committee had a presentation by Kathy Davis from Washington Soil and Water Conservation outlining her relationship supplying Belpre with much needed guidance and help with keeping in line with the EPA's Storm Water Guidelines. I was extremely impressed.

Also, on February 19, 2024 I attended Mr. Ferguson's Finance/Audit Committee meeting as we continued the review of the budget.

Also, on February 20, 2024 I attended Penne Riffle's Rules Committee meeting pertaining to a Moratorium on certain rehab facilities within Belpre's City Limits. Quite a bit of discussion by the audience followed.

On Thursday, February 22, 2024 Karen and I attended the Washington County Commissioners weekly meeting in Marietta. A lot of county wide projects were discussed. These meetings are open to the public and they encourage everyone to attend.

Also, Karen and I took the opportunity and voted Thursday February 22, 2024.

Later Thursday, February 22, 2024 I attended a meeting with Street Supervisor Chris Barringer and the Mayor about paving Rockland Avenue in 2025. This meeting took some time as a lot of information presented.

At this time, I would like to add to tonight's agenda **"A RESOLUTION AUTHORIZING THE MAYOR OF BELPRE TO SIGN A CONTRACT WITH WASHINGTON SOIL AND WATER CONSERVATION DISTRICT TO SUPPLY TECHNICAL ASSISTANCE FOR THE CITY OF BELPRE"** for first reading. A vote was taken with all members of council present voting aye.

I would like to call a **Street, Sidewalk & Storm Sewer Committee meeting for March 25, 2024 at 7:00 PM to discuss street parking and heavy truck routes.**

Mr. Ambrozy Utilities Committee reported that since the last regular meeting on February 12, 2024 I took a field trip to the site of the new water tank that is to be built. Trees have been removed. I also attended the Marietta/Belpre Health Board meeting. The purpose was to learn about what the Health Department does.

Mr. Seebaugh Parks and Recreation Committee Meeting was held at the city pool to observe and discuss both needed and suggested repairs to the facility. Chris Barringer street dept foreman led the tour for committee and attendees. Chris discussed that many of the issues arise from lack of critical preventive maintenance and age. Discussion was held over the 3 estimations of repairs ranging from \$116,000.00 to \$7,750. (these are attached to report) Total estimation for the pool including the yearly operating cost is just shy of \$250,000.00. This is if we fix every issue according to the quotes we have.

### Key Points and Take Aways

\*Pool is operable but will continue to leak from both kiddie pool and main pool.

\*One pump is in desperate need of attention and repair.

\*Chris Barringer is going to put together a Preventive Maintenance schedule and once complete share to committee.

\*Concession stand has minimum requirements to be addressed to be passed by health dept and open for business.

\*I suggested before we spend large sum of dollars on repairs, perhaps a complete remodel may be considered.

\*Committee member Nate Godfrey suggested contacting pool designer of the Parkesburg and Jackson Park pool to consult on what can potentially be done with ours before large expenditure on repairs. Nate also suggested that if we can setup kayak rentals for river front area, this can be handled by pool house and would improve the income it brings in.

\*Committee member Lyndsay Dennis suggested if we move forward with upgrades, we can utilize our digital presence as well as community involvement for a "save the pool" campaign.

### Next Actions Suggested

\*Pass the required funds for pool operation in 2024 including the minimum required for opening and functionality of pool and concession stand.



\*Ask mayor to contact neighboring cities for pool designer contact and schedule a consultation.

\*Post consultation Parks and Recs Committee can call meeting to discuss further options on repair or upgrades.

Mr. Godfrey Planning and Zoning /Economic Development committee had no report. Mr. Godfrey called a Planning and Zoning committee meeting for March 11, 2024 at 6:45 PM for purpose of discussing changing zoning from R1-R2.

Ms. Riffle Rules Committee stated that she is very impressed on the amount of information this council is gathering. She had attended many of the committee meetings that had been called. Below is her Committee Report from February 20, 2024.

Ms. Riffle Rules Committee reported that on Tuesday, February 20, 2024, The Rules committee of Belpre City Council met. The purpose of the meeting was to discuss the possibility of enacting a moratorium on addiction treatment facilities within the City of Belpre. The meeting was called to order at 6:00 PM.

Rules committee member Councilman Seebaugh was present. Member Councilman Godfrey was absent, but had previously notified the Chair of a previous commitment and his agreement for the need for a moratorium. Other Council and Administrative present were: Mr. Locke, Mrs. Dennis, Mr. Ambrozy, Mr. Ferguson, Mayor Abdella, Auditor Nolan and Treasurer Cassady.

There were also 8 community members present.

The meeting began with the Chair leading the discussion of the concerns leading to the meeting. Previous discussion and legislation from the previous council. Additional information gathered from Ohio Revised Code, Ohio Administrative Code, US Department of Health and Human Services and the Ohio Department of Mental Health and Addiction Services. As well as information from the Ohio cities of Xenia and Portsmouth.

Council members were then offered the opportunity to speak.

