

January 3, 2017

The Gallipolis City Commission met in regular session on Tuesday, January 3, 2017, at 6:00 p.m. at the Gallipolis Municipal Building, 333 Third Avenue, having complied with Section 9 of the City Charter.

Commission President Tony Gallagher called the meeting to order. Mr. Wallis gave the invocation.

Upon roll call, the following members were present:

Albert "Tony" Gallagher, President  
 Michael C. Fulks, Vice-President  
 Roger P. Brandeberry, Member  
 W. Matthew Johnson, Member  
 Steven E. Wallis, Member

Others attending were:

M. Eugene Greene, City Manager		
Adam R. Salisbury, City Solicitor		
Annette M. Landers, Auditor/Clerk/Treasurer		
Dean Wright, Gallipolis Daily Tribune		
Ronnie Lynch	Randy Breech	Marvin Vanderberg
Robbie Jenkins	Steve Holmes	Jeff Boyer
Keith Elliott	Joy Elliott	Shawn Layne

Commission received the minutes of the December 13, 2016 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

*Privilege of Floor* was granted to Mr. Robbie Jenkins and Mr. Steve Holmes to address concerns on the replacement of a street light in front of the old US Bank Building. As Mr. Jenkins passed out photographs of the area in question, Mr. Brandeberry congratulated him on the great success of the recent "Bodies Revealed" exhibition at the Bossard Library. Mr. Jenkins replied that actual attendance was 19,555, which was almost double their goal of 10,000. Many school children attended, including groups from WV and as far away as Madison County in Ohio. All agreed that it was a great success.

Mr. Jenkins explained that a driver hit the light in front of his building (the old US Bank). The City received about \$4,200 from the driver's insurance company. He has been in discussions with the City Manager about getting the light replaced. He would also like to have a tree replaced that the City removed from the streetscape area. The Streetscape Project was done back in the 80's or 90's. At that time, the property owners, including his mother, participated in the cost. He and Mr. Holmes both asserted that since that pole was paid for, it should be replaced.

The City Manager said that he had discussed the problems with replacing the light with Mr. Jenkins at a recent CIC meeting. To match existing poles would require a special mold. They have been researching to find similar poles, but they cost \$2,622.47 each, with a minimum order of ten poles. The City cannot afford to purchase ten poles, which would cost close to \$30,000. Mr. Jenkins insisted that he was not interested in replacement of other poles, just his pole, which was paid for by insurance. Mr. Greene responded that he could not justify giving priority to replacement of his pole when others had been waiting longer. If the concern was over the tripping hazard at the site of the missing pole, Mr.

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Greene said he could remove that right away if he wanted. Mr. Jenkins objected to this as a threat, but Mr. Greene answered that it was not meant as a threat, but a matter of lack of money and fairness to all.

Also, Mr. Greene is concerned about the quality of this particular style of pole, which has proven very easy to destroy from numerous incidents over the years. There are several of the poles missing from the streetscape area due to prior accidents. Mr. Greene felt it would be unfair to others to bump this one pole to the top of the list for replacement. Mr. Fulks and Mr. Brandeberry both agreed that the quality of the existing poles has been a problem. Mr. Wallis pointed out that the lack of resources in the General Fund is the missing piece for solving this puzzle. The issue for the City is that the voters have indicated at the voting booth that they are unwilling to fund extra items in the General Fund. However, even if we had the money, we would still need to find a better quality of pole. Mr. Johnson indicated an interest in looking into the matter further to see if the City can order ones that do not require an expensive mold.

Mr. Brandeberry suggested that if possible, perhaps all of the existing, matching poles could be grouped in one area and new poles that are stronger could be placed elsewhere as needed. All of the Commissioners wanted to look into the matter further, which the City Manager offered to do.

The City Manager reported that he will begin meeting with Ms. Landers and Ms. Clonch tomorrow on the departmental budgets. There was a tight budget in 2016 and it remains tight in 2017. In spite of the tight budgets, the City made progress in 2016 with the WWTP Upgrade, rebuilding of the Spruce Street Lift Station, working with GDC to get them onto our water system, drainage work on SR 7 and Airport Road, and working with the County on their sewer projects, which included moving over 200 feet of main line. The Water Plant rebuilt their pumps, putting the facility in top shape. We paid off a fire truck and a backhoe and cut costs on contracts. We doubled the size of our park front with the new Parkfront Project.

Mr. Brandeberry asked if there was going to be a catch basin. After establishing exactly where he was asking about, Mr. Greene answered that the contractor is not putting in a concrete catch basin, but a stone one. Right now, it is just covered until they can get it filled in.

Eight thousand cubic yards of soil were excavated from the Parkfront and moved to Spruce Street Extension for a future project to raise the road bed for better access during high water.

Code procedures have been streamlined to get cases to court more quickly. We have adopted new ordinances and developed new forms, bringing fire inspections and code inspections together in some cases. All in all, things are moving forward.

Chief Elliott has recommended two new volunteers to the Commission tonight for approval. Megan Leffler, a nurse, and Dan Morgan, who has served on the Rio Grande Volunteer Fire Department. Mr. Morgan works the night shift at his regular job, which could make him more available for call-outs and sitting station. Mr. Brandeberry made a motion approving these appointments, seconded by Mr. Fulks. Upon voice vote on the motion, all votes were yes.

