

March 6, 2018

The Gallipolis City Commission met in regular session on Tuesday, March 6, 2018, 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
 Adam R. Salisbury, City Solicitor
 Annette M. Landers, Auditor/Clerk/Treasurer
 Dean Wright, Gallipolis Daily Tribune
 Marvin Vanderberg Mary Lee Marchi Joy Elliott
 Bradie Angell Ronnie Lynch Keith Elliott
 Jeff Boyer Dottie Chestnut Claudia Miller
 Randy Breech

Commission received the minutes of the February 20, 2018 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

Mr. Randy Breech was recognized for *Privilege of Floor*. Mr. Breech said that he wished to address two topics. The first topic was Code Enforcement in the historic district. The other problem is parking for all of the new businesses going in on the 300 block of Second Avenue. Mr. Breech and his business partners have engaged in many projects within the City. Their newest renovation involves the old Lafayette Hotel on the corner of Second & Court. He and his new tenants are concerned over the dilapidated condition of buildings on the other side of Court Street. Mr. Breech showed Commissioners pictures of the properties. He said that old furniture has been left outside one of the buildings, which is a code violation. He suggested that these properties should be high on the list for Code Enforcement to deal with, especially with the new, updated 2018 International Property Maintenance Code going into effect in two days. Mr. Breech said that he has talked to the owners about buying the two properties, but said that their asking price is too high for his purpose, which would be to demolish the buildings and convert the land into a parking lot for his businesses. Mr. Greene said that he had a problem with using Code Enforcement to force people to sell to a private person at a lower cost. Mr. Breech urged the City Commission, Planning Commission, and interested property owners to meet to discuss these issues.

Mr. Breech stated that the same cars have been parked for days on end along Second Avenue and in the Municipal Parking Lot. Installing parking meters could solve that problem. He also said that the Municipal Building took away parking spaces when it was built and employees now take up valuable spaces. He suggested they should park across the street. Mr. Greene asked why City employees should be made to park across the street when parking was built for them behind the building on previously undeveloped land. He also pointed out that parking meters cost about \$2,500 each, which is prohibitively expensive. It all comes down to dollars and cents, which the City does not have.

Further discussion went into the topic of using eminent domain or, as an alternative, getting property owners to donate dilapidated properties as a tax write-off. Mr. Salisbury described the lengthy process of eminent domain. He also pointed out that some properties are so expensive to demolish or remediate for sale that they are too expensive to consider even as a donation. Back taxes and existing liens can add further to the costs. In response to a question about raising the penalties against non-compliant property owners, Mr. Salisbury talked about an ordinance from 2017 that incrementally increases penalties for non-compliance over a period of years.

Mr. Greene thanked all of the people from throughout the community for their visits, cards, flowers, prayers, and support during his recent hospital stay.

The City Manager reported on the following:

- The recent flooding washed out the Spruce Street Bridge. The City Maintenance crew worked with the County Engineer to make a temporary repair to the bridge, replacing some boards and using plating on the deck. As of 3 p.m. last night, the bridge was re-opened to traffic. We are seeking FEMA money to help pay for a permanent fix.
- County Administrator Karen Sprague says that the Airport Road drainage project is a go. This will be paid 100% from grant and County money, with the County administering the project.
- We are waiting on scoring of our proposed OPWC paving project for First Avenue, Ohio Avenue, and Fourth Avenue. If we receive the grant, we will be responsible for a 40% match on the \$250,000 project.
- We have completed the ODNR Riverfront Improvements Project and the granting agency is closing out the grant.
- Ms. Angell has been giving drug-free workplace training to all employees and supervisors as part of the Ohio BWC Drug-free Workplace Program. We will receive a 7% discount on our premiums by participating in this program. She has been working on many other grants for the City: grants for playground equipment, CDBG grants, ODNR Nature-works grants, Ohio BWC safety grants (for the Fire Department) and an Ohio Dept. of Justice grant for bullet-proof vests for the Police Department.
- We need to enact an ordinance at our next meeting to address the problem of people cutting off locks and even the brass ears for the locks. A hefty fine of \$200 could go a long way toward paying the cost of meter repairs and replacement of locks.
- Some contractors are requesting construction water taps, which are not allowed the way our current ordinances are written. Any water service requires sewer and trash to be charged as well (if the address is inside town). The ordinance would need to be changed to allow for a temporary water only bill during construction.
- This will be a very busy summer with all of the projects we have planned.

