

January 8, 2019

The Gallipolis City Commission met in regular session on Tuesday, January 8, 2019, at 6 p.m., at the Gallipolis Municipal Building, 333 Third Avenue, having complied with Section 9 of the City Charter.

Commission President Michael Fulks called the meeting to order. Mr. Wallis gave the invocation.

Upon roll call, the following members were present:

Michael C. Fulks, President
 Steven E. Wallis, Vice-President
 Cody C. Caldwell, Member
 Albert "Tony" Gallagher, Member
 Beau Sang, Member

Others attending were:

M. Eugene Greene, City Manager
 Brynn S. Noe, City Solicitor
 Annette M. Landers, Auditor/Clerk/Treasurer
 Dean Wright, Gallipolis Daily Tribune
 Ronnie Lynch Jeff Boyer Lee Adamcik
 Morgan Saunders Lisa Halley Matthew Dean
 Michael W. Brown Marvin Ours Randy Breech

Commission received the minutes of the December 4, 2018 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

Mr. Morgan Saunders, Director of Facilities for Holzer Health Systems, was granted *Privilege of Floor* to speak on the topic of Holzer Health System's Energy and Facility Improvement Project. Mr. Saunders introduced the other members of his team that were in attendance this evening: Ms. Lisa Halley, Executive Vice-President/Chief Administrative Officer, Ms. Lee Adamcik, Project Developer/Energy Engineer for Trane, and Matthew Dean, Trane's Account Manager. Mr. Saunders utilized a PowerPoint slide presentation to describe Holzer's plan to update their aging infrastructure, put in place in 1969, and to improve their regulatory compliance. He said they are seeking the City's approval to install a deduct meter on their cooling tower makeup water line, which will reduce their sewage consumption charges by the amount of water not returned to the City's system. They plan to reinvest their estimated \$40,000 to \$45,000 in annual savings on their sewer bill with the City back into their facility and staffing to serve the community.

Ms. Adamcik, Project Developer and Energy Engineer for Trane, took over the presentation to explain their project. She detailed the process of using a cooling tower for the HVAC system and the use of meters to measure inflow and outflow from the system to track the loss of water to the system through evaporation, drift, and blowdown. The deduct meters measure the amount of water added to the system from the make-up water fill line and the blowdown line. This amount is deducted from the sewer consumption, yielding savings to Holzer on their monthly sewer bills. They need the City's approval to use the deduct meters, coordinate with the City's software systems, and verify functionality. Tonight, they are seeking feedback and approval.

Mr. Greene said that the sewer line to Holzer was installed in 1970. He is very familiar with the project, having served as an inspector on the job. The system has one large lift station that must be re-built every few years at a large cost to the City. Our maintenance workers spend a lot of time servicing and repairing line in that area. His largest concern is in setting a precedent that forces us to honor all other similar requests. A few years ago, the

City discontinued allowing lawn meters, which charged only for water consumption. Considering the large debt service from the Sewer Plant Upgrades, there is no advantage to the City in agreeing to this request.

Mr. Wallis stated that the City wants to help everyone we can, but he is not sure that they have considered all aspects. Working for AEP, he is very familiar with cooling towers. He asked if they really needed treated water to run the cooling tower. They could consider other water sources, such as from a well. The City has no way to meter sewage usage. Basing it on water consumption is the accepted, time-tried method of charging for sewer. The City would need to do a lot of thinking before going forward with allowing deduct meters.

Mr. Sang asked how much the debt service and total revenues are for the Sewer Fund. Ms. Landers replied that debt service is \$470,000 and total revenues were approximately \$1.7 million. Based on this, Mr. Sang calculated that the \$40,000 loss in revenue would amount to only 2% of receipts.

Mr. Caldwell recused himself from discussions or decision-making on the project due to his employment with Holzer.

President Fulks asked when they would need an answer on the deduct meters. Ms. Halley answered that their executive committee will be meeting in a couple of weeks. They need an answer prior to this meeting.

The City Manager reported on the following:

- The State bridge inspector was in and sent a report on bridges within the City's limits, which now includes any with culvert over ten feet wide. These include Spruce Street, Airport Road, Burkhardt Lane, and Vine Street.
- Columbia Gas has set up a meeting with the City on January 24th to discuss their plans to replace their main line on Third Avenue, beginning sometime in late February or early March.
- The joint committee has been moving forward with pursuing property owners to clean up their properties. One building on Eastern Avenue has already been demolished by the property owner. Paperwork has been started on two other properties; and many letters have been sent out to property owners.
- Pothole season is in full swing, with maintenance crews using cold mix as fill due to the asphalt plant being closed for winter.
- Crews have begun repair of the storm line at the public use area, which blew out this past summer.
- Maintenance replaced the Walmart lift station motor at a cost of approximately \$10,000. They also replaced the pump for the water tank on Saunders Hill.
- The Sewer Plant has treated 136.43 % more water than was billed in 2018. This is attributable to the storm run-off from the second wettest year on record with 67.17 inches of precipitation.
- The new generator is installed and testing will be completed this week.
- We are working with the department heads on their 2019 budgets. Ms. Landers hopes to have all figures entered for distribution to the Commission after the Martin Luther King Holiday.
- Mr. Greene requested executive session for legal and personnel.

