

November 24, 2025

Council President Mr. Martin called the November 24, 2025 Belpre City Council meeting to order at 6:35pm. The roll was called with the following members present: Mr. Ambrozy, Mrs. Dennis, Mr. Ferguson, Mrs. Campbell, Mr. Locke, Ms. Riffle and Mr. Seebaugh. Also, present was Mayor Abdella, Safety-Service Director Mr. Rhodes, City Auditor Mrs. Nolan, City Law Director Mr. Webster, and Treasurer Mrs. Cassady. Absent from the meeting was Clerk of Council Mrs. Meredith.

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

Council President Mr. Martin 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 rise, come to the podium, state your name clearly so the clerk can get your information, and address council.

Council President Mr. Martin asked for a motion for the November 10, 2025 meeting minutes. Mrs. Dennis made a motion to accept the minutes of November 10, 2025 as presented and bypass the reading. A vote was taken with all members of council present voting aye.

Reports of City Officials:

Mayor Abdella recognized our newest Washington County Commissioner Greg Noye. Mayor Abdella asked him to please rise and be recognized. Mr. Noye introduced himself and stated that the City of Belpre is on the map and would be recognized. I will be here to support you in any way I can.

Good evening, I would like to start the evening by wishing everyone a Happy Thanksgiving.

Just a reminder that the city building will be closed on Friday as the employees will be spending time with their families.

Please keep in mind that until all the surveys are complete, we will be sending the letters to all households that have a status of unknown, galvanized or lead. We are required to send letters to all citizens that have not answered the survey by December 31, 2025. This will be an annual letter until we have all the houses documented.

Communications:

- The Belpre Christmas Market will be open on Friday and Saturdays starting Friday November 28th thru December 20th, 2025. We have a variety of vendors scheduled for all your holiday needs. Also, the carousel will be running these nights for families to enjoy. The carousel is no charge to the community. We had several sponsors to make this happen.
- Reminder that the Christmas Crawl will be held on December 13th. The day kicks off with breakfast with Santa at the fire station and wraps up with a movie in the park following the holiday lights parade. Please keep an eye on our Facebook page for a full list of events.
- Today we had a meeting with the team working on the Farson street traffic impact study. We will have some preliminary information about the project and how Farson Street will be affected in March of 2026. With the project wrapping up in May of 2026.
- Since the last meeting the president of council and I attended Mayors court annual training. The topics covered are important to our court and the processes.
- I also had the pleasure of speaking to the high school Civics class and share with them how the city operates and how they can be involved.
- The department heads and I have been discussing budgeting and what 2026 looks like. Mr. Ferguson, you will be getting an excel sheet this year, however the line items will look like what is in VIP. The auditor figured out how to get me an updated document.

Projects

- Water Tank - We are waiting for the ground stabilization study to be completed prior to resuming construction.
- SCADA – All documents are signed – next preconstruction meeting. This will allow all booster and lift stations to have radar monitoring and be able to communicate to the operators 24/7.
- Well Field Generator - We received 50K towards this project, it will be an additional 50K to complete. This will show up on a supplemental this year or on next year's budget depending on scheduling.
- Source Water Signage – created ready for installation.

Legislation

- Adoption of Ohio Building Code
- Supplemental
- Bond document for legislation
- Union Contracts – AFSME and UFWC 400

Grants

- Applied ODNR for the purpose of expanding the walking path and lighting in the park.

Awarded

- \$75, 000 Traffic Impact Study for Area around MMH – Farson – Braun - Clement
- \$85,000 Housing Technical Assistance Grant – Finalized – Scope of work pending
- \$55,000 EPA Drinking Water Grant - Filed: Generator and Signage for area of well field.

Safety-Service Director Mr. Rhodes presented the following update before Belpre City Council on November 24, 2025. It is as follows

- Code Enforcement Activity since 11/10/25: 9 Zoning Permits – Window replacements, Reroofs, Remodels / 7 Code Actions – litter/rubbish, sidewalks blocked, prohibited parking.
- Working with Rob Beglin (USI Insurance) in regard to Well #5 lightning strike damage.
- Met with PEP in reference to recommendations and procedures to reduce potential liability exposures.
 - o Develop and implement an AS/400 password policy.
 - o Implement intrusion detection (IDS) monitoring.
 - o Develop and implement a Generative Artificial Intelligence (AI) policy.
 - o Provide cybersecurity training and awareness to all employees.
 - o Inventory sensitive data, hardware, software, and cloud applications.

