

REGULAR COUNCIL MEETING
January 14, 2025

PRESIDING: Wilson

PRESENT: Temple, Darcy, Cox, Hiner, Donnalley Smith & Beech

ABSENT:

The regular meeting on January 14, 2025 was called to order at 6:30 with Mayor Wilson presiding.

The mayor started with a moment of silence and proclamation in memory of past Mayor Jeff Snyder who passed away December 11, 2024, the proclamation is attached to the minutes.

Pastor Brian Brown opened the meeting with prayer followed by the Pledge of Allegiance.

ELECT PRESIDENT OF COUNCIL

Cox made the motion to nominate Melissa Hiner as President of Council.
Donnalley 2nd

All Ayes
Motion Passed

The mayor then read from a prepared statement his enthusiasm for what is happening in the village, saying he is looking forward to working with all of them in the many areas he feels can be improved in the village. Commenting on village infrastructure, funding for Willow Grove Park, sewer line replacement on N Market St, extension of water lines to Adams Rd. The update of the zoning code, wanting council's approval of a conservation easement for Willow Grove Park, institutes rules governing rental properties he has been trying to have approved for seven years. He also wants a single trash hauler in the village, stating we should learn from Carrollton, it works for them.

MINUTES REGULAR MEETING DECEMBER 10, 2024

Donnalley made the motion to approve the minutes of the 12/10/24 regular meeting
Temple 2nd

All Ayes, with Darcy abstaining
Motion Passed

APPROVAL OF BILLS

Darcy made the motion to approve the bills in the amount of \$62,997.48 and PPE 12/21/24 in the amount of \$64,490.74 and PPE 1/4/25 in the amount of \$78,853.06
Temple 2nd

All Ayes
Motion Passed

GUEST (S):

There were several guests signed into speak regarding the proposed rental property regulations. The first to speak was Jessie Ketchum, he is not a landlord in the village, his concern is the village having the potential of over reach moving into what could be considered invasion of privacy. He only wanted council to think about this. Brian Brown was the next to speak, starting by mentioning the laws that are already in place to assist tenants who may need help. He mentioned the ordinances already on the village books and the availability at the county probate court where a tenant can file a complaint open an escrow account and there be no repercussion from the landlord. His alternative to a new rental regulation is to have a hot line available where individuals who want can call in with their concerns. Mr. Brown being a landlord himself spoke on how when repairs are needed sometimes, they are not able to be done all at once with cost of the work and profit margin of the house being worked on. Joe Morenz was the last to speak, asking the mayor what his objective was with the new rental regulations. The mayor said to

improve the housing stock in Lisbon, to maintain property values, to make sure that everyone who lives in the village is doing so in a sanitary condition, healthy condition, buildings which do not have regulation, which are not being inspected on a regular basis. What do they attract? Vermin, drugs, illicit activities, what have you. That is something we are trying to get rid of in Lisbon. Mr. Morenz ask how an inspection will stop this. If you have an inspection that means that the building is going to be in better shape, you will be looking for a, you will be able to have a better, let us say not better, but you are having more legitimate renters coming in right now. If you do not, if you have an apartment that is in terrible shape and there are landlords who do that, they will rent it out to anyone who has the money. Mr. Morenz suggested one way to stop these kinds of people is to put water bills in the tenant's name, if a tenant leaves an outstanding bill the property owner would be responsible. He suggested that when the water is put in the tenant, they provide their lease agreement and list everyone who is living in the house. Mr. Morenz also spoke about what he referred to as the "slumlord" mentality, those are the landlords who do not keep up their rentals and when you tell them they need to do something after being inspected they do it in the cheapest way possible.

OLD BUSINESS:

RE: GRANT ST BRIDGE UPDATE

Mayor Wilson reported on January 28th that the second beam will be delivered and installed, the bridge is scheduled to be closed weather permitting from 7:00 am until 12:00 pm. There is also discussion with the County Engineer's office regarding the relocation of some fencing that could save money on the project. The project is expected to be completed in April of this year.

