

May 7, 2019

The Gallipolis City Commission met in regular session on Tuesday, May 7, 2019, at 6 p.m., at the Gallipolis Municipal Building, 333 Third Avenue, having complied with Section 9 of the City Charter.

Commission Vice-President Steven Wallis called the meeting to order and gave the invocation. The Gallia County Veterans Honor Guard presented the flag and led in the Pledge of Allegiance.

Upon roll call, the following members were present:

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

Michael C. Fulks, President, arrived during *Privilege of Floor*.

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	Lester Plymale
Kenny Ratliff	Mary Lee Marchi	Claudia Miller
Dottie Chestnut	Bradie Angell	Roma Wood
Karen Polcyn	Paul Simmers	Bill Mangus
Henry Maynard	Bryan Vance	Michael Giese
Carroll Taylor	Charlie Huber	Brad Johnson
Ed Johnson	Joy Elliott	Keith Elliott
Randy Breech	Brent Saunders	Anette Brown

Commission received the minutes of the April 16, 2019 meeting prior to this meeting. There being no corrections, objections, or additions, these minutes were approved.

*Privilege of Floor* was first extended to Mr. Bill Mangus and other members of the Gallia County VFW Honor Guard. Mr. Mangus said that he was following up on requests that veterans had made in 2015 and 2016 to hang posters of Gallia County active service members and veterans in the area of the City Park. At that time, they were asked to get consensus and endorsements from all of the veterans groups in Gallia County and come back. Mr. Mangus said that they have endorsements from four of the five groups, but wanted to test the support of the present City Commission before approaching the fifth group.

They displayed samples of the posters for Commissioners and the public to see. Mr. Mangus said that they would like to start out by displaying twenty posters at a time, ten on each side of the 300 block of Second Avenue. They would be on display for the weeks leading up to Memorial Day, the 4<sup>th</sup> of July, and Veterans Day. Posters would be rotated to allow as many as possible to be honored. All costs would be borne by their group. There was some concern expressed over the condition of the poles, which Mr. Greene said would need to be looked at before using. Several present expressed support for the proposal. Mr. Mangus will continue seeking support from the fifth veterans group and will work with the City Manager to find suitable poles for hanging the posters.

Ms. Bradie Angell, Co-founder and Co-chair of the Gallipolis Foundation, was granted *Privilege of Floor*. She said that her group's Pool Improvement Committee has been engaging in fundraising

activities to assist with upkeep and maintenance at the Gallipolis City Pool. She presented the City with a donation of \$6,600 to pay for pump repairs (\$3,380), caulking (\$750), and to assist with \$2,470 of the expense to purchase new lifeguard stands. Everyone joined in thanking her and her group for their hard work in raising such a generous donation for the City Pool.

*Privilege of Floor* was granted to Ms. Karen Polcyn, representing the Calvary Christian Center. She said that the church had a problem with water running un-noticed for a week through one of their urinals. This resulted in a \$959.43 utility bill this month for their small congregation. Although they are now signing up, they were not on the water leak insurance. They also do not qualify for a sewer adjustment because the water did go into our sewer system. She asked for any help that the City could provide. Everyone expressed sympathy for the church's situation. Mr. Gallagher pointed out that the free clinic had a similar situation a few years ago, but could not receive a break without setting a precedent that would force the City to give such breaks to everyone with a big bill. Mr. Greene said that he had been working with the Utility Supervisor to seek a solution for them since Ms. Polcyn contacted us a week ago. In the past, accounts with large bills have been offered payment plans to extend payments over a period of six months or more if needed. Ms. Polcyn agreed that this would be helpful. She will come in and talk to Mr. Greene on Monday of next week. Several people also indicated an interest in making contributions to the church to help defray this cost.

The City Manager reported on the following:

- City Maintenance crews have repaired over twenty-five water and sewer leaks or problems since the last Commission meeting. They have been installing and replacing water meters.
- Crews replaced the pool motor and the pool is being filled. Special thanks were given to John O'Brien, Brett Bostic, Troy Johnson, and members of the River City Fellowship for the hours they volunteered cleaning and painting at the pool this past weekend. They did a wonderful job and really improved the looks of the pool.
- The Streets and Parks Departments have been busy repairing potholes, seeding areas after water and sewer leaks, removing trash from the parks, painting, and mowing, especially in the cemeteries. They have been working ten hour days and using workers from the garage to get the cemeteries in shape for Mothers' Day.
- We are starting to get annexation letters back, not anything really negative, but just a lot of questions.
- The Sewer Plant has received a report back from the EPA and all issues have been addressed.
- The Task Force inspected Kenny's Bar and identified several areas of concern. They re-visited the building on April 23rd and found that most of the major issues had been addressed. He went through a list of these. He said that the buyer and seller have agreed to continue to work on the remaining issues. Mr. Greene is now recommending that the liquor license transfer be allowed to go through. Mr. Caldwell made a motion to withdraw our request for a hearing on the transfer, seconded by Mr. Gallagher. In discussion, Mr. Gallagher asked if they still need to get the outside inspector. Mr. Greene answered that this was why they re-inspected. They felt that it was not necessary to single out a single, old building when there are so many old structures in town that could be in similar or even worse condition. Code will continue monitoring their progress. The City Solicitor suggested holding action on this until she had a chance to talk about the hearing with them in executive session. Mr. Caldwell made a motion to table the motion, seconded by Mr. Gallagher. Upon voice vote on the motion, all votes were yes.
- The County has made an offer for purchase of the City's property across from the Justice Center. We will need unanimous approval for the sale. Mr. Wallis made a motion for the City Manager to prepare an ordinance for the sale, seconded by Mr. Gallagher. Upon voice vote on the motion, all votes were yes.
- Mr. Greene requested executive session for personnel.

