

City Council Meeting

March 13, 2025

President Cottrell called the meeting to order at 7:00pm.

ROLL CALL: Mr. Fox – H, Mr. Shamel – H, Mr. Malterer – Absent, Mrs. Clark – H, Mr. Goshorn – H, Mr. Patterson – H.

Council Clerk Scherie Clough led the Pledge of Allegiance.

President Cottrell asked for a motion to excuse Mr. Malterer. Motion by **Mrs. Clark** second by **Mr. Goshorn**. **ROLL CALL: Mrs. Clark – yes, Mr. Goshorn – yes, Mr. Patterson – yes, Mr. Fox – yes, Mr. Shamel – yes.** (motion passed).

President Cottrell asked for a motion to accept the regular Council meeting minutes from February 27, 2025. Motion by **Mr. Goshorn**, second by **Mrs. Clark**. **ROLL CALL: Mr. Goshorn -yes, Mrs. Clark – yes, Mr. Fox – yes, Mr. Shamel – yes, Mr. Patterson – yes.**

Report from **Traci Wimer**: Council's Water Board representative.

Traci said that she did confirm that the house is directly across from the tennis courts where the work will begin this fall. She said that this will last until around next Spring sometime.

Mayor Zucal said that he and Mr. Watkins met with Mr. Fawcett from the Twin City Water and Sewer District and to confirm it is in the area of Uhrich Street and 11th Street. He said this will not start until after the Water Park closes for the season. Most of the work will be done on private property but the City will split the cost on paving and paint striping.

Mr. Fox asked if most of the work will be on the West side of the street and **Mayor Zucal** said yes.

Administrative Reports:

Mayor Zucal opened with a short prayer for our City. **Mayor Zucal** presented his report titled "Let's Fix It." **Mayor Zucal** said he just wants what is best for the City and wants to work together with the Council and wants the Law Director's opinion on what is best for the City.

Mayor Zucal said he hopes both the sidewalk bond and the IPMC code legislation gets passed tonight.

Mayor Zucal said that he will ask under Old Business that Council repeal that you have to get a permit to replace a roof that is replacement work, and you should not have to

have a permit to replace it. A lot of roof work is done on the weekends, so no one is in to give a permit anyway.

Mayor Zucal said he will be asking for an Executive Session.

Mayor Zucal said that Bonnie, his Administrative Assistant, will be taking over the Pretty Pots flower project for the City.

Mr. Fox asked if the Water Department has to pay the sidewalk bond as a private contractor. **Mayor Zucal** said he does not think the City should charge them that is like government charging government.

Mr. Fox asked if the \$22,000.00 that was received from the sale of the Old Clay Museum was put into the general fund. **Mayor Zucal** said yes it was. **Mr. Fox** asked if that could go toward sidewalks and get started on getting some of them replaced by the Jr. High, which are really bad, he said, the people around there probably are not able to pay half so if we have the money we need to take care of them.

Mr. Fox asked the Mayor when the Christmas decorations on Water Street would be taken down. **Mayor Zucal** said he was told by the Street Department they are not Christmas they are Winter decorations, and it is not Spring yet. **Mayor Zucal** said they will be coming down soon. **Mrs. Clark** said that Dennison have nice decorations, they are red, white, and blue and have stars on them. **Mr. Fox** asked if the bench at the beginning of the trail could be fixed.

DOCS Watkins was absent, see report attached.

Law Director's report

Law Director Merklin said he had a few items this evening. **Mr. Merklin** said that one of the items is the land that the Twin City Water and Sewer District wants to give the City. He said he had found something new. There is an Environmental Covenant in place. **Law Director Merklin** read some of the restrictions that are in place. He said that he would like a vote whether they want to accept this property or not. He said he has copies if anyone wants one to look at the restrictions.

The Law Director has a file on someone who wants to sue the City, so the IPMC Ordinance needs to pass tonight. This person is focusing on the Fire Chief and the Code Enforcement Officer. **Mr. Merklin** said he is not really worried about this. He said he just wants to see a set of laws on the books that do not conflict with each other. He is concerned that it is done right.

President Cottrell asked the Law Director if he feels that the Ordinance he has submitted that is ok and good to go. **Mr. Merklin** said yes, it updates the 2020 version to 2024 version, and he adjusted what he needed to.