- Mr. Locke said that he had heard some complaints about the most recent facility, Angel's Harbor. He had also discussed his concerns with a Parkersburg City Councilman about the issues and problems they faced with the multitude of facilities they have, and the lack of guidance and rules/laws from the state, WV. He was supportive of a moratorium.
- Mr. Seebaugh expressed that he had personal family/friend experience with addiction. He also told of what he had seen across the state as he traveled for work. Telling of "Sharps" containers in public restrooms and once healthy neighborhoods in disrepair.
- Mr. Ambrozy did not have any personal insights but did agree that the discussion was necessary and as a council we had the responsibility to address the issue/concerns of our citizens.

Mr. Ferguson brought up that we had some Code that dealt with some of the issues, but that we would need to really dig into the Zoning and the Ordinances to ensure that what ever we decided would be enforceable.

Mrs. Dennis works in downtown Parkersburg and sees many situations daily that are concerning and that she would not want to see in Belpre.

Some community members spoke of their concerns/issues:

- Karen Locke has heard specific complaints regarding Angel's Harbor. Additionally, she has spoken to citizens that have expressed a desire/need for a moratorium, especially in regard to the residential areas, the new hospital and school zones.
- Karen Gibson, speaking for Jon Neff of Bob's Market which is across the street from Angel's Harbor, said that they have had specific interactions with some of the residents.
- Lisa Stone, President of Belpre Area Ministries (BAM), told of some of the residents and peers from the Angel's Harbor facility on SR339 had come to BAM asking for food. One House "mom" had come in asking for food for her girls at the facility. Ms. Stone gave her some food but told her that she would like more information regarding the situation so she could discuss it with her board. Within a few days 5 women from the 339 facilities came in asking for food. Then about a week later another woman

came, saying she needed food and was not eligible for food stamps. Ms. Stone was generous with all these ladies, but is concerned about the conditions at the 339 facilities. The lack of information from the administration of the facility and the impact this could have on residents and families of Belpre that rely on BAM.

- Jackie and BJ Cassady had personal knowledge of Angel's Harbor as their daughter was a graduate of their program. They could not speak to all the concerns, just of their daughter's experience.

Mayor Abdella discussed that Angel's Harbor was not the only treatment facility in town. The Celebration Center sponsors an outpatient group, and the new hospital may have youth addiction programs. So, we need to proceed with caution and ensure we address all situations and concerns.

After more discussion the Chair summarized the comments and reminded everybody that this is not just about Angel's Harbor, but about all facilities current and possibly in the future.

The Chair then called for a voice vote from all Council members present and it was unanimous that we should proceed with a moratorium.

The meeting adjourned at 6:51PM.

Legislation was forwarded to Mr. Webster's office to be corrected and updated.

Ms. Riffle made a motion to add to tonight's agenda for first reading **AN ORDINANCE TO ESTABLISH A SIX-MONTH MORATORIUM ON THE ESTABLISHMENT OF INPATIENT OR OUTPATIENT ADDICTION FACILITIES, INCLUDING SOBER LIVING HOMES AND RECOVERY HOMES, WITHIN THE CITY OF BELPRE.** A vote was taken with all members of council present voting aye.

Mr. Ferguson made a motion to by-pass committee and add to the agenda **AN ORDINANCE TO AMEND THE LABOR CONTRACT BY AND BETWEEN THE CITY OF BELPRE AND MUNICIPAL EMPLOYEES LOCAL 3507, OHIO COUNCIL 8; AFL-CIO.** This should have been done



last year. A vote was taken with all members of council present voting aye.

**PERSONS APPEARING BEFORE COUNCIL – AGENDA items only:**

none

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

Mr. Ferguson brought before council for first reading **AN ORDINANCE ADOPTING CALENDAR YEAR 2024 ANNUAL APPROPRIATIONS.**

Point of Clarification was given by Mr. Ferguson. A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

Mr. Locke brought before council for first reading **A RESOLUTION AUTHORIZING THE MAYOR OF BELPRE TO SIGN A CONTRACT FOR THE CITY OF BELPRE TO CONTRACT WITH WASHINGTON SOIL AND WATER CONSERVATION DISTRICT TO SUPPLY TECHNICAL STORM WATER MANAGEMENT ASSISTANCE FOR THE CITY OF BELPRE.**

This is the contract with Kathy Davis. A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

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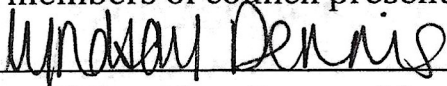
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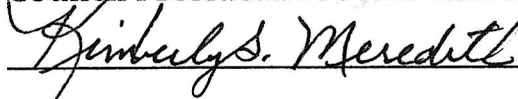
Joyce Jones 205 Maple Street, Belpre addressed council regarding the railcars sitting throughout Belpre and what these railcars contain. Chief Stump informed Ms. Jones that there would be a meeting on Friday to discuss railcars and what chemicals are within the cars.

**ADJOURN:**

Mr. Locke made a motion to adjourn at 8:10 pm. A vote was taken with all members of council present voting aye.



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Council President Protem Mrs. Dennis



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Clerk of Belpre City Council Kimberly Meredith