

March 16, 2010

The Gallipolis City Commission met in special session on Tuesday, March 16, 2010, at 7:00 p.m. in the Meeting Room of the 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  
 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		
Michelle Miller, Gallipolis Daily Tribune		
Tony Gallagher	Marvin Vanderberg	Ronnie Lynch
Randy Breech	Bette Horan	Dottie Chestnut
Claudia Miller	Polly Wetherholt	Clint Patterson
Barb Epling	Monica Sumner	Bobbie Holzer

Commission received the minutes of the March 2, 4, and 9, 2010, meetings prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

*Privilege of Floor* was granted to Mr. Randy Breech of Breech Engineering. Mr. Breech said that he was upset to read in the newspaper that the Commission had invited Brandstetter Carroll to speak at their March 9<sup>th</sup> special meeting. Mr. Breech said he understood that there was a lot of concern over the design, but he questioned the size and cost of the building that Brandstetter Carroll was proposing. Mr. Breech said he is still under contract to design and oversee the project and has done everything that he has been asked to do, even contributing about \$20,000 in extra work. He has been monitoring the condition of the current building, evaluating sites under consideration as temporary housing, and creating multiple designs as the Commissioners have considered use of various sites.

Mr. Breech said that his costs would be lower because he is a local firm, saving on travel costs to oversee the project. Using a pre-manufactured shell will save on construction costs compared to a totally on-site building project. Also, Mr. Breech said he was willing to "babysit" the remainder of the building project even after his contract runs out. He stressed that he is deeply involved in the community and deeply committed to this project. He pays local taxes, buys locally, and hires local contractors. He asked the Commission to keep these facts in mind in making any decisions.

Mrs. Charles Holzer requested *Privilege of Floor*. She said that the nurses who were trained in Davis Hall would like to see the building saved. She said that she had many contacts and would dedicate her efforts to raise \$500,000 to save Davis Hall.

The City Manager reported on the following:

- The public meeting with residents of Spruce Street and the project contractor was held last night. It was a good meeting, addressing areas of concern to the residents. They were informed that there would be no excess capacity fees charged to those who sign up at the outset, but that they must annex. There was a little opposition to annexation until the City Manager laid out the cost savings to inside residential customers as opposed to outside rates.
- Ten houses are scheduled for demolition beginning this week, with six more houses added to the list. Once again, Mr. Finney announced that there is still grant money available for additional demolitions if anyone wishes to sign up for the program.
- The Volunteer Energy Solutions contract renewal is in process. Rates will increase slightly, but will remain below those charged by Columbia Gas.
- Mr. Finney attended the RCAP training today. The sessions on rate setting and asset management seemed useful. He will be attending the Main Street meeting in Lebanon tomorrow.
- The City applied for \$2 million in appropriations for CIPP work. We have been notified of \$600,000 in money available, with \$125,000 required local match.
- In response to an increase in the number of bad checks received by the Utility Department, the City Manager plans to set a policy of "cash only" after three bad checks. The Commissioners expressed favor for such a policy.
- Mr. Finney recommended extending the City-wide Yard Sale to a two-day event for Friday and Saturday. He also asked the Commission for their opinion of holding a yard sale in the City Park, perhaps in August. He wanted the Commission's opinion prior to bringing the subject before the City Park Advisory Board. There had been discussion of blocking off the street, but that would not work well for those attending the event.
- The trade of property near the pool between GDC and the City, under discussion for the past two years, will be finalized on Thursday, March 18th.
- The grand opening of Petland is set for Saturday, March 20<sup>th</sup>, at 9:45 a.m.
- The Gallia County Health Advisory Board meeting is scheduled for Monday, March 22<sup>nd</sup>, at 7 p.m. Relay for Life is Monday evening as well.
- The OVRDC meeting in Piketon is Wednesday, March 24<sup>th</sup>.
- The Marine Corps League presented the City with a plaque in recognition of our assistance in their Christmas fundraising "boot" drive.

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

Ms. Landers presented one invoice for approval of payment in the amount of \$5,779.94 from the Gallia County Commissioners for IT Administrator. Mr. Cremeens made a motion to approve payment, seconded by Ms. Bailey. Upon voice vote on the motion, all votes were yes.

Ms. Landers asked the Commissioners if they had any questions regarding the amendments to the appropriations and transfers ordinances, as set forth in her memo dated March 12, 2010. All of these changes were due to three items: \$5,800 for the ODNR Litter Cleanup Grant, which includes a transfer of \$1,800 for local match and advance of \$2,000 for up-front costs; \$200,000 in combined advances from the Water and Sewer Funds for their proportionate shares of up-front costs related to the Spruce Street Project; and \$4,500 needed by Court Probation to buy items necessary to their move to Olive Street. These changes were included in the ordinances sent out in Friday evening's Commission packets.

The City Solicitor informed the Commission of two of the cases for demolition of houses in the Common Pleas Court have been concluded by default judgement. Four more cases are pending.

