

August 3, 2010

The Gallipolis City Commission met in work session and regular session on Tuesday, August 3, 2010, beginning at 6:30 p.m. in the Olive Street Courtroom of the Gallipolis Municipal Court, 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 Tate, Assistant City Auditor/Clerk		
Margaret Evans, Judge, Gallipolis Municipal Court		
Amber Gillenwater, Gallipolis Daily Tribune		
Ronnie Lynch	Tony Gallagher	Bette Null Horan
Clint Patterson	Joe Giles	Polly Wetherholt
Jon Lynch	Bob Marchi	William Jenkins
Randy Breech	Kay Kerr	Bill Gene Johnson
Janet Johnson	Bev Dunkle	Peggy Evans
Dottie Chestnut	Barb Epling	Jan Thaler
Becky Rothgeb		

President Cozza explained that Mr. Randy Breech was here to give information concerning the building site on the 300 block of Second Avenue. Mr. Cozza stated that after Mr. Breech was through speaking, those in attendance could ask questions relative to what Mr. Breech had to say.

Mr. Breech stated that the property on the 300 block of Second Avenue was 72 feet wide and 151 feet long back to the transformer. The adjoining property, the Stone Jar, is 19 feet wide. Looking at the required square footage a two-story building, the City would need to purchase both properties. The Lupton building has been brought up to some code except for seismic conditions. There could be fire hazards involving adjoining buildings. The old cellar was not filled in properly and dirt would have to be dug out and refilled properly. We would be required to have at least one elevator, a minimum of two to four stairwells, a sprinkler system. Code would require at least 80 parking spaces. The Bureau of Adult Detention requires a sally port to accommodate two police cruisers. Also, we would want to put a historic front on the building. The price to satisfy all of the above requirements would be an estimated \$4 million, including the purchase of property costs.

Another possibility would be just an administration building at that site with a one-story building, which would reduce some of the requirements and parking issues. Mr. Breech presented other options and distributed design number six, which was a design of a building on the current site of the municipal building. This design called for a single story administration building, which would comply with parking requirements. Across the street, a separate police and court building would be built with a sally port and parking to meet code requirements.

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There would be no requirement for an elevator or stairwells. This project could be done with the budget previously discussed.

Bette Null Horan stated that she did not want the building downtown.

Mr. Johnson suggested that on the 300 block property, the cellar could be used as a basement instead of being filled back in, but he would rather see something of an enterprise nature go on that site. Mr. Johnson added that he liked design number six.

Mr. Robert Marchi asked whether the City had spoken with any of the property owners at the City Building's current site about purchasing property, in particular the Moore property. Mr. Marchi also expressed concerns about the 300 block of Second Avenue site, especially with underground line relocations and public access to the building. He also asked if the City had a figure for the purchase price of the 300 block property. Mr. Cozza stated that there have been discussions, but nothing firm.

Ms. Jan Thaler inquired about the design of the building that the current property owner on the 300 block property had done. His design was shared and discussed.

Mr. Jay Cremeens stated that he liked the idea of the building being downtown because of possible revitalization of the downtown area.

Mr. William Jenkins suggested that a committee be formed, consisting of five citizens and two commissioners, to get public involvement in the design and building of the new municipal building.

Intentions for Davis Hall were also discussed.

Privilege of Floor was granted to Mr. William Jenkins. Mr. Jenkins stated that, according to City Charter, all meetings of the City Commission are to be open to the public and you can not have executive sessions. Privilege of Floor was also granted to Ms. Jan Thaler, who asked if the proposed committee for the new building would include property owners. Mr. Cozza stated that the goal would be to not exclude anyone. Ms. Bette Horan stated her concern that all the downtown buildings needed to have fire sprinklers.

The City Manager reported on the following:

- The move to the Job and Family Services went fine. We have signs up now and everyone is settling in.
- The Spruce Street Project should be finished in the next two weeks.
- Davis Hall abatement is on-going.
- The trash dumpster for 2 ½ Alley is installed and in use.
- The City Manager is still negotiating electric rates. As of now, there could be a 13% savings.
- The City Pool Party is Monday, August 16th, from 7 p.m. to 9 p.m.
- Mr. Finney heard back on the health insurance quotes for the coming year. Following discussion, it was decided to increase the out-of pocket and deductibles, so there would be no increase in the monthly premium or employee share per pay.
- The City Manager informed the Commissioners of the fatality at the Wal-Mart intersection. The City is looking at to what can be done in the area to ensure everyone's safety.
- Mr. Finney plans to attend an ODOT meeting on highways.
- He will be attending an RCAP conference on August 24th & 25th in Columbus.
- Mr. Finney invited the commissioners to tour the municipal building after the meeting.

City Solicitor, Adam Salisbury, requested executive session to discuss purchase and sale of property.

President Cozza shared a certificate of appreciation for the Chautauqua that was held in the City Park.

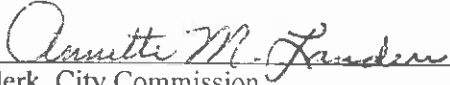
The condition of the sidewalk sweeper was discussed.

The Commission discussed at length the allocation of the bed tax among the entities, following Elizabeth Chapel's request at the prior meeting. It was the consensus of the Commission that they could not give to one church and not give to all.

There was presented and read to the Commission for a first reading an Ordinance No. O2010-44 entitled **AN ORDINANCE AMENDING O2006-62, AUTHORIZING PAYMENTS TO VARIOUS ENTITIES FOR COMMUNITY INVESTMENT CONTRIBUTION**. Mr. Cremeens made a motion to place this ordinance on first reading, seconded by Mr. Wallis. Mr. Johnson questioned making two separate donations to both the historical and genealogical societies. President Cozza explained that there had been a split in the group a few years ago, creating two separate entities. Each would seem to qualify for consideration for receipt of a portion of the bed tax. Upon voice vote to place this ordinance on first reading, Mr. Johnson voted no. All other votes were yes. O2010-44 was placed on first reading.

Mr. Wallis 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 Mr. Johnson. President Cozza announced that there would be no business following executive session. Upon roll call to enter executive session, all votes were yes.

Upon completion of executive session, Commission returned to regular session. There being no further business to come before the City Commission, the meeting was adjourned.


Clerk, City Commission


President, City Commission