

June 21, 2011

The Gallipolis City Commission met in special session on Tuesday, June 21, 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
 Amber L. Fellure, Assistant City Solicitor
 Annette M. Landers, City Auditor/Clerk/Treasurer
 Amber Gillenwater, Gallipolis Daily Tribune
 Ronnie Lynch Clint Patterson Tony Gallagher
 John O'Brien Tim Divens Dottie Chestnut
 Claudia Miller Steve Chapman Shayna Chapman
 Becky Rothgeb

Commission received the minutes of the June 14, 2011 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

The City Manager reported on the following:

- Demolition of old City Building – Demolition is in progress, beginning with the old fire station. They are cleaning up as they go. They hope to have everything down by Friday.
- The Tour of Ohio Bike Race fizzled out, possibly due to not having enough riders.
- River Sweep Cleanup Day was last Saturday.
- Slip on Allen Drive – The maintenance department has completed their repairs of the sewer line.
- The Committee to assist with aesthetics of outside of new Justice Center will meet next Monday at 4 p.m. at a location to be determined.

The City Auditor presented for approval of payment an invoice for \$3,838.22 from AEP for streetlights. The invoice was dated 5/27/11; the purchase order was dated 6/1/11. Mr. Cremeens 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.

Mr. Johnson complimented Mr. Gallagher and Mr. Finney on their interviews with WSAZ news concerning the demolition of the old Municipal Building. He also reported on the second meeting of the Strategic Planning Committee. The group brainstormed on Gallia County's strengths and weaknesses, as well as opportunities and external threats. They listed their responses on paper. He said that the group was interacting well and has good representation from all walks: business, government, etc. Ms. Bailey added that the group has a good mix of demographics.

Ms. Bailey announced that the Chamber of Commerce is looking for donations of toys or money for an hourly toy giveaway that they plan for Kid's Day during the coming River Recreation Festival. Anyone wishing to help can contact the Chamber office.

President Cozza asked to change the order of the agenda to have the reading of the ordinances before the work session. There were no objections to this change.

There was presented and read to the Commission as an emergency an Ordinance No. O2011-57 entitled **AN EMERGENCY ORDINANCE AMENDING ORDINANCE NO. O2011-12, AS AMENDED BY ORDINANCE NO. O2011-23, AS AMENDED BY ORDINANCE NO. O2011-36, AS AMENDED BY ORDINANCE NO. O2011-42, AS AMENDED BY ORDINANCE NO. O2011-50, SETTING 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 as an emergency, seconded by Mr. Cremeens. Ms. Landers explained the reason for the changes. One was to correct an error in addition on Ordinance No. O2011-50. The other two were for additional work on the slip repair and on the water lines along First Avenue. Upon roll call to adopt this ordinance as an emergency, all votes were yes.

There was presented and read to the Commission as an emergency an Ordinance No. O2011-58 entitled **AN EMERGENCY ORDINANCE ACCEPTING AND REJECTING BIDS FOR REAL PROPERTY KNOWN AS PARCEL NO. 007-555-016-00 (KNOWN AS DAVIS HALL PROPERTY) AND AWARDING THE BID FOR THE SALE OF SAID PROPERTY TO THE BOARD OF GALLIA COUNTY COMMISSIONERS.** Mr. Johnson made a motion to adopt this ordinance as an emergency, seconded by Mr. Cremeens. President Cozza explained to those present that this was to sell Davis Hall for \$206,050, which was over the minimum bid specified. Mr. Finney told the Commission that the Board of Commissioners have asked that we do some work on the property prior to sale, such as remove the soil and put the gravel back. Mr. Finney said that he will be glad to comply. Upon roll call to adopt this ordinance as an emergency, all votes were yes.

President Cozza opened the work session to discuss where to locate the administrative offices. He began by talking about the construction of the new Justice Center and the need to find a location for the few remaining administrative employees. He asked the City Auditor to comment on the financial considerations that would affect the City's ability to build or lease. Ms. Landers distributed a spreadsheet showing the remaining debt capacity after the Justice Center, Auxiliary Fire Station/Cemetery Office, purchase of Cox property, and road repairs. If the City issues bonds for all of these items, the remaining debt capacity would be less than \$200,000. This would not be enough to borrow to build administrative offices. She said that the City has a nice piece of property that it could use for construction of administrative offices at 333 Third Avenue between Peoples Bank and the municipal parking lot. Any building would need to be delayed for quite a number of years to allow sufficient pay-down of outstanding principal related to the Justice Center.

Given this information, the Commission discussed the options of leasing or participating in a lease-purchase. They also discussed location. Mr. Johnson said that the emotional choice of where to lease would be downtown. Subjectively, the choice would be based on where the cost was least. Commissioners discussed the option of either staying in the current location or moving into the leased court space when they move to their new building. Either alternative does not provide sufficient space for everything needed: administrative offices, a meeting room, and storage.

Two other alternatives for leased spaces have already been brought to the Commissions: one from Community Improvement Group, LLC for use of part of the old Foodland Building and one from Steve

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Chapman for the back part of the Lafayette Building. President Cozza invited representatives from both groups to speak.

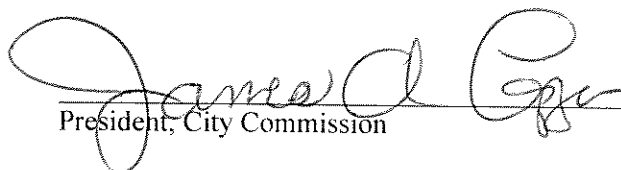
The old Foodland Building would offer between 4,000 to 5,000 square feet, with possible use of gymnasium and/or sanctuary space for larger meetings. Their architect could tailor the space to meet our needs. There will be sprinkler and security systems throughout. There are approximately 100 parking spaces planned.

The Lafayette Building would offer up to 6,000 square feet, with additional storage space available in the mezzanine area. The Court Street entrance would be dedicated to our use, with a drivet façade and columns. The Second Avenue storefronts would be reserved for retail use, with the city offices occupying the back portion of the building. Mr. Chapman would remodel to suit our needs.

After lengthy discussion, Mr. Finney suggested going out for requests for proposals next week to allow full participation from any interested parties. The Commission decided to limit the proposals at this time to those in the 200, 300, or 400 blocks of the downtown area.

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


Clerk, City Commission


President, City Commission