City Auditor Mrs. Nolan Thank you Mr. President and Council, President Larry Martin reviewed and signed off on bank reconciliations from June thru September on Friday, November 14, 2025. Finance Chairman Dave Ferguson reviewed and signed bank reconciliations Tuesday, November 18, 2025. Monday, November 17, 2025 Mayor Abdella, SSD Rhodes, IT contractor Greg, and I met with a PEP Representative regarding Cybersecurity. We have a policy prepared for review by administration. Once the final draft is reviewed, we will present to Council for approval. The October 2025 Expense/Revenue Budget Reports, Check Register, Payroll journal, and Receipts ledger reports were emailed to Council Thursday, November 20, 2025. The Bill Adjustments and Credit Memo Report for October 2025 were emailed to Council Thursday, November 20, 2025. Credit Memos Report for October was \$0.00. The Bill Adjustment report will need Councils approval please.

Mr. Ferguson made a motion to accept the Bill Adjustment report as presented. A vote was taken with all members of council present voting aye.

City Law Director Mr. Webster had no report.

City Treasurer Mrs. Cassady reported that a copy of the October 2025 Treasurer's Report is before you tonight and needs council approval. Copies are on the back wall for the audience. Mr. Ferguson made a motion to accept the Treasurer's Report as presented. A vote was taken with all members of council present voting aye.

Communication and Petitions:

Multiple pieces of legislation this evening.

The mayor has requested an Executive Session this evening so I will need a motion for that.

President of Council Mr. Martin stated that he was calling a training session for all members of council on December 9, 2025 at 6:30pm in council chambers. We have a new member on council and we will discuss any issues from the last term. Please bring any ideas or concerns with you.

Mayor Abdella asked if you would like a tour of the facilities that day. She asked the President of Council to let her know when they would like the tour.

Mr. Ferguson asked about the second meeting in December. It was the decision of council to have the December 22, 2025 meeting. Try and clear up any legislation we have the first meeting in December so we don't have to do any suspension of the rule.

Reports of Standing Committee:

Mr. Ferguson Finance/Audit Committee reported that on Friday we received six pieces of legislation that needs added to the agenda.

President of Council Mr. Martin assigned the following to committee:

1. **A RESOLUTION TO ALLOW THE MAYOR OF BELPRE TO REQUEST THAT THE OHIO BOARD OF BUILDING STANDARD CERTIFY THE CITY OF BELPRE, OHIO FOR ENFORCEMENT OF THE RESIDENTIAL CODE OF OHIO TO EXERCISE ENFORCEMENT AUTHORITY AND ACCEPT AND APPROVE PLANS AND SPECIFICATIONS AND MAKE INSPECTIONS** to Mr. Ambrozy's committee. Mr. Ambrozy stated that this piece already appears on tonight's agenda under new business for first reading.
2. **A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF BELPRE TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE WASHINGTON COUNTY COMMISSIONERS AND THE SOUTHEAST OHIO BUILDING; DEPARTMENT TO PROVIDE PLUMBING INSPECTION SERVICES FOR THE CITY OF BELPRE** to Mr. Ambrozy's committee.
3. **A RESOLUTION SUPPLEMENTING YEAR 2025 APPROPRIATIONS** assigned to Mr. Ferguson.
4. **A RESOLUTION AUTHORIZING THE MAYOR, SAFETY-SERVICE DIRECTOR AND LAW DIRECTOR TO EXECUTE A LABOR AGREEMENT WITH UNITED FOOD AND COMMERCIAL WORKERS, LOCAL 400, AFL-CIO** was assigned to Mr. Ferguson.
5. **AN ORDINANCE AUTHORIZNG THE ADDITION OF CHAPTER 1323 REGULATING THE PLACEMENT AND USE OF PORTABLE STORAGE AND SHIPPING CONTAINERS** was assigned to Mrs. Campbell.

Mr. Ferguson made a motion to by-pass committee and add to tonight's agenda for first reading **A RESOLUTION SUPPLEMENTING YEAR 2025 APPROPRIATIONS**. A vote was taken with all members of council present voting aye.

Mr. Ferguson made a motion to by-pass committee and add **A RESOLUTION AUTHORIZING THE MAYOR, SAFETY-SERVICE DIRECTOR AND LAW DIRECTOR TO EXECUTE A LABOR AGREEMENT WITH UNITED FOOD AND COMMERCIAL WORKERS, LOCAL 400, AFL-CIO**. A vote was taken with all members of council present voting aye.