RE: PRITCHARD AVE BRIDGE UPDATE

Mayor Wilson reported that construction is expected to begin sometime in 2026.

RE: ZONING CODE UPDATE

A zoom call is scheduled with Crossroads Thursday January 16th at 3:00 pm, the mayor has provided the link for the meeting for anyone who would like to attend. This will be the first meeting with the completed second draft.

RE: EMPLOYEE EVALUATIONS

The mayor reported that he took into consideration what was brought from the committee of the whole meeting and updated the new performance evaluation forms for employees. Once these are approved, he and two other council members will evaluate the department heads (Street Department, Police, Income Tax and Fiscal Officer) and with the respective board the Sr Water Plant Operator and Cemetery Supervisor. He would like a motion to approve. Council woman Donnalley questioned how he and two members of council could do this and not be in violation of the sunshine law. The mayor said when he asked the solicitor as long as the committee members are not on the same committee there is no violation.

Temple made the motion to approve employee evaluations as presented.

Donnalley 2nd

All ayes with a roll call vote

Motion Passed

RE: INTERNSHIP AGREEMENT

Council was given in their packet a copy of the internship agreement provided by The Ohio State University. The mayor said he spoke to Mya prior to the meeting she is ready to start tomorrow but he is thinking next week. This will give the mayor and Chief Abraham time to complete the agreement since she will be working with both.

Donnalley made the motion to approve the internship agreement.
Hiner 2nd

All Ayes
Motion Passed

RE: RENTAL REGISTRY PROPOSAL

The mayor started with how he respects council and after the committee of the whole he took their suggestions into account. After consideration he has rewrote the ordinance for rental registry and he would like council's approval for he and Village Solicitor Beech to meet and write the ordinance for approval. Mayor Wilson said the one thing he did include is if the rental is HUD and there is already a certificate issued through HUD the property would be exempt from a village inspection. Council President Hiner stated she is not ready for a final edit of an ordinance just yet and would like to have another committee of the whole with more discussion. There were also comments from both Joe Morenz and Brian Brown who both had their opinion on renting to HUD, Mr. Morenz does not rent to HUD. He believes if you offer this option, you will push more to rent to HUD. Mr. Brown said he has but does not like to, people who go through HUD are usually people who do not pay taxes and would not be contributing to community. He also mentioned the mayor had said the poor do more drugs and those are who rent, Mr. Brown does not feel this is accurate there a lot of rich who do drugs also. The mayor went on to say as he did earlier about why the rental inspection/registry is needed citing chapter 1312 of the codified ordinances; these are good but there is no enforcement in them. The mayor also shared the following story with those in attendance. I have a woman a month ago, she called me right before Christmas. She has five kids, lives in the village and in the basement, the sewer is backed up, there is raw sewage in the basement. The family made the decision to turn off the furnace because of the smell, they were afraid that if they had the furnace the smell would pollute the entire house. The landlord has known about it for one month. He' tried to repair it himself, unsuccessfully for one week. The landlord than left for a week vacation right before Christmas leaving them with a basement full of sewage. Mayor Wilson said he told the tenants to call the Health Department, the resident told him the Health Department told them since it was inside, they could not do anything. Mr. Morenz said that it is not true, if the tenant invites them inside, they surely can come in and do something. Mayor Wilson said the tenant is afraid of being evicted. Solicitor Beech offered two options if council is not ready for an ordinance at this time. Council can give he and the mayor approval to write a draft proposal with the changes the mayor has made, or they meet again, adding their changes prior to a draft being written.

Temple made the motion to have the Solicitor and Mayor draft a proposal for the rental registry/inspection.
Donnalley 2nd

All Ayes with a roll call vote
Motion Passed

Council man Cox ask for confirmation this only a draft proposal and is not the ordinance. The approval is for a draft proposal only not an ordinance. Council scheduled a committee of the meeting for Tuesday February 4th at 5:30 pm.

