

June 19, 2018

The Gallipolis City Commission met in special session on Tuesday, June 19, 2018, 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.

Upon roll call, the following members were present:

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  
Ronnie Lynch                      Roma Wood                      Marvin Vanderberg  
Rick Rose                              Randy Breech                      Bradie Angell

Commission received the minutes of the June 5, 2018 meeting prior to this meeting. Mr. Sang asked for one correction and one change. On page 3, Mr. Caldwell was cited as asking about buzzards. This was actually Mr. Sang. On page 1, Mr. Sang wanted the wording changed for the cost of replacing the storm sewer from "in excess of ten million dollars" to a more generalized wording of "would be very costly." This was based on his contention that a study had not been conducted to determine a more concrete figure. There being no other corrections, objections, or additions, these minutes were approved as amended.

*Privilege of Floor* was granted to Mr. Rick Rose. Mr. Rose questioned why he was being charged a sewer capacity fee for his new duplex when the building that it replaces housed eight apartments. Mr. Greene drew a diagram of the duplex and the water and sewer lines going to it. He explained that, although there were multiple apartments in the former building, they were all connected to one meter. Because his new duplex requires one new sewer tap, he was billed for one sewer capacity fee, as per ordinance. He pointed out that Mr. Breech, also present at this meeting, has been in the same sort of situation with some of his new buildings and has paid the additional sewer capacity fees for new taps. Mr. Rose stated that he is okay with that, if that is the rule.

The City Manager reported on the following:

- The City Maintenance Department has been repairing streets, storm sewer lines, water line leaks, and damage to yards from related work. This is in addition to their normal duties cleaning streets, fixing potholes, picking up trash, and installing water and sewer taps.
- A new swing and two new picnic tables have been placed in the park and riverfront.
- Crews have been busy mowing and cleaning the City Park, as well as moving the stage and helping with park events.
- Mr. Greene had a meeting with GDC yesterday. He explained to them that the City must receive their check before beginning any work. This project will be tracked in our 560 Fund, per our 2018 budget. The money for the project cannot be spent for any other purpose.
- The Maintenance Department placed one city truck in the Public Use Area and one in the parking lot for last Saturday's cleanup day. According to Mr. Caldwell, there were ten volunteers and things went great, but there were a lot of cigarette butts.

- FEMA was in again last week for their weekly meeting on the Spruce Street Bridge flood event.
- ODNR has looked at the electrical upgrade work in the City Park and is pleased with the results.
- Mr. Greene consulted with E.L. Robinson about the sinkhole problem. They are working on a price to check all of our sewer lines. They say that GPR may not be effective on our system due to the clay pipes, which would not read properly. They also say that locating sinkholes is not reliable with current technologies. Televising inside lines cost about \$4.50 per linear foot, an estimate which Mr. Breech confirmed "sounded about right" from his experience. Ms. Angell stated that the City has scoped with a camera and smoke tested many of the lines inside the City. This was done mainly for I&I detection. Mr. Greene stressed that this will tell what is inside a line, but not what is going on outside. Mr. Sang encouraged continuing to search for any technology that might be available, suggesting consulting the County Engineer or the US Army Corps of Engineers to see if they can suggest anything. Mr. Breech observed that Orlando gets sinkholes all the time and they have not found anything that can proactively detect them yet. It is a more common problem than might be imagined. People are looking for new technologies, but they do not exist yet. Mr. Breech concluded by saying that core drilling costs around \$8,000 for each core sample. Ms. Wood noted that there are old cisterns and septic tanks on private properties all over town, whose locations are often un-noted and forgotten with the passage of time.

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

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

- \$6,263.41 from Workers Comp for monthly premium. Inv: 5/25/18. PO: 6/1/18.
- \$10,359.43 from OPWC for loans. Inv: 5/15/18. PO: 6/1/18.

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

Ms. Landers requested executive session to discuss personnel – compensation & benefits. She announced that she will be going to Chillicothe tomorrow to attend Public Records Training as the Commissioners' designated representative.

The City Solicitor requested executive session for pending legal action.

Mr. Sang recognized the Maintenance Department for their efforts in keeping the grass trimmed and mowed. He said that the City has received thirty-three applications for City Manager. Three applications were received for the City Solicitor position. Further discussion on this will be delayed until all Commissioners are present.

As an update on the discussion on buzzards, Mr. Sang confirmed that they are protected, but dead trees, their preferred roosting spots, can be cut down. This was followed by a discussion on removing the specific tree on Mill Creek that Mr. Sang had complained of at the prior meeting. Gallipolis Codified Ordinances Section 947.15 requires service of written notice to the property owner to remove dead, diseased, or dangerous trees. Mr. Greene said that the tree may be in the City's right of way and buzzards can roost on other things such as houses. Mr. Sang pointed out that buzzards can create health hazards. Ms. Angell mentioned that the USDA rents out fake buzzards that can be used to discourage the real ones from roosting.

Mr. Greene stated that the City has a bigger problem with homeless people. This led into a discussion about, while homelessness is not a crime, discarded syringes left by some can be a health concern. Community Action has a program to get homeless people into rehabbed properties. Mr. Sang wondered if we should form a sub-committee to look into the problem. This led into talk of the need for homeless shelters for men and for women. Mr. Rose offered to serve on a committee, if established.

Gallipolis City Commission  
June 19, 2018  
Page 3

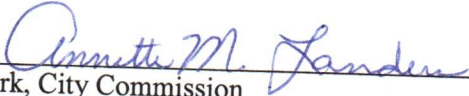
Mr. Gallagher asked Mr. Sang if the job search website that he posted the City Manager position to is free. Mr. Sang answered that it is.

Mr. Gallagher talked about a new restaurant that is coming to town and locating in Mr. Breech's building on Court Street. He asked Mr. Breech when the church is going to move into the old US Bank building at the corner of Second & Court. Mr. Breech answered that the church is currently scheduled to appear before a state adjudication committee for some issues, which must be resolved before occupancy.

Mr. Caldwell introduced the issue of HB478, dealing with small cell technology, which many communities are looking into to prepare for issues arising from implementation. Mr. Salisbury said he had mentioned this issue to Commissioners last summer. It should be a topic at the legal conference Mr. Salisbury will be attending in July.

Mr. Sang reintroduced the subject of Huntington's nuisance property ordinance. Mr. Rose offered the information that his leases stipulate that if police are called to a tenant's address twice, the tenant will be evicted. In regard to an ordinance like Huntington's, Mr. Greene said that it would be hard to go to court and fine property owners who are not guilty of any crime themselves. Mr. Salisbury observed that Ohio Revised Code cannot be circumvented in the eviction process. Mr. Wallis suggested waiting to see how the ordinance plays out for Huntington before considering adopting similar legislation.

Mr. Caldwell made a motion to enter executive session to discuss personnel and pending legal action, seconded by Mr. Sang. On roll call to enter executive session, all votes were yes. Upon completion of executive session, Commission returned to special session. There being no further business to come before the Commission, the meeting was adjourned.

  
Clerk, City Commission

  
President, City Commission