

March 15, 2011

The Gallipolis City Commission met in special session on Tuesday, March 15, 2011, at 7:00 p.m. in the Gallipolis Municipal Courtroom on Olive Street, 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
 James Jay Cremeens, Vice-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
 Amber Gillenwater, Gallipolis Daily Tribune
 Ronnie Lynch Tony Gallagher Clint Patterson
 Claudia Miller Barbara Huber

Commission received the minutes of the March 1, 2011 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

The City Manager reported on the following:

- March Town Hall Meeting – scheduled for March 21st.
- The small boat dock at the park front was lost in the flooding this week. Insurance may cover a portion of the cost to replace. Dave Walters searched downriver to Eureka, but found no trace.
- Website upgrade – John Grubb and the City Manager have located a company that will do the website, including a new design, for \$6,200 the first year with \$1,200 annual fee thereafter.
- Walters Subdivision – A lady contacted the City Manager about building a home on the hill above the old livestock yard. It turns out that this area was platted as a subdivision years ago, but was never developed. There are about thirty lots in the subdivision plat map, with various owners. Around two-thirds of the lots are in the City, but the deeds are messed up, so it is difficult to determine how to proceed until some questions are answered. Mr. Finney is interested in seeing the area developed as a subdivision, if possible.
- Employee Personnel Policy Manual – is back from the lawyer. The employee committee will meet on the changes, which will then be presented to Commission for changes and/or approval.
- Retirements – Two employees of the Water Treatment Plant are retiring in June. The City is currently advertising for replacement of one of the positions. We are seeking someone who already has Class 1 certification. A decision will be made later on whether to replace the second position.
- Eastern Avenue is “wet” for liquor sales along the entire stretch to the City limits. This may be a key selling point in getting new restaurants interested in locating in Gallipolis.

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- Letter from the French Art Colony – Mr. Finney asked if the Commission wished to discuss the contents of the letter from the FAC. President Cozza suggested delaying that discussion to later in the meeting, perhaps during executive session.

The City Auditor presented the February Financial Statement for approval. Ms. Bailey made a motion to approve, seconded by Mr. Johnson. Upon voice vote on the motion, all votes were yes.

The City Auditor requested permission for Ms. Tate and her to attend the first day of the Local Government Officials' Conference on Wednesday, April 6th in Columbus. There are so many relevant topics that it would be advantageous for two people from her department to attend the concurrent sessions. Sufficient money is already budgeted for training to cover this expense. Mr. Cremeens made a motion to approve their attendance, seconded by Mr. Johnson. Upon voice vote on the motion, all votes were yes.

The City Solicitor informed the Commissioners that more annexation letters are ready to send out. There was a brief discussion of the process. Property owners have a deadline to respond before other action is pursued.

Mr. Salisbury told the Commissioners that he would be unavoidably late for the next meeting.

Mr. Johnson informed the City Manager that the "dog station" in the City Park is out of bags.

President Cozza said that he told the City Manager before tonight's meeting that pieces of the slate roof have come off the old train station and are being broken and thrown onto the bike trail. Breech Engineering will be contacted to help evaluate the building. Mr. Finney will get a quote to replace the roof. He said that he thought that the building could be stained, the roof replaced, and the floor graveled for a fairly reasonable cost. This would be adequate for a farmers market to locate there.

Mr. Wallis asked for a copy of an old engineering report on the City taking over providing water for GDC. Mr. Finney has been trying to locate a copy of the report.

There was presented and read to the Commission for a second reading an Ordinance No. O2011-12 entitled **AN ORDINANCE TO SET APPROPRIATIONS FOR CURRENT EXPENSES OF THE CITY OF GALLIPOLIS, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2011.** Mr. Johnson made a motion to adopt this ordinance on second reading, seconded by Mr. Cremeens. Upon roll call to adopt this ordinance on second reading, all votes were yes.

There was presented and read to the Commission for a second reading an Ordinance No. O2011-13 entitled **AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO TRANSFER OR ADVANCE FUNDS.** Ms. Bailey made a motion to adopt this ordinance on second reading, seconded by Mr. Johnson. Upon roll call to adopt this ordinance on second reading, all votes were yes.

There was presented and read to the Commission as an emergency an Ordinance No. O2011-21 entitled **AN EMERGENCY ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO AUCTION SURPLUS PERSONAL PROPERTY LOCATED IN THE CITY BUILDING AT 518 SECOND AVENUE.** Mr. Johnson made a motion to adopt this ordinance as an emergency, seconded by Ms. Bailey. In discussion, Mr. Finney explained that there is not a list yet of items to be auctioned because departments are still sorting items and making those decisions. A list will be prepared prior to auction. Upon roll call to adopt this ordinance as an emergency, all votes were yes.