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

Mr. Locke, Streets, Sidewalks and Storm Sewer had no report. Mayor Abdella stated that we have been getting calls requesting that the city's street sweeper suck up the leaves that are on cities streets. Please be advised that our street sweeper is down.

Mr. Ambrozy Utilities Committee reported that since the last meeting he attended the water tank and water main replacement project meeting. Mr. Ambrozy made a motion to by-pass committee and add to tonight's agenda for first reading **A RESOLUTION AUTHORIZING THE**

MAYOR OF THE CITY OF BELPRE TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE WASHINGTON COUNTY COMMISSIONERS AND THE SOUTHEAST OHIO BUILDING; DEPARTMENT TO PROVIDE PLUMBING INSPECTION SERVICES FOR THE CITY OF BELPRE. A vote was taken with all members of council present voting aye.

Mr. Seebaugh Parks and Recreation Committee reported that the mayor announced in her report regarding the festivities/Market Place at Civitan Park. I find it very intriguing that what started as a one-day event is now a two-day event. I think we are on to something. We may even have some special quess there.

I have also been approached by citizens regarding a clean-up day for tires, paint, electronics, hazard materials and anything that can't go in the dumpsters. I'm thinking maybe we could get something scheduled for January. Mayor Abdella stated that she would have to contact Southeast Ohio Waste Disposal. This is very expensive and I will need to get with them to see what the cost would be and bring back before council to see how we can do that.

Mrs. Campbell Planning and Zoning/Economic Development announced that she attended the Central Committee meeting last week where Greg Nohe was voted in as the newest Washington County Commissioner. It was great being part of history. Mrs. Campbell congratulated Mr. Nohe. Mrs. Campbell made a motion to add to tonight's agenda for first reading **AN ORDINANCE AUTHORIZNG THE ADDITION OF CHAPTER 1323 REGULATING THE PLACEMENT AND USE OF PORTABLE STORAGE AND SHIPPING CONTAINERS.** A vote was taken with all members of council present voting aye.

Ms. Riffle Rules Committee stated that she did attend the same Central Committee meeting where Greg Nohe was voted in as the newest Washington County Commissioner. I to would like to congratulate Mr. Nohe. I had the opportunity to attend my first Ohio Valley Opry this past weekend. They are going to have some caroling on December 13, 2025 as part of the Crawl. The facility is very nice, great seats, good snacks, gift shop, very clean. I had my father with me and he enjoyed it also.

President of Council Mr. Martin thanked Ms. Riffle for stepping into the clerk's position this evening.

PERSONS APPEARING BEFORE COUNCIL – AGENDA items only –

Jim Nelson 529 Wirt Street, Belpre addressed council regarding Badger Lumber and made historical comments related to civic leaders doing due diligence to making decisions. He discussed what the cost of Badger would be, renovations on the building, discussion on the bonds, etc. Further discussion by the Mayor, President of Council and other members of council regarding the purchase. Mr. Ambrozy stated that he feels we received plenty of data regarding

the purchase of the building. Mr. Seebaugh stated that he felt council did their due diligence on the purchase.

UNFINISHED BUSINESS: -

Mr. Ferguson brought before council for second reading **AN ORDINANCE ESTABLISHING AUTHORIZED MANPOWER FOR CALENDAR YEAR 2026**. Exhibit dated October 9, 2025. A vote was taken with all members of council present voting aye.

Mr. Ferguson moved this be **Ordinance 31, 2024-2025** and duly passed. A vote was taken with all members of council present voting aye.

Mr. Ferguson brought before council for third reading **AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$965,000 FOR THE PURPOSE OF PAYING THE COSTS OF ACQUIRING CERTAIN REAL PROPERTY TO HOUSE PERSONNEL AND FUNCTIONS OF THE CITY WATER DEPARTMENT, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY**. A vote was taken with all members of council present voting aye.

Mr. Ferguson moved this be **Ordinance 32, 2024-2025** and duly passed. A vote was taken with all members of council present voting aye.

Mr. Ferguson brought before council for third reading **A RESOLUTION AUTHORIZING THE BELPRE AUDITOR TO ENTER INTO AN ENGAGEMENT LETTER WITH SQUIRE PATTON BOGGS (US) LLP TO ACT AS BOND COUNSEL FOR THE CITY OF BELPRE**. A vote was taken with all members of council present voting aye.

Mr. Ferguson moved this be **Resolution 40, 2024-2025** and duly passed. A vote was taken with all members of council present voting aye.

