

January 18, 2011

The Gallipolis City Commission met in special session on Tuesday, January 18, 2011, at 7:00 p.m. in the Meeting Room of the old Gallipolis Municipal Building, having complied with Section 9 of the City Charter.

Commission President James Cozza called the meeting to order and gave the invocation.

Upon roll call, the following members were present:

James A. Cozza, President
Lori F. Bailey, Member
W. Matthew Johnson, Member
Steven E. Wallis, Member

Others attending were:

Randall J. Finney, City Manager
Adam R. Salisbury, City Solicitor
Annette M. Landers, City Auditor/Clerk/Treasurer
Judge Margaret Evans, Gallipolis Municipal Court
Amber Gillenwater, Gallipolis Daily Tribune
Clint Patterson Ronnie Lynch Randy Breech
Claudia Miller Dottie Chestnut Carol Snowden
Jessica Hollis Jeff Snedaker Dow Saunders
R. William Jenkins

Commission received the minutes of the January 4, 2011 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

Mr. Randy Breech was granted *Privilege of Floor* to discuss the law enforcement center. He said that he has a signed contract as of January 6, 2011. Mr. Breech stated that some issues need to be discussed in order to keep the project moving forward. These issues include: provisions for needed additional parking, excavation of the site to determine any problems with the soil conditions, the added costs caused by delay of the project, projections of rising material costs, estimated at 5% or more for this year, and whether the Commission wants input from more than one architect. In December, the projected cost of the building alone was between \$1.9 million to \$2 million. If the project is delayed for two to three more months and uses multiple architects, we will spend at least \$10,000 in architect fees, an extra \$20,000 to \$30,000 in material cost increases, and \$5,000 more in property rentals. He said that he does not understand why the City would wish to spend so much to please a handful of people. He questioned why we would waste public money by delaying when the departments that will be occupying the building are pleased with the design, as are the majority of those who attended the public hearing.

Mr. Johnson responded to Mr. Breech's comments, admitting that he was the one who asked at the last meeting for more than one architect to submit renderings for the Commission and the public to consider. Mr. Johnson asked Mr. Breech why he had not taken the initiative to get input from the one architect that he had agreed to contact. After some discussion, much of it heated, including whether multiple architects should be called in, Mr. Cozza asked the City Manager to cancel a meeting he had scheduled with VPL out of Lancaster. Mr. Breech was asked to call the City Manager tomorrow with a dollar figure from Panich & Noel's architect for renderings. That will give the public more than one company's (Golden Giant) drawings to consider at the public hearing.

Ms. Jessica Hollis of the Ohio Valley Regional Development Commission (OVRDC) was granted *Privilege of Floor*. She said that she was seeking input on local needs for business development, with special emphasis on entrepreneurs. OVRDC has grant money available to assist fourteen communities in business development. They plan to set up a database to help market communities. She asked the Commissioners to assist her by filling out a survey to help assess needs. They have until 2013 to expend their grant money.

Mr. Carroll Snowden urged the Commissioners to drop the law enforcement center project because residents cannot afford to pay the debt service. He warned that the estate taxes were going to disappear and another large business plans to leave town.

Mr. R. William Jenkins again warned the Commission that by the Gallipolis City Charter it is illegal for them to have any kind of executive session. He said that the wording is exactly the same as that which Columbus had before they amended their charter by a vote of their citizens.

The City Manager reported on the following:

- Spruce Street Project – We received the check for \$23,000 in liquidated damages from the contractor and gave him his final check from the City. OPWC and the Army Corps of Engineers are processing their final draws. The City Solicitor is working on the annexation papers.
- Hedgewood Drive – Mr. Finney is still waiting for a response and price quote from the man who will be doing the drilling. He expects to hear something shortly. Mr. Dow Saunders asked if he could ask a question about that subject. He asked how Mr. Finney could proceed with work without an ordinance. Mr. Finney answered that this was just for preliminary drilling, which should cost around \$13,000 to \$16,000, well under the \$25,000 purchasing threshold. Any new work would require more up to date drawings than the City now has. Mr. Saunders asked if they had any idea of how to fund the project without assessing the property owners. Mr. Finney answered that assessments were a possibility. Repairs could range between \$400,000 and \$600,000. Mr. Snowden said that he sold his home on Hedgewood in 1973. The property was already slipping then. He said that there was no one over there who should not have been aware of problems with slippage before they purchased their property.
- Eastern Avenue water problem - The surveyor has finished the drawings and will drop them off for the City Manager to review sometime this week.
- Twelve people braved the bad weather to attend the most recent Town Hall Meeting on January 11th. The next two meetings must be rescheduled to February 24th and March 21st. The dates will be announced in the newspaper.
- Signs for Second Avenue at Sycamore – Mr. Finney has continued making frequent contact with ODOT. They say that some of the signs are done, but others are still being made.
- Steve McGhee's building (next to the post office) – Demolition work is progressing on the back portion of the building.
- Ethics & Harassment Training is on tonight's agenda following the business portion of the meeting.
- Chamber Dinner – Reservations are due tomorrow. Mr. Finney polled the Commissioners for those planning to attend.
- The special joint meeting with the County Commission is on Thursday to discuss property management issues and plans for the new law enforcement center.
- Mr. Finney sent out Code Enforcement's latest report. He invited any questions concerning the report. The Commissioners were satisfied with the additional information provided.
- There is a regional broadband meeting in Athens tomorrow from 10 a.m. to 1 p.m., which the City Manager plans to attend. They will be meeting monthly at different locations in the region.
- The City plans to conduct drug testing of new employees, CDL license holders (as required), and post accident.
- At the next Mayor's Meeting on February 10th, they have invited council members from each municipality to attend to meet new representatives.

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- Next Friday, representatives from the City will be visiting the Chillicothe Tree Nursery to learn how to establish a tree nursery for the City as a cost savings effort.
- Mr. Finney suggested changing the Commission meeting location to the Municipal Courtroom on Olive Street. This would allow for better climate control, more seating, and sufficient parking. The Commission was in agreement.
- Fire Department Contracts come up for renewal at the end of this year. Green Township has already approached the City Manager to learn of any changes to take into consideration in presenting their replacement fire levy to voters this year. The Commissioners indicated that they were fine with the current 80% of revenues received from their levy.
- The Commission needs to set a budget meeting.
- Next Monday, the City Manager needs to take a vacation day.

Mr. Johnson made a motion to approve the appointment of Mr. Thomas J. Pasquale to the Recreation Board for the seat vacated by Mr. Brent Johnson, who moved out of town. Ms. Bailey seconded the motion. Upon voice vote on the motion, all votes were yes.

The City Auditor presented the December Financial Statement for discussion and approval. Mr. Wallis made a motion to approve the December Financial Statement, seconded by Ms. Bailey. In answer to a question from Mr. Marchi, Ms. Landers reported on the balance in the General Fund. This was followed by a brief discussion of money available in the General Fund. Upon voice vote on the motion, all votes were yes.

Ms. Landers informed the Commission that she has received word of \$175,403.27 in estate taxes receivable to the City. We can collect 75% (\$131,552.45) now, with the remainder to follow later this year. She cautioned that estate taxes should be left untouched in the General Fund for a period of three years in case an amended estate return should be filed and money must be refunded. This has happened in the past.

Ms. Landers asked to make up training for Criticism & Discipline Skills for Managers & Supervisors, scheduled for Tuesday, February 8th in South Charleston. Her attendance was approved last fall, but she was unable to attend due to pressing work at the office. The Commission and the City Solicitor affirmed that the earlier approval was still in effect for attendance at this training.

Mr. Johnson encouraged the Commission to make its voice heard on the tolling of Route 35. He suggested discussing the topic with the County Commission. This could be done at Thursday's meeting.

Mr. Finney requested that the legislation on tonight's agenda be tabled to Thursday's meeting. Mr. Wallis made a motion to table Resolution 2011-01 and Ordinances 2011-01 and 02, seconded by Mr. Johnson. Upon voice vote on the motion to table, all votes were yes.

Mr. Finney presented Ethics & Harassment Training to the following Commissioners: Mr. Cozza, Mr. Johnson, Ms. Bailey, and Mr. Wallis.

There being no further business to come before the City Commission, the meeting was adjourned.


Clerk, City Commission


President, City Commission