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There was presented and read to the Commission as an emergency an Ordinance No. O2011-22 entitled **AN EMERGENCY ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WASHINGTON COUNTY FOR THE BOARDING OF PRISONERS**. Mr. Cremeens made a motion to adopt this ordinance as an emergency, seconded by Mr. Johnson. Upon roll call to adopt this ordinance as an emergency, all votes were yes.

Mr. Cremeens made a motion to take the tabled Ordinances Nos. O2011-14, 15, 17, 18, 19, and 20 off the table, seconded by Mr. Wallis. Upon voice vote on the motion, all votes were yes.

There was presented and read to the Commission as an emergency an Ordinance No. O2011-14 entitled **AN EMERGENCY ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO SIGN DOCUMENTATION FOR SALE OF REAL PROPERTY KNOWN AS PARCEL NOS. 007-555-178-00, 007-555-179-00, 007-013-025-00, AND 007-013-024-00 (KNOWN AS MUNICIPAL PARKING LOT ON 500 BLOCK OF SECOND AVENUE)**. Mr. Cremeens made a motion to adopt this ordinance as an emergency, seconded by Mr. Johnson. Upon roll call to adopt this ordinance as an emergency, all votes were no.

There was presented and read to the Commission as an emergency an Ordinance No. O2011-15 entitled **AN EMERGENCY ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO SIGN DOCUMENTATION FOR SALE OF REAL PROPERTY KNOWN AS PARCEL NO. 007-555-016-00 (KNOWN AS DAVIS HALL PROPERTY)**. Mr. Cremeens made a motion to adopt this ordinance as an emergency, seconded by Mr. Johnson. Upon roll call to adopt this ordinance as an emergency, all votes were no.

There was presented and read to the Commission for a first reading an Ordinance No. O2011-17 entitled **AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ADVERTISE AND SELL BY BID REAL PROPERTY KNOWN AS PARCEL NOS. 007-555-178-00, 007-555-179-00, 007-013-025-00, AND 007-013-024-00 (KNOWN AS MUNICIPAL PARKING LOT ON 500 BLOCK OF SECOND AVENUE)**. Mr. Cremeens made a motion to place this ordinance on first reading, seconded by Mr. Wallis. Upon voice vote to place this ordinance on first reading, all votes were no.

There was presented and read to the Commission for a first reading an Ordinance No. O2011-18 entitled **AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO SIGN DOCUMENTATION FOR SALE OF REAL PROPERTY KNOWN AS PARCEL NO. 007-555-016-00 (KNOWN AS DAVIS HALL PROPERTY)**. Mr. Johnson made a motion to place this ordinance on first reading, seconded by Mr. Cremeens. Upon voice vote to place this ordinance on first reading, all votes were no.

There was presented and read to the Commission for a first reading an Ordinance No. O2011-19 entitled **AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO SIGN DOCUMENTATION FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 532 AND 534 SECOND AVENUE AND 535 AND 539 THIRD AVENUE**. Mr. Johnson made a motion to place this ordinance on first reading, seconded by Ms. Bailey. Upon voice vote to place this ordinance on first reading, all votes were no.

There was presented and read to the Commission for a first reading an Ordinance No. O2011-20 entitled **AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO SIGN DOCUMENTATION FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 512 SECOND AVENUE**. Mr. Cremeens made a motion to place this ordinance on first reading, seconded by Mr. Wallis. Upon voice vote to place this ordinance on first reading, all votes were yes.

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Mr. Cremeens made a motion to enter executive session to discuss purchase and sale of property as set forth in ORC Section 121.22(G)(2), seconded by Ms. Bailey. Upon roll call on the motion, all votes were yes. Upon completion of executive session, Commission returned to special session.

President Cozza opened discussion of the letter from French Art Colony. Mr. Finney told the Commissioners that we are pretty much within our property line according to the stakes they found. Mr. Salisbury told the Commissioners that they were in no danger of lawsuits arising from the "open and obvious danger" imposed by the uneven ground at the demolition site. The City is under no obligation to build them a fence since the City never agreed to their request. They have no right of way through our property, as they are not land-locked and have easy access to their property from First Avenue. Mr. Finney said that he has discussed the issue with the Streets Superintendent. The Streets Department plans to fill in with soil, level, and seed the lot to grass soon. They will clean the property line up and put the bricks back down. Mr. Salisbury offered to prepare a letter from the Commission in response to the FAC's letter.

Ms. Landers was asked to begin the process of seeking funding for the new law enforcement center. This will involve contacting Mr. Schwallie, our bond counsel with Peck, Shaffer, and Williams. He will be responsible for preparation of the bond documents and advising us on procedure. All of the Commissioners were agreeable to soliciting bids from sources outside the City, as well as from financial institutions within the City. This could possibly result in significant savings to the City on financing costs.

Mr. Wallis and Ms. Bailey may be unable to attend the first meeting in April. To provide for timely passage of emergency ordinances, the next meeting was set for March 29th.

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


Clerk, City Commission


President, City Commission