Mr. Patterson asked the Law Director if with this new Ordinance he would be able to pursue the case on the file you already have. **Mr. Merklin** said it will make it much easier and more efficient. **Mr. Merklin** said that the Appeals Board needs to be put in place, and that is one thing he changed from needing five people to three people as he thought five would be too hard to get. **Mr. Patterson** asked if once this passes the City will be able to pursue this case. **Mr. Merklin** said yes as it takes some time to get to the Appeals Board. **Mr. Patterson** said his biggest concern is that this is the correct way to do things. **The Law Director** said it is, or he would not put his name on it.

Code Enforcement Office- Absent see his report that is attached.

Auditor- Absent

Treasurer- Absent

Correspondence – None

Committee Reports:

There were no committee reports.

Mrs. Clark said the next Finance Committee meeting will be held on March 27, 2025, at 6:30

Mrs. Clark said that Auditor McGaffick did get the ARPA files sent by the deadline.

Old Business:

Mr. Fox asked said that on February 25, 2025, **Mayor Zucal** presented Council with an estimate from Flickinger Piping in Dover. This was for piping repairs at the Water Park. **Mayor Zucal** said there is a purchase order ready to go and they have been contacted and are ordering the parts. **Mr. Fox** asked if he knew when they would start on it. **Mayor Zucal** said they know it has to be done by mid-May.

Mr. Fox said that it has been discussed for some time now and goes back to the previous Mayor about TREBEL Energy donating LED lighting around the concession stand. Is this still in the works? **Mayor Zucal** said he did not know anything about what he is referring to, but he and Mr. Watkins have met with AEP and there have been some upgrades. There is better lighting, and they are adding more as they have switched to LED lighting. The Little League area that he has not done anything with that. The Mayor has no information on the TREBEL Energy donation, which was the previous Mayor. **Mr. Fox** said he will get the May a copy of a document he has. It talks about TREBEL Energy having done some work for us. This referred to when the former mayor met with TREBEL Energy and discussed the possibility of future solar projects in the city. The former Mayor spoke with the Claymont Superintendent and Dennison's Mayor about the community needs and the baseball fields came up. **Mr. Fox** thought TREBEL Energy

had committed to donating new LED lights from the baseball concession stand and for new outside lighting at the city building and even more. **Mayor Zucal** said that was a trade off and we had to give TREBEL a solar field. He said that deal is off the table as the City has not provided land for a solar field.

Mr. Fox said that the pavilion by the School has some broken glass in it and it needs to be cleaned up it is a safety issue. Mayor Zucal said he thought this had been done.

Mayor Zucal said they are working on changing the lighting in the City to LED. This saves about 30% of the energy that was used on the old halogen lights.

Mayor Zucal said there has been some improvements in the Park area and there will be more shortly.

Mr. Fox asked about Mr. Galbreath. **The Mayor** said he is on medical leave. **Mayor Zucal** said they now only have two Service workers, and they are doing a good job, they have been patching potholes.

Mr. Patterson said he had seen where a storm drain has been put in at Indian Hill Road & Water Street Extension. He was glad they finally got that in there and was that done by the City? **Mayor Zucal** said it was contracted and paid for out of Storm Sewer money.

Mr. Fox asked **the Mayor** if he has looked into manhole risers for 11th Street by the Barber Shop. There are three manholes sticking up at least four inches or so. Mayor Zucal said he would look at it.

New Business: There was no New Business.

There was some discussion between **Mr. Patterson, Mr. Fox,** and **the Mayor** about permits for putting on a new roof. **Mr. Fox** thought there was an Ordinance about contractors needing a permit. Mayor Zucal said he does not think this is for roofers, he will check into it.

President Cottrell said he feels that since the **Law Director** has found this added information on the land that the Water Department wants to give the City that we should wait until they have a chance to look it all over before voting on it.

President Cottrell asked **the Mayor** about the TREBEL Energy agreement, and he said he did not have a chance to look at it. So, **President Cottrell** said we would save it for the next meeting.

Mr. Fox asked **the Mayor** if there was anything new on the storage building for down at the Park. **Mr. Fox** said he had sent him an email and he had found one for around \$8,000. And it is a 32x20 all metal and brand new. **Mr. Fox** said we will not have a

building by the time the Water Park opens. **Mayor Zucal** said we will have one by the time the Water Park closes so we can store everything we need to in it.

Mayor Zucal said that after Executive Session he would like to have a vote on selling some Property in the City.