RE: ARCHIVE BUILDING UPDATE/REMOVAL OF METERS ON E CHESTNUT AND JEFFERSON ST

The ground testing has started for the new archive building being constructed by the County at an estimated cost of \$6.9 million. The mayor reported that he believes the commissioners will be requesting the meters on the south side of E Chestnut St and the east side of S Jefferson St be removed. Council man Cox said let the county take them out if they want them out why should the village pay for the cost of removal and restoring the sidewalks. Chief Abraham suggested that if the meters are taken out on E Chestnut St that the south side of the street be designated no parking, when cars are parked on that side of the street it is difficult to get two cars through with cars parked on the north side.

NEW BUSINESS

RE: RESOLUTION NO. 2217-2025 – FIRE AGREEMENT WITH CENTER AND ELKRUN TOWNSHIPS

Temple made the motion to pass Resolution No. 2217-2025, a fire agreement with Center and Elkrun Townships.
Donnalley 2nd All Ayes
Motion Passed

RE: ORDINANCE NO. 2218-2025 – AMENDED YEAR END 2024 ANNUAL APPROPRIATIONS AS AN EMERGENCY

Hiner made the motion to suspend the rules and regulations for passing an ordinance as an emergency.
Temple 2nd All Ayes
Motion Passed

Hiner made the motion to pass Ordinance 2218-2025, the year end 2024 amended annual appropriations as an emergency.
Donnalley 2nd All Ayes
Motion Passed

RE: AGREEMENT WITH ODOT FOR PAVEMENT RESURFACING SR 30 FROM SR 154 SOUTH

The village received from ODOT an agreement for pavement resurfacing on US 30 from SR 154 to the south within the Village corporation limits. The agreement was part of their packet for the meeting. The mayor is requesting approval to sign the agreement. Council President Hiner only requested that if there are manholes on the portion in the village limit, they be repairs properly.

Hiner made the motion to authorize the Mayor to sign the agreement with ODOT for pavement resurfacing as presented.
Darcy 2nd All Ayes
Motion Passed

RE: SCI INTEGRATED QUOTE FOR ADDITIONAL MICROPHONES

Council was given in their packets a quote from SCI Integrated for additional microphones for the recording system in the amount of \$4,653.52. The purchase of these microphones will give each council member and the mayor their own microphone to be identified in the system.

Hiner made the motion to purchase the microphones as presented.
Temple 2nd All Ayes
Motion Passed

RE: HAWKINS SALES (STRESSCRETE) QUOTE 12 STREET LIGHT GLOBES

Council was given in their packet a quote from Hawkins Sales (Stresscrete) a quote for 12 street light globes plus shipping and handling in the amount of \$9,600.00. There was discussion on why all 12 needed to be replaced at the same time, some were broken, and some were faded. The Mayor also said that Mr. Oliver had been looking for globes at lower pricing that would work the globes on the light poles are specific to the pole and he could not find anything different that would fit.

Donnalley made the motion to purchase the 12 street light globes as presented.
Temple 2nd All Ayes
Motion Passed

RE: BUNNY HOP RACE

Crystal Siembida Boggs was present to discuss with council two 5K races the parks district will be having. The first is a Bunny Hop 5K on April 12, 2025. This particular race will be on the Greenway Trail the entire time. The other is the Halloween Dash on October 26, 2025. The required paperwork has been submitted to the Police Chief. The race will start at 8:15 am for kids with the 5K starting at 8:30 am. Council man Cox wished them good luck with both, council had no issues as long as all the paperwork is submitted as required and approved by the Police Chief.

RE: STUDENT COUNCIL MEMBERS

The mayor would like Council to consider having students from the High School participate on council, as non-voting of course he said. Columbiana currently has a program like this with the Mayor saying he thought it would be something nice in the village. Council is interested in researching to see how this works and what needs to be done. The mayor said he could reach out to Columbiana.

