

May 17, 2011

The Gallipolis City Commission met in special session on Tuesday, May 17, 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  
 Michelle L. Tate, City Assistant Auditor/Clerk  
 Amber Gillenwater, Gallipolis Daily Tribune  
 Ronnie Lynch                      Tony Gallagher                      Claudia Miller  
 Dottie Chestnut                      Bob Hood                      Clint Patterson

Commission received the minutes of the May 3, 2011 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

President Cozza granted *Privilege of Floor* to Mr. Bob Hood of the Gallia County Convention and Visitors Bureau. Mr. Hood distributed copies of their current annual report and visitors' guide brochure. He said that their bylaws, which stipulate that they give an annual report to the County, have been amended to include a report to the City as well. He reported that their bed tax revenues have been steady, with a 1% increase overall due to the new Hampton Inn. He expressed appreciation for all of the good comments about tourism in the newspaper. He explained the purpose of their Advisory Board, upon which Commissioner Johnson serves. He also gave a report of their recent "Be a Tourist in Your Own Backyard" program, which highlighted several tourism sites in the downtown. President Cozza mentioned Mr. Dave Snyder's interest in using sculptures to promote tourism in town. Mr. Hood was interested, particularly in sculptures relating to our history or heritage. He mentioned the draw of the Mothman sculpture in Point Pleasant, which brings in visitors from all over the world.

The City Manager reported on the following:

- Ms. Melissa Clark has arranged a meeting at the Visitor's Center on Tuesday, May 24<sup>th</sup>, at 6 p.m., for those interested in stimulating growth in the City and County. Commissioners Johnson and Bailey will attend, along with the City Manager.
- During the asbestos abatement, Rainbow Environmental Services discovered four layers of floor tiles and four layers of sheathing in the downstairs hallway. Also, the boiler was missed in the earlier bid spec sheet. These additional items will require a change order for \$12,000 in additional costs. However, because earlier estimates were so much higher than the actual bids received, this change order will not require any additional appropriation in the 2011 budget for the demolition and asbestos removal for the new city building.
- The contractor is progressing on demolition work on the building beside the post office.

- Handbook changes – Commissioners discussed sick payouts and decided to leave the maximum payout at 35%. Mr. Finney told them about changes included in SB 5, setting caps on accruals and designating maximum allowable payout percentages.
- Property tax abatement for Masonic Lodge construction - Mr. Johnson made a motion to approve a 75%/12-year property tax abatement for the construction of the new Masonic Hall, seconded by Ms. Bailey. Upon voice vote on the motion, Mr. Wallis and Mr. Cremeens abstained as Masons. Ms. Bailey, Mr. Johnson, and Mr. Cozza votes yes.
- The Tour of Ohio Bike Race will be on June 19<sup>th</sup>. Athletes will race around the 300 and 400 blocks of First and Second Avenues, which will be blocked to traffic.
- There were no bids on the Davis Hall property. In discussion, Commissioners decided to vote on an ordinance at the next meeting to allow it to be re-bid at a lower minimum bid of \$175,000.
- The United Way Breakfast is set for Friday. The City will be receiving an award. Mr. Finney plans to attend. He urged Commissioners to consider attending as well.
- Ms. Melissa Clark has a website that lists vacant commercial properties available for rent or sale in Gallia County. Mr. Finney has asked Mr. Davis to work with Ms. Clark on updating this list to include all vacant commercial properties in the City. There was a brief discussion of someone using commercial property as a residence. However, this is not a violation of our code and therefore not a violation subject to enforcement.
- Mr. Davis has updated the list of all of the street lights in town. His last work day prior to retirement will be on May 27<sup>th</sup>.
- Miss Ohio USA has asked Mr. Finney if the City would consider helping sponsor her. Mr. Salisbury told the Commissioners that the City could not legally use public funds for such a purpose.
- The City has received word that we have been awarded the ODNR Recycling & Litter Grant (\$9,365 grant with \$9,365 local match in 2012) that we applied for in February of this year.
- Mr. Troy Johnson and Mr. Tim Divens approached the City Manager about trading a right-of-way across property that they purchased on Chestnut Street (which could provide access to the Fire Station) for free water and sewer taps for the property. The Commission was not in favor of this arrangement.
- Commissioners also did not favor accepting sick leave transfers for employees coming from or going to other public entities. Mr. Finney said that the new handbook prohibits such transfers.
- Mr. Finney showed slides of the work on the new road to the cemetery. He is hoping to have it finished next week, if the weather cooperates. U.S. Bridge came in to look at additional slippage along the hillside near Bob Evans' grave. This problem needs to be fixed as soon as possible to help prevent additional damage.