President Cottrell asked the Mayor to repeat his current concerns and requests for next steps. **Mayor Zucal** said the trailers on the street and the roof issue could be given to a Committee. The Newport Ave land and the IPMC have both been talked about.

President Cottrell asked **Mr. Fox** if he has had an Ordinance Committee meeting yet? **Mr. Fox** said no he has not.

President Cottrell asked **Mr. Fox** to please have an Ordinance meeting before the next Council meeting as some of these issues have been talked about for months.

Mayor Zucal said that there are trailers parked all over the City, they have nothing hooked up to them, they are just sitting there taking up parking places. He said he has talked to the Police Chief and there is nothing they can do if they are licensed, per any existing ordinances.

Mr. Fox asked about vehicles that are for sale and have not been moved for 4 days. **Mayor Zucal** said that is an Ordinance Committee topic.

Mr. Patterson said he knows Dennison has an Ordinance that you cannot have anything sitting on the street. He lived there and he had his camper sitting on the street. He said they came out and marked the wheels and if you did not move it in 24 hours you would get a fine. **Mr. Patterson** said that we just need an Ordinance and then we can get it enforced.

Ordinances and Resolutions:

President Cottrell said we have **Ordinance No. 07-25 Second Reading** (submitted by **Mayor Zucal**) and **Ordinance No. 09-25 First Reading** (submitted by **Law Director Merklin**).

Mayor Zucal said the Council can table his Ordinance indefinitely and move forward with the Ordinance that **Law Director** has submitted.

The Council Clerk read **Ordinance No. 06-25 it was the Second Reading.**

President Cottrell asked for a motion to table Ordinance No. 07-25. Motion by **Mr. Goshorn**, second by **Mrs. Clark**. **ROLL CALL: Mr. Goshorn – yes, Mrs. Clark – yes, Mr. Patterson – yes, Mr. Shamel, - yes, Mr. Fox – yes.** (motion passed).

The Council Clerk read **Ordinance 08-25 this was the First Reading.**
The Council Clerk read **Ordinance No. 09-25 This was the First Reading.**

President Cottrell asked for a motion to Suspend the Rules and pass **Ordinance 09-25** as an emergency. Motion by **Mr. Patterson** second by **Mr. Fox**. **ROLL CALL: Mr. Patterson – yes, Mr. Fox – yes, Mr. Shamel – yes, Mr. Goshorn – yes, Mrs. Clark – yes.** (motion passed).

President Cottrell asked for a motion to adopt **Ordinance 09-25**. Motion by **Mr. Fox** second by **Mr. Goshorn**. **ROLL CALL: Mr. Fox – yes, Mr. Goshorn – yes, Mr. Patterson – yes, Mrs. Clark – yes, Mr. Shamel – yes.** (motion passed).

Visitors:

Kevin Barker just visiting.

Rita McPeak - here to answer any questions about the Clay Museum.

Blair Hillyer is also here to answer any questions about the Clay Museum.

President Cottrell asked for a motion to go into Executive Session with Outcome Expected. Motion by **Mrs. Clark** second by **Mr. Patterson**. **ROLL CALL: Mrs. Clark – yes, Mr. Patterson – yes, Mr. Shamel – yes, Mr. Goshorn – yes, Mr. Fox – yes.** (motion passed).

President Cottrell asked for a motion to come out of Executive Session. Motion by **Mr. Fox** second by **Mr. Goshorn**. **ROLL CALL: Mr. Fox – yes, Mr. Goshorn – yes, Mr. Patterson – yes, Mr. Shamel – yes, Mrs. Clark – yes.** (motion passed).

President Cottrell asked for a motion to sell property at 454 Deersville Ave. Motion by **Mr. Fox** second by **Mr. Goshorn**. **ROLL CALL: Mr. Fox- yes, Mr. Goshorn – yes, Mr. Shamel – yes, Mrs. Clark – yes, Mr. Patterson.** (motion passed)

President Cottrell asked for a motion to explore selling the City garage. Motion by **Mrs. Clark** second by **Mr. Patterson – yes**. **ROLL CALL: Mrs. Clark – yes, Mr. Patterson – yes, Mr. Goshorn – yes, Mr. Shamel – yes, Mr. Fox – no.** (motion passed).

President Cottrell asked for a motion to adjourn. **Mr. Patterson** made the motion, and **Mr. Goshorn** seconded it. **President Cottrell** adjourned the meeting at 7:52 pm.

President Robert Cottrell

Council Clerk Scherie Clough