Mr. Ambrozy brought before council for third reading **AN ORDINANCE AMENDMENT TO EXHIBIT A TO SECTION 939.04 RATES FOR WATER USERS AND TO ADOPT A NEW EXHIBIT B TO SECTION 939.04**. A vote was taken with all members of council present voting aye.

Mr. Ambrozy moved this be **Ordinance 33, 2024-2025** and duly passed. A vote was taken with all members of council present voting aye.

Mr. Seebaugh brought before council for third reading **AN ORDINANCE APPROVING THE EDITION AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES OF BELPRE, OHIO**. A vote was taken with all members of council present voting aye.

Mr. Seebaugh moved this be **Ordinance 34, 2024-2025** and duly passed. A vote was taken with all members of council present voting aye.

Mr. Ferguson brought before council for second reading **TEMPORARY APPROPRIATION ORDINANCE FOR CALENDAR AND FISCAL YEAR 2026**. A vote was taken with all members of council present voting aye.

Mr. Ferguson moved to suspend the rule of council to allow for the third reading of **TEMPORARY APPROPRIATION ORDINANCE FOR CALENDAR AND FISCAL YEAR 2026**. A vote was taken with all members of council present voting aye.

Mr. Ferguson brought before council for third reading **TEMPORARY APPROPRIATION ORDINANCE FOR CALENDAR AND FISCAL YEAR 2026**. A vote was taken with all members of council present voting aye.

Mr. Ferguson moved this be **Ordinance 35, 2024-2025** and duly passed. A vote was taken with all members of council present voting aye.

Mr. Ambrozy brought before council for second reading **AN ORDINANCE TO ADOPT THE OHIO BUILDING CODE FOR THE CITY OF BELPRE AS CHAPTER 1301 AND BE ADDED TO THE CODE OF ORDINANCES FOR THE CITY OF BELPRE**. A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

NEW BUSINESS:

Mr. Ambrozy brought before council for first reading **A RESOLUTION TO ALLOW THE MAYOR OF BELPRE TO REQUEST THAT THE OHIO BOARD OF BUILDING STANDARD CERTIFY THE CITY OF BELPRE, OHIO FOR ENFORCEMENT OF THE OHIO STATE BUILDING CODES TO EXERCISE ENFORCEMENT AUTHORITY AND ACCEPT AND APPROVE PLANS AND SPECIFICATIONS AND MAKE INSPECTIONS**. A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

Mr. Ferguson brought before council for first reading **A RESOLUTION SUPPLEMENTING YEAR 2025 APPROPRIATIONS**. Exhibit A that may have to be revised before the final reading. A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

Mr. Ferguson brought before council for first reading **A RESOLUTION AUTHORIZING THE MAYOR, SAFETY-SERVICE DIRECTOR AND LAW DIRECTOR TO EXECUTE A LABOR AGREEMENT WITH UNITED FOOD AND COMMERCIAL WORKERS, LOCAL 400, AFL-CIO**. A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

Mr. Ambrozy brought before council for first reading **A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF BELPRE TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE WASHINGTON COUNTY COMMISSIONERS AND THE SOUTHEAST OHIO BUILDING**

DEPARTMENT TO PROVIDE PLUMBING INSPECTION SERVICES FOR THE CITY OF BELPRE. A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

Mrs. Campbell brought before council for first reading **AN ORDINANCE AUTHORIZING THE ADDITION OF CHAPTER 1323 REGULATING THE PLACEMENT AND USE OF PORTABLE STORAGE AND SHIPPING CONTAINERS.** A vote was taken with all members of council present voting aye. This will lie over until the next meeting of council.

PERSON APPEARING BEFORE COUNCIL: none

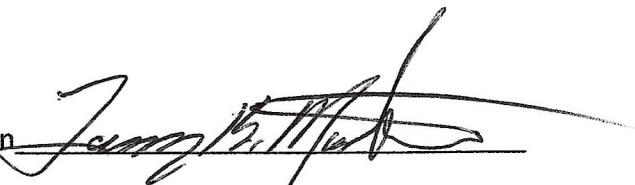
Mrs. Dennis made a motion to go into Executive Session for the purpose of discussing contracts. Council President Mr. Martin stated that when we go into Executive Session and return there will be no further discussion come before this council other then to adjourn. A vote was taken with all members of council present voting aye. Time 7:39pm.

A motion was made to return from Executive Session at 8:09pm. A vote was taken with all members of council present voting aye.

Adjourn:

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

President of Belpre City Council Mr. Martin



Clerk of Belpre City Council Mrs. Meredith