Ms. Tate presented the April Financial Statement for approval. Mr. Cremeens made a motion to approve the April Financial Statement, seconded by Mr. Johnson. Upon voice vote on the motion, all votes were yes.

A donation of \$1,000 from Janice McKenzie to the Canine Cop Fund was presented for acceptance. Mr. Johnson made a motion to accept this donation, seconded by Ms. Bailey. Upon voice vote on the motion, all votes were yes.

Ms. Tate presented several invoices over \$3,000 for approval of payment. These were a result of an internal audit conducted recently by the City Auditor, looking for invoices that might have been missed.

- \$14,988.80 from Creative Microsystems Inc. for the annual support contract. Invoice date: 11/12/10; P.O. date: 1/3/11.
- \$18,931.00 from Travelers Insurance for liability/property insurance installment. Invoice date: 12/23/10; P.O. date: 1/3/11.

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- \$19,749.16 from Ohio Valley Bank for Fire Station bond payment. Invoice date: 1/10/11; P.O. date: 2/1/11.
- \$3,000.00 from Henschen & Associates for court annual offsite storage agreement. Invoice date: 1/17/11. P.O. date: 1/28/11.
- \$4,030.92 from AEP for street lights electric bill. Invoice date: 1/28/11. P.O. date: 2/1/11.
- \$4,050.00 from FACTS for rent of Solicitor's office space 6/1/10 to 2/1/11. Invoice date: 2/2/11. P.O. date: 2/8/11.
- \$5,291.20 from Gallia County Commissioners for quarterly share of IT budget. Invoice date: 2/14/11. P.O. date: 3/1/11.
- \$4,006.57 from AEP for street lights electric bill. Invoice date: 2/28/11. P.O. date: 3/1/11.
- \$15,749.41 from Ohio Valley Bank for Davis Hall BAN payment. Invoice date: 4/4/11. P.O. date: 5/2/11.
- \$47,749.39 from Ohio Bureau of Workers Compensation for 45% premium payment. Invoice date: 4/14/11. P.O. date: 5/2/11.
- \$14,457.84 from Ohio Department of Transportation for SIB loan payment. Invoice date: 5/5/11. P.O. date: 5/10/11.

Ms. Bailey made a motion to approve payment, seconded by Mr. Johnson. Upon voice vote on the motion, Mr. Wallis abstained due to his employment with AEP. All other votes were yes.


The City Solicitor informed the Commission that dozens of criminal complaints have been filed for tax code violations and one for a \$7,000 utility bill. He requested executive session to discuss a legal matter involving possible pending litigation regarding property on Chillicothe Road.

Mr. Johnson thanked Mr. Hood for attending the meeting and for asking him (Mr. Johnson) to sit on their Advisory Board.

There was presented and read to the Commission as an emergency a Resolution No. R2011-10 entitled **AN EMERGENCY RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO FIRE PROTECTION AGREEMENT WITH THE TOWNSHIP OF GREEN, GALLIA COUNTY, OHIO**. Mr. Johnson made a motion to adopt this ordinance as an emergency, seconded by Mr. Cremeens. During discussion, Mr. Wallis suggested bringing the Green Township Trustees in to discuss the issues of false alarms and whether they would be agreeable to paying an additional five percent of their levy to offset those costs. Upon roll call to adopt this ordinance as an emergency, Mr. Cremeens and Mr. Johnson voted yes. Ms. Bailey, Mr. Wallis, and Mr. Cozza voted no. Resolution R2011-10 was defeated.

Mr. Cremeens made a motion to enter executive session to discuss legal/property issues as set forth in ORC 121.22(G)(2), seconded by Mr. Johnson. President Cozza announced that there would be no business to follow executive session. Upon roll call to enter executive session, all votes were yes. Upon completion of executive session, Commission returned to special session. There being no further business to come before the City Commission, the meeting was adjourned.

  
Clerk, City Commission

  
President, City Commission