The City Auditor presented the December 2018 Financial Statement for approval. Mr. Wallis made a motion to approve the December 2018 Financial Statement, seconded by Mr. Caldwell. Upon voice vote on the motion, all votes were yes.

Ms. Landers presented the following invoices over \$3,000 for approval of payment:

- \$3,705.24 from Paul Covey for tap fee refund. Invoice: 10/30/18. PO: 12/12/18.
- \$3,518.45 from Ohio BWC for monthly premium. Invoice: 11/23/18. PO: 12/3/18.
- \$42,977.12 from Shelley Co. for OPWC Paving Project. Invoice: 11/27/18. PO: 12/5/18.
- \$10,359.43 from Ohio Treasurer for OPWC Loan payments. Invoice: 11/15/18. PO: 12/5/18.
- \$22,120.56 from Waste Management for Nov. bill. Invoice: 12/1/18. PO: 12/3/18.

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- \$5,089.59 from AEP for Nov. street lights. Invoice: 11/28/18. PO: 12/3/18.
- \$30,074.46 from Bob's Mkt for GIL decorations & trees. Invoice: 12/15/18. PO: 1/8/19.

Mr. Wallis made a motion to approve payment, seconded by Mr. Sang. Mr. Greene explained that the refund for Mr. Covey was due to a change in his plans for his property. Upon voice vote on the motion, all votes were yes.

Ms. Landers told Commissioners that the ordinance amending the salaries ordinance is to bring one of the supervisors up more in line with other supervisors. The amendment to the temporary appropriations is to accommodate payment of a large bill from Bob's Market, which exceeds the amount of the original temporary appropriation for the Gallipolis in Lights Fund.

Ms. Brynn Noe, the new City Solicitor, said she was glad to be here. President Fulks and the rest of the Commissioners welcomed her to her new position.

Mr. Sang said that he was approached by a couple of people who claimed that recycling items were being thrown in with all of the other trash when our contractor picks up the trash. He asked them to contact the City Manager directly with their complaint. President Fulks said that he has seen them pick it all up in smaller trucks and then sort it out at the public use area. Mr. Wallis mentioned a problem with some people pilfering the recyclables before they can be retrieved by Waste Management. Mr. Greene explained that there is a crew at Waste Management's Wellston plant that sorts the recyclable items from the other trash.

Mr. Gallagher brought up the recurring issue of vehicles blocking the sidewalks, forcing people onto the streets. Mr. Greene replied that the Police Department has been writing tickets, but that they rely heavily upon citizen complaints. President Fulks stated that residents on Kineon and Garfield have historically gotten a free pass. Mr. Gallagher also asked if Mr. Greene has received quotes on bullet-proof glass. Mr. Greene responded that he has spoken to a vendor who was supposed to come and give an estimate, but has not done so yet.

There was presented and read to the Commission as an emergency an Ordinance No. O2019-01 entitled **AN EMERGENCY ORDINANCE AMENDING ORDINANCE NO. O2017-44, AMENDING SECTION C6(i) COMPENSATION FOR SALARIED EMPLOYEES (UTILITY OFFICE SUPERVISOR) AND REPEALING PREVIOUS ORDINANCES SETTING SAID COMPENSATION.** Mr. Gallagher made a motion to adopt this ordinance as an emergency, seconded by Mr. Caldwell. 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. O2019-02 entitled **AN EMERGENCY ORDINANCE AMENDING ORDINANCE NO. O2018-54, SETTING TEMPORARY APPROPRIATIONS FOR CURRENT EXPENSES FOR THE CALENDAR YEAR 2019.** Mr. Wallis made a motion to adopt this ordinance as an emergency, seconded by Mr. Sang. Upon roll call to adopt this ordinance as an emergency, all votes were yes.

Mr. Wallis made a motion to enter executive session to discuss personnel and legal matters, seconded by Mr. Caldwell. Upon roll call to enter executive session for personnel and legal matters, all votes were yes. President Fulks announced that there would be no business following executive session. Upon completion of executive session, Commission returned to regular session. There being no further business to come before the Commission, the meeting was adjourned.


Clerk, City Commission


President, City Commission