The lease for temporary housing on Olive Street for the Gallipolis Municipal Court is available for perusal. The cost is \$1,900 per month.

The City Solicitor requested that the Commission delete Ordinance No. O2010-14, the sewer contract with the County for Green Township, from the meeting agenda. This would allow the Commission to deliberate further on the wording for the contract. Mr. Cremeens made a motion to delete Ordinance No. O2010-14 from the agenda, seconded by Mr. Johnson. Upon voice vote on the motion, all votes were yes. Mr. Finney reminded the Commission that the County would need an answer by the end of March.

Mr. Salisbury requested executive session for legal matters.

Mr. Cremeens made a motion to reappoint Mr. Tommie Vaughn to the Civil Service Eligibility Board, seconded by Mr. Johnson. Upon voice vote on the motion, all votes were yes.

Mr. Cremeens stated that there was a junk yard starting on property (not owned by Mr. Smith) located behind David Smith's dental office. The Code Enforcement Officer has been looking into the matter.

There was presented and read to the Commission as an emergency a Resolution No. R2010-12 entitled **AN EMERGENCY RESOLUTION REPEALING RESOLUTION NO. R2008-12, AND APPOINTING C. JOSEPH WOODALL AS ACTING CITY MANAGER IN THE ABSENCE OR INCAPACITY OF THE CITY MANAGER.** Mr. Cremeens made a motion to adopt this resolution as an emergency, seconded by Mr. Johnson. Upon roll call to adopt this resolution as an emergency, all votes were yes.

There was presented and read to the Commission as an emergency a Resolution No. R2010-13 entitled **AN EMERGENCY RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A NEW SPECIAL REVENUE FUND (ODNR LITTER CLEANUP GRANT).** Mr. Cremeens made a motion to adopt this resolution as an emergency, seconded by Ms. Bailey. This grant will mainly be used in conjunction with Cleanup Day. Upon roll call to adopt this resolution as an emergency, all votes were yes.

There was presented and read to the Commission for a second reading an Ordinance No. O2010-09 entitled **AN ORDINANCE TO SET APPROPRIATIONS FOR CURRENT EXPENSES OF THE CITY OF GALLIPOLIS, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2010.** Mr. Cremeens made a motion to amend the ordinance to reflect figures provided in the 3/12/2010 memo from the City Auditor, seconded by Mr. Johnson. Upon voice vote to amend this ordinance, all votes were yes. Mr. Cremeens made a motion to adopt the amended ordinance on second reading, seconded by Mr. Johnson. Upon roll call to adopt this amended ordinance on second reading, all votes were yes.

There was presented and read to the Commission for a second reading an Ordinance No. O2010-10 entitled **AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO TRANSFER OR ADVANCE FUNDS.** Mr. Johnson made a motion to amend the ordinance to reflect figures provided in the 3/12/2010 memo from the City Auditor, seconded by Mr. Cremeens. Upon voice vote to amend this ordinance, all votes were yes. Mr. Wallis made a motion to adopt the amended ordinance on second reading, seconded by Ms. Bailey. Upon roll call to adopt this amended ordinance on second reading, all votes were yes.

There was presented and read to the Commission for a second reading an Ordinance No. O2010-11 entitled **AN ORDINANCE AMENDING ORDINANCE NO. O2008-15, AS AMENDED BY ORDINANCE NO. O2009-04, AS AMENDED BY ORDINANCE NO. O2009-45, AMENDING SECTION C6(J), MAINTENANCE SUPERINTENDENT, AND ESTABLISHING THE POSITION OF CIVIL ENGINEER, AND SETTING AN ADMINISTRATIVE EMPLOYEES COMPENSATION PLAN AND IMPLEMENTING PROCEDURES AND POLICY STATEMENT.** Mr. Wallis 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 first reading an Ordinance No. O2010-13 entitled **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENT WITH THE STATE OF OHIO DEPARTMENT OF DEVELOPMENT FOR HOUSING REVOLVING LOAN FUND ADMINISTRATION AGREEMENT.** Mr. Johnson made a motion to place this ordinance on first reading, seconded by Mr. Wallis. Ms. Landers explained that the City received CHIP grant funds for low income, private-owner housing rehabilitation in 1990 and 1999. Participants signed mortgage agreements, which allowed 85% of the mortgage to be forgiven over a five-year period, with the residual 15% due upon transfer of ownership. Fund #290 Housing Rehabilitation was established to separately account for these mortgage payments as received. This agreement would allow the City to access funds in Fund #290 for use for ODOD-approved future projects. Upon voice vote on the motion, all votes were yes.

Mr. Wallis made a motion to enter executive session to discuss legal matters as set forth in ORC Section 121.22, seconded by Ms. Bailey. President Cozza announced that there would be no business to follow executive session. Upon roll call on the motion to enter executive session, all votes were yes. Upon completion of executive session, Commission returned to special session.

The next special meeting of the Gallipolis City Commission is set for Tuesday, March 23<sup>rd</sup>, at 7 p.m.

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

  
Clerk, City Commission

  
President, City Commission