The City Auditor presented the following invoices over \$3,000 for approval:

- \$5,041.27 from AEP for street lights. Invoice: 11/28/16. PO: 12/1/16
- \$9,839.75 from Pullins Excavating for Amphitheater Project. Invoice: 11/30/16. PO: 12/8/16
- \$266,076.40 from Pullins Excavating for Riverfront Project. Invoice: 11/30/16. PO: 12/8/16
- \$12,284.90 from Harris Industrial for WPC wet well & flow meter work. Inv: 1/29/16. PO: 12/1/16

Mr. Fulks made a motion to approve payment, seconded by Mr. Brandeberry. Upon voice vote on the motion, all votes were yes.

Ms. Landers presented donations from April to September 2016 for acceptance as follows:

- Gallipolis in Lights: \$6,008.13
- Baseball/Softball: \$1,050
- Gallipolis in Bloom: \$1,100
- Police Special Equipment: \$1,250
- City Park Tree Fund Brick Project: \$300

Total donations for the period were \$9,708.13. Donations were further broken down for Commissioners by month and donor on monthly reports provided. Mr. Wallis made a motion to accept these donations, seconded by Mr. Johnson. Upon voice vote on the motion, all votes were yes.

Ms. Landers announced that this year's primary is on May 2<sup>nd</sup>. There are three seats up for election this year on the City Commission. Those whose terms are expiring on December 31<sup>st</sup>, 2017 are Mr. Gallagher, Mr. Brandeberry, and Mr. Johnson. Candidates have from January 22<sup>nd</sup> to February 16<sup>th</sup> to file for election. Forms are available this evening and thereafter in the City Auditor's Office. There is a letter from the City Solicitor attached to each packet, which explains the requirements for office and the rules for circulating petitions and filing for office.

The City Solicitor commented that the ordinance to appropriate 754 Fourth Avenue is on second reading tonight. The other ordinance on first reading this evening is the one establishing vacant property and building registration.

This ordinance consists of four parts:

1. It establishes a registry for vacant properties
2. It establishes an inspection schedule of 2x/yr
3. It establishes an escrow/insurance bond for those in violation of code
4. It establishes a fee schedule, starting at \$200 for residential property and \$400 for commercial, doubling every year thereafter for up to five years

The Code Enforcement Officer will review plans and determine when a building has been rehabbed. There is wording to prevent owners from swapping properties to avoid the law. Everyone is treated alike regardless of where the owner lives. There is also provision for third party management of the property.

Mr. Brandeberry revisited the issue of the light poles to ask if the City would be receiving any other insurance settlement money for damaged poles. Mr. Greene answered that there was one other claim in process. Mr. Brandeberry pointed out that there are sometimes safety grants available that require a 25% local match. Mr. Greene responded that he has Brad Swisher looking into an historical grant that has a 25% match. Mr. Brandeberry suggested using the insurance money toward the 25% local match.

There was presented and read to the Commission for a second reading an Ordinance No. O2016-68 entitled **AN ORDINANCE DIRECTING THE CITY LAW DIRECTOR TO APPROPRIATE REAL PROPERTY KNOWN AS 754 4<sup>TH</sup> AVENUE**. Mr. Wallis made a motion to adopt this ordinance on second reading, seconded by Mr. Brandeberry. Mr. Brandeberry asked if we are getting closer to concluding this process. Mr. Salisbury explained that this is the final step before taking the matter to court. We have sent registered letters to all interested parties at each step of the process, so their recourse will be very limited in court. There are about eleven lien holders on this property. Mr. Wallis

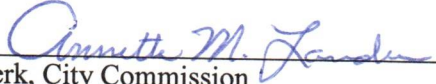
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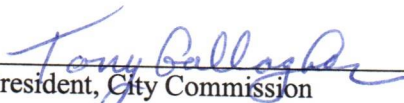
questioned a date that he thought was on the ordinance, but upon inspection, it appears that it was in the preliminary report. Upon roll call to adopt this ordinance on second reading, all votes were yes.

There was presented and read to the Commission as an emergency an Ordinance No. O2017-01 entitled **AN EMERGENCY ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A LETTER OF AGREEMENT WITH JEANNE INGLES FNP-BC FAMILY PRACTICE FOR HEALTHCARE SERVICES FOR CITY OF GALLIPOLIS EMPLOYEES AND ELECTED AND APPOINTED OFFICIALS.** Mr. Fulks 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.

There was presented and read to the Commission for a first reading an Ordinance No. O2017-02 entitled **AN ORDINANCE ESTABLISHING SECTION 1354 "VACANT PROPERTY AND BUILDING REGISTRATION" OF THE CODIFIED ORDINANCES OF THE CITY OF GALLIPOLIS, OHIO.** Mr. Johnson made a motion to place this ordinance on first reading, seconded by Mr. Fulks. The City Solicitor stressed that the ordinance does not apply to vacant buildings with no code violations. They must be in violation of code for the penalties to apply. Upon voice vote to place on first reading, all votes were yes.

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

  
Clerk, City Commission

  
President, City Commission