

May 16, 2023

The Gallipolis City Commission met in special session on Tuesday, May 16, 2023, at 5:00 p.m., at the Gallipolis Municipal Building, 333 Third Avenue, having complied with Section 9 of the City Charter and Section 121.03 of the City Codified Ordinances.

The Pledge of Allegiance was recited followed by an invocation given by Mr. Gallagher.

Commission President Tony Gallagher called the meeting to order.

Upon roll call, the following members were present:

Albert "Tony" Gallagher, President
William "Bill" Thomas, Vice-President
Michael W. Brown, Member
Michael C. Fulks, Member
R. William "Bill" Jenkins, Member

Others attending were:

Dow W Saunders, City Manager
Shelly L. Clonch, City Auditor
Andrew Noe, City Solicitor
Chad Vaughn, River Cities News
Ronnie Lynch Jeff Boyer Robin Fowler
Todd Fowler Rick Dostal Randy Breech
Jon Stevison Amy Disantis Crystal Wright
Lori Ellis Myra, Melissa, & Joel Bollinger
Marvin Ours (zoom) Whitney Vilfer (zoom)

(Several attendees came in when the meeting began and did not sign in)

The commission received the minutes of May 2, 2023, prior to this meeting. Dr. Thomas made a motion to accept the May 2nd minutes, seconded by Mr. Jenkins. Upon voice vote on the motion, all votes were yes.

The privilege of the floor was granted to Mr. Rick Dostal of the Southeast Ohio Building Department (Washington County). As of tomorrow, the contract will be signed with Gallia County and Washington County for building inspections. The department currently serves six counties including Washington, Noble, Belmont, Monroe, and Meigs, and would be happy to start serving Gallipolis also. They serve commercial builds only with the exception of Marietta where they do some residential. The application is completed online and plan reviews are being completed in less than 3 weeks and the State has been taking as long as four months to get plans reviewed. Inspections are usually done the next day after requested. Dr. Thomas asked about apartments/condos and Mr. Dostal replied that if they have four or more units, they are considered commercial. Mr. Jenkins stated he had heard a complaint about their department doing inspections and having a problem and insisting on coming back out, not taking pictures to send in, and charging more inspection costs. Mr. Dostal said the State has done that but it is not something his building department has done. Once you pay your building permit fee there are no other inspection charges. He stated that they do structural, electrical, mechanical, and fire alarms/sprinklers, but they do not do plumbing. They also can do virtual inspections, such as if something needed to be corrected, they can Facetime and show the repair was done. Also, they have purchased three drones for roof inspections. Mr. Noe asked if they were a private entity. Mr. Dostal replied that they are a government agency approved by the State. The City Manager stated that he had a sample resolution that we could pass at a future meeting.

Ms. Amy Disantis, stated she brought several individuals with her, some of whom are business owners and regular customers, to express their concerns about the Vertical Church's plans to build a new

building. She has been told they were trying to make the building into a 750-bed detox facility. Ms. Disantis wanted to see if that was true or a rumor because no one has given out any information. Mr. Gallagher said the Planning Commission met with Vertical Church, which is located at Second Avenue and Court Street, and reviewed their plans to build a new structure and it was voted down 3 to 2. The City Manager said those plans were to build a church, not a treatment center. Mr. John Stevison, who is the designer and manager of the church project, stated that it is a church only, with a sanctuary, classrooms, conference rooms, and multi-purpose rooms. He said the rumor that it was going to be a treatment center was untrue. Ms. Disantis asked how do we know they won't turn it into a treatment facility later. Mr. Gallagher replied they would have to go through codes if they ever tried to do that.

The City Manager reported on the following:

- There is an ordinance on the agenda tonight entering into an agreement with Archer Energy, recommended by our broker, Trebel Energy, for gas aggregation and locking in the rate. Also, there is a resolution recognizing Ms. Brynn Noe for her services as City Solicitor.
- Our application for the Small Cities Government grant through OPWC for Blue Fountain Lift Station was approved. It made the cut at the district level and went on to the state level where there were 48 out of 104 applications awarded. The City increased our match to 21% during the cure period, which gave us a better chance of getting awarded.
- There will be a pre-construction meeting for the Oakwood Drive slip on Thursday with Burgess & Niple and Ohio-West Virginia Excavating. Construction is set to begin on June 5th with an approximate completion time around Labor Day. He has been communicating with the property owners as the project moves along.
- The paving of State Route 7 through Gallipolis is moving faster than anticipated with milling to possibly begin the day after Memorial Day.
- Attended an ODOT District 10 meet and greet last Wednesday at the Gallia County Garage.
- He will be attending a District 15 Integrating Committee meeting tomorrow in Piketon.
- As previously discussed, we are applied for an eight-million-dollar water line project grant through the Appalachian Regional Development. The regional development representative that assisted us felt like we should apply for ARC funding of \$500,000, which would be used in conjunction with the water line project. Kurtis Strickland is working on the application and will have it ready to go.
- We put out an advertisement in the paper for general engineering services and have received statements of qualifications from IBI and DLZ. He would like for the commission to review them and make a selection.
- Our Utility Service Representative, Mr. Steve Burnette, turned in his two-week resignation notice today. We will look into how to incorporate that position into the Maintenance Department and Mr. Burnette has agreed to help out until we get someone trained.
- There are several grants out for EV charging stations. SOPEC will be applying for those grants for the region and would like the City to write a letter of support. We may be able to get one or two at no cost.

Mr. Gallagher asked if there will be problems with traffic when the State starts paving. Chief Boyer responded that obviously, you are going to have some backups but they will have flaggers.

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

- \$5,292.74 from Tetra-Tech for property assessment of 700 2nd Avenue. Inv: 3/31/23. PO: 5/2/23.
- \$14,561.39 from Ohio Valley Bank for street improvement bond. Inv: 4/14/23. PO: 4/16/23.
- \$19,407.79 from Ohio Valley Bank for fire equipment bond. Inv: 4/14/23. PO: 4/19/23.
- \$4,961.07 from Ohio Valley Bank for parking lot bond. Inv: 4/14/23. PO: 4/19/23.
- \$28,074.48 from Rumpke for April refuse pickup. Inv: 4/18/23. PO: 5/2/23.

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

Ms. Clonch presented the April 2023 financial statement for approval. Mr. Fulks made a motion to approve the April financial statement, seconded by Dr. Thomas. Upon voice vote on the motion, all votes were yes.

Mr. Fulks said that First Friday was the best one so far and very well attended. Gallipolis in Lights had their 5k with over four hundred participants. Also, he mentioned that this past week was Police Memorial Week with Police Memorial Day on Monday. He attended the ceremony in the park and said fallen officers should be remembered every day, not just that day. Ohio Valley Bank for the last ten years has provided food for the event and they have been a really good friend to the City of Gallipolis. Mr. Saunders said that it was an impressive presentation and he himself honored a former employee, Mr. David Poling, who died in the line of duty.

The City Manager said the Freight Museum event had a great attendance with Dr. Thomas confirming there were between four to five hundred people.

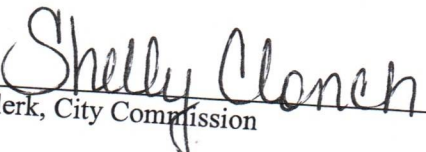
Mr. Brown asked about the status of the swimming pool. Mr. Saunders stated that we are working on getting the pump put in.

Mr. Jenkins commented that we need to continue to monitor our water and sewer rates because we do not have surplus funds when contingencies may arise. The City's rates have been so low that we could have missed out on needed grant monies for our water and sewer infrastructure.

There was presented and read to the Commission for a first reading Resolution No. R2023-07 entitled **A RESOLUTION RECOGNIZING BRYNN SAUNDERS NOE FOR HER SERVICE TO THE CITY OF GALLIPOLIS AS CITY SOLICITOR**. The City Manager recommended in writing that the rules be suspended and this resolution be passed on the first reading. Mr. Fulks made a motion to adopt the resolution on the first reading, seconded by Mr. Brown. Each commissioner took part in reading the complete resolution out loud. Upon roll call to suspend the rules and adopt the resolution on the first reading, all votes were yes.

There was presented and read to the Commission as an emergency Ordinance No. O2023-17 entitled **AN EMERGENCY ORDINANCE AUTHORIZING A MASTER AGREEMENT WITH ARCHER ENERGY, FOR THE SUPPLY OF NATURAL GAS AS RECOMMENDED BY TREBEL ENERGY**. The City Manager recommended in writing this ordinance be passed as an emergency measure. Mr. Thomas made a motion to adopt the ordinance as an emergency, seconded by Mr. Brown. Upon roll call to adopt the ordinance as an emergency, all votes were yes.

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


Clerk, City Commission


President, City Commission