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

Two invoices over \$3,000 were presented for approval of payment:

- \$3,060 from Allcom for annual e-mail hosting fees. Inv: 4/3/19. PO: 4/9/19.
- \$5,056.46 from AEP for March street lights. Inv: 3/29/19. PO: 4/1/19.

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

Goodwill Industries has invited Commissioners to join them at their store in the Silver Bridge Plaza at 11 a.m. on Thursday, May 9<sup>th</sup> to celebrate Goodwill Industries Week. President Fulks has signed a proclamation honoring the occasion.

Ms. Landers explained the appropriation changes in Ordinance No O2019-13. This includes \$35,260 additional in advances from General Fund to ODNR Natureworks Grant and back to allow for the speedy completion of the final stage of the project, which is the refurbishments to the Kerr Memorial. With the \$14,740 originally budgeted, the total to be advanced is \$50,000. It also adds \$16,656 to the working gear line in Law Enforcement Trust for a grant we have received through the Ohio Law Enforcement Body Armor Program. The grant is for \$12,492 with \$4,164 in local match. This will pay for sixteen sets of body armor and tactical helmets for our police department.

On April 18<sup>th</sup>, we received the first half settlement of property taxes from the County. General Fund received \$92,251.14. Fire Levy received \$79,317.52. The reason the Fire Levy at 2 mills receives less than the General Fund at 1.9 mills is that the Fire Levy is subject to reduction factors that keep the dollar amount in line with the amounts received when enacted many years ago. Water & sewer special assessments collected \$1,962.61 and Code Enforcement collected \$1,350. Ms. Landers provided Commissioners with spreadsheets detailing special assessment collections and amounts remaining outstanding.

Mr. Greene asked Chief Boyer to come forward to receive a donation from Ohio Valley Electric Corporation, Kyger Creek Plant for \$300 to buy personal protection gear for our police officers. Commissioners joined Mr. Greene in thanking Ohio Valley Electric for their donation. We will be sending a thank you note.

The City Solicitor requested executive session.

Mr. Caldwell and Mr. Sang both talked about the questions they are seeing on social media concerning the annexation letter. There are a lot of misconceptions out in the public: things such as what constitutes revenues for the different levels of government and how property tax exemptions work. Some thought that the City was receiving money from sales tax, which is actually a revenue stream for the County, not the City. Others questioned tax abatements and the TIF for Walmart. Ms. Landers explained that the TIF, which ended a few years ago when the debt on Farm Road was paid off, was actually never a tax abatement. Walmart always paid the full amount of their property taxes, but the portion associated with the TIF agreement went into a special fund to pay the financing and construction costs of Farm Road. There are still tax abatements available for new construction and improvements, but those are only for the value of the improvements and for up to ten years. Mr. Bostic is more familiar with those applications.

Mr. Sang said that people are asking about income taxes, but they only apply to those who have taxable income. We all expect some push-back, but he invited people to come forward with their concerns to receive the best information going forward. We are willing to work with people on their particular

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concerns, some of which could be addressed with zoning. Many people were wondering why the first letter was distributed so widely, including many who would not be in the affected area, which extends from Pine Street to Mitchell Road and includes the Spring Valley area. No areas where the County has extended sewer services will be included. We have contracts with the County that specify that we cannot annex into those areas because they need to pay the debt service for their sewer improvements. This was an informational letter meant to assure that we did not miss anyone who should be included. Next we will approach land owners in the targeted area. We will discuss these issues further when we have public hearings during the annexation process.

There was presented and read to the Commission as an emergency an Ordinance No. O2019-12 entitled **AN EMERGENCY ORDINANCE ACCEPTING AND REJECTING BIDS FOR WATER/SEWER MAINTENANCE SUPPLIES, HYDRANTS AND METERS**. Mr. Wallis 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. O2019-13 entitled **AN EMERGENCY ORDINANCE AMENDING ORDINANCE NO. O2019-06, AS AMENDED BY ORDINANCE NO. O2019-11, SETTING APPROPRIATIONS FOR CURRENT EXPENSES OF THE CITY OF GALLIPOLIS, OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2019**. Mr. Gallagher 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.

There was presented and read to the Commission as an emergency an Ordinance No. O2019-14 entitled **AN EMERGENCY ORDINANCE AMENDING ORDINANCE NO. O2019-07, AUTHORIZING THE CITY AUDITOR TO TRANSFER OR ADVANCE FUNDS**. Mr. Wallis 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.

Mr. Wallis made a motion to enter executive session for personnel/employee relations, buying & selling of property and legal matters, seconded by Mr. Caldwell. Mr. Breech asked to be included in executive session. Mr. Wallis recommended that he step into the hall to discuss the matter with the City Solicitor. Upon roll call on the motion, all votes were yes. President Fulks announced that there might be business following executive session. Mr. Breech was not included in 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