RE: LIFEGUARD CLASSIFIED ADVERTISING

Hiner made the motion to advertise for lifeguards in the three local newspapers for 7 days and on line for 30 days with email applications being accepted.

Donnalley 2nd

All Ayes
Motion Passed

There will not be a deadline for accepting applications, the village will accept all year.

RE: T-MOBILE GRANT

The mayor reported that he asked for approval to submit this grant last year, but it was not completed. He would like to have approval for a grant submittal in 2025 the deadline is March 30, 2025. He would like to submit something for a playground at Willow Grove Park. Council had no issues with him submitting the application in the amount of \$50,000.00 in 2025.

RE: VACANT SEAT BOARD OF PUBLIC AFFAIRS

BPA Chair Bill Hoover reported the board received 4 or 5 letters of interest for the vacated seat with the death of Jeff Snyder. The board interviewed three of those people tonight and would like to recommend that Cora Lewis fill the vacant seat for the remaining term for Jeff Snyder. Mr. Snyder's term expires in 2025.

Cox made the motion to appoint Cora Lewis to the remaining unexpired term of Jeff Snyder with his death.

Temple 2nd

All Ayes
Motion Passed

FISCAL OFFICER'S REPORT

The following financial statements were distributed to the council in their packets: December bank reconciliation, month end fund summary and January month end fund summary. Ms. Wonner reported the monthly transfer for the 5% income tax collections plus \$7,500.00 for December totaled \$15,603.98. All 2024 year end requirements are completed and have been submitted to the State Auditors office. The 2024 PERP and payroll true up reports are completed and submitted to BWC. Ms. Wonner received the new 2025 amended certificate to complete the 2025 Annual permanent appropriations based on the 2024 carry over figures earlier this afternoon. She went over the changes from the first two readings of the annual appropriation ordinance for year ending 2025 passing out a copy of the updated ordinance to council and the mayor. Council President Hiner said there is no reason with the explanation that the ordinance could not be passed out tonight. Ms. Wonner also requested approval to purchase a laptop for her office when she spoke with the county Mr. Black though the cost would be around \$2,000.00.

Cox made the motion to authorize the fiscal officer to purchase a laptop through the county as requested.

Donnalley 2nd

All Ayes

Motion Passed

THIRD READING OF ORDINANCE NO. 2214-2024 THE 2025 ANNUAL APPROPRIATIONS

Hiner made the motion to pass the third and final reading of Ordinance No. 2214-2024 the 2025 Annual Appropriations.

Cox 2nd

All Ayes

Motion Passed

STREET DEPARTMENT REPORT

Vehicle and work reports were submitted to council in their packets. Mr. Oliver was unable to attend since he was out plowing snow. The mayor reported that Mr. Oliver has divided the village into four quadrants with each employee being assigned to one with a check list of items they are to track. The report is then given to Mr. Oliver who will put it in council packets. Council man Cox questioned if Mr. Oliver has some type of tracking system for the reports so the issues can be tracked and corrected. The mayor was not sure but would check with Mr. Oliver.

BPA REPORT

Chairman Bill Hoover said that the board did not have anything to report tonight except for the filling of the vacant seat.

EXECUTIVE SESSION

Hiner made the motion to adjourn into executive session for pending litigation matters inviting Solicitor Beech and BPA Chairman Hoover into the executive session.

Cox 2nd

All Ayes with a roll call vote

Motion Passed

The regular meeting adjourned at 7:55 pm for executive session.

Hiner made the motion to reconvene the regular meeting at 8:08 pm from executive session.

Donnalley 2nd

All Ayes with a roll call vote

Motion Passed

There was no action taken in the executive session.

With nothing further to come before the council, Mayor Wilson adjourned the January 14, 2025, meeting at 8:09 pm.

Mayor Peter Wilson

ATTEST:

Tracey Wonner, Fiscal Officer