The City Auditor presented two invoices over \$3,000 for approval of payment:

- \$5,121.61 from AEP for January street lights. Invoice: 1/30/18. PO: 2/1/18
- \$3,332 from Gallia County Sheriff for December housing of prisoners. Inv: 12/29/17. PO: 1/16/18.

Mr. Wallis made a motion to approve payment, seconded by Mr. Caldwell. On voice vote on the motion, all votes were yes.

Ms. Landers reminded Commissioners of the pre-audit meeting on Wednesday, March 14, 2018, at 10:15 a.m. in the meeting room. This will officially kick off our biennial audit, which should be completed by June 30th. Commissioners have received e-mail invitations to this meeting from the Audit Manager, Ms. Alice Balestra. Ms. Balestra informed me that she was a member of our audit team sometime in the 90's. Ms. Sandra Stephens and Ms. Stacie Fielder are returning this year as staff members under Ms.

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Balestra's supervision. Ms. Landers encouraged Commissioners to attend and to respond to any e-mails they receive from our audit team.

The unaudited Cash Basis Financial Statements for the Year Ended December 31, 2017, are complete and filed with the Auditor of State. They will soon be available on our website.

The City Solicitor requested executive session to discuss pending legal matters.

Mr. Gallagher said that he had recently learned that the library has old copies of our local newspaper archived on its website, going back many years. Mr. Wright added that this is a great service for people in Gallia County and has proven a useful resource for him in his work.

Mr. Sang said he learned that the O.O. McIntyre Park District is putting up barricades on the bike trail to keep vehicles off. Evidently some GPS systems erroneously direct traffic to the bike path.

There was presented and read to the Commission for a second reading a Resolution No. R2018-06 entitled **A RESOLUTION APPOINTING ADAM R. SALISBURY AS THE CITY SOLICITOR OF THE CITY OF GALLIPOLIS, OHIO, FOR A FOUR-YEAR TERM IN ACCORDANCE WITH SECTIONS 20 AND 21 OF THE CHARTER OF THE CITY OF GALLIPOLIS, OHIO.** Mr. Caldwell made a motion to adopt this resolution on second reading, seconded by Mr. Sang. Mr. Gallagher repeated his stance that, although he has no objection to Mr. Salisbury, the City should advertise all job openings. Mr. Caldwell said that he agreed in general, but the circumstances here were different. Mr. Greene agreed, saying that the intent is to advertise the job later in the year when Mr. Salisbury moves. Upon roll call to adopt this resolution on second reading, Mr. Gallagher voted no. All other votes were yes.

There was presented and read to the Commission for a second reading an Ordinance No. O2018-08 entitled **AN ORDINANCE TO SET APPROPRIATIONS FOR CURRENT EXPENSES OF THE CITY OF GALLIPOLIS, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2018.** Mr. Wallis made a motion to adopt this ordinance on second reading, seconded by Mr. Gallagher. Upon roll call to adopt this ordinance on second reading, all votes were yes.

There was presented and read to the Commission for a second reading an Ordinance No. O2018-09 entitled **AN ORDINANCE AUTHORIZING THE CITY AUDITOR TO TRANSFER OR ADVANCE FUNDS.** Mr. Gallagher made a motion to adopt this ordinance on second reading, seconded by Mr. Caldwell. 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. O2018-11 entitled **AN EMERGENCY ORDINANCE ACCEPTING AND REJECTING BIDS FOR CHEMICALS AND QUICKLIME.** Mr. Wallis made a motion to adopt this ordinance as an emergency, seconded by Mr. Caldwell. In discussion, Mr. Sang asked the process for choosing vendors. Ms. Landers said that the lowest bidder is generally chosen. Mr. Greene added that the lowest bid is not always the most responsive to the bid specifications, especially when processes dictate a certain form or container size. The winning bid is highlighted on a bid tabulation sheet. Mr. Sang asked if the City has made any efforts to combine orders with nearby communities to get economies of scale. Mr. Greene responded that the EPA dictates the chemicals we use for the processes employed in our treatment facilities. These often differ greatly from those required in neighboring communities. Upon roll call to adopt this ordinance as an emergency, all votes were yes.

Mr. Salisbury mentioned to the Commissioners that he would be bringing an ordinance to the next meeting regarding abandonment of an alley off Cruzet Avenue.

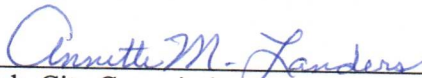
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Mr. Wallis made a motion to enter executive session for pending legal matters, seconded by Mr. Caldwell. Upon roll call to enter executive session, all votes were yes. Upon completion of executive session, Commission returned to regular session.

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


Clerk, City Commission


President, City Commission