

October 3, 2023

The Gallipolis City Commission met in regular session on Tuesday, October 3, 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  
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                      Lester Plymale  
Molly Plymale                      Keith Elliott                      Joy Elliott  
Randy Breech                      Whitney Vilfer (zoom)      J Elliott (zoom)

The commission received the minutes of September 19, 2023, prior to this meeting. Mr. Jenkins made a motion to approve the September 19<sup>th</sup> minutes, seconded by Mr. Brown. Upon voice vote on the motion, all votes were yes.

The privilege of the floor was granted to Mr. Lester & Molly Plymale who reside at 39 Vine Street. Mr. Plymale has previously discussed the high weeds at the boat club (which borders his property) at previous commission meetings and also has contacted Mr. Bostic with Code Enforcement. Mrs. Plymale stated that they had the same problem last year with it being mowed only once and has not been mowed at all this year. She read to the commission the City's codified ordinance section 557.04 pertaining to high weeds. Mr. Saunders said he went and looked at the property today and was taken aback by the weeds being eight to ten feet high. It will definitely have to be brush-hogged and wasn't sure if the City could even get down in there to cut it. He knew that the boat club said it hadn't been mowed because it had been wet but this area needs to be mowed several times a year. He stated he would give the boat club a notice and if they did not mow it, the City would have to proceed with getting it mowed and send the bill to the boat club. The commission was in agreement with this.

The privilege of the floor was also granted to Mr. Randy Breech. He stated that there is a petition circulating on the recent decision of the Historic Board approving the Vertical Church's new building design which would also be a counseling center. This whole process from the beginning has not been handled transparently. Mr. Saunders spoke and said that it was not approved as a counseling center but as a church use. Mr. Breech said that it is being talked about that they would be helping those who are homeless and those with drug addictions. The notices for the meetings are not getting to residents in a timely manner being sent out on a Friday and the meeting on a Monday. There are some not being notified at all. If the church becomes a counseling center this is too close to our schools and daycares. It will greatly affect parking, especially for businesses and for park events. He said that Code Enforcement and the City have been reduced to being ineffective. Mr. Breech is seeking an injunction to stop this project and will be meeting with the State Historic Board to discuss the City's board not having anyone with a historical background who made a decision on this. He will bring the signed petitions to the next meeting and there will be individuals with him who also oppose the project.

Mr. Breech also would like the privilege of the floor at the next meeting to discuss the property that is located beside the Railroad Museum. This structure on the property is leaning and unstable and could fall on the museum's storage building at any time. They also have had problems with the homeless sleeping in their railroad cars. He stated the City is not following their code book and should be taking more action. The owner of the property has been approached several times and refuses to sell. If he has to, he will contact BCI and WSAZ to come and do an investigation of what is going on in this town. The Police Chief spoke and said the railroad cars need to have locks on them because their department cannot go and check every single building in the City. Mr. Jenkins asked if we have an active case with the court. Mr. Saunders said that the owner had been taken to court and also the Health Department had been involved. It is his understanding that the property owners have been encouraged to negotiate a sale of the home to the Railroad Museum. Mr. Jenkins asked why the City hadn't had the property torn down and Mr. Saunders replied we do not have the funds to just go and tear down houses.

The City Manager said that his report was included in the commission packets and to let him know if they have any questions.

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

- \$24,197.67 from Ohio West Virginia Excavating for the City portion of the Oakwood Drive project. Inv: 6/30/23. PO: 9/26/23.
- \$10,370.06 from Ohio West Virginia Excavating for the City portion of the Oakwood Drive project. Inv: 8/28/23. PO: 9/26/23.
- \$4,888.63 from Citco Water for misc. couplings/meter boxes. Inv: 8/2/23. PO: 9/13/23.

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

There was presented and read to the Commission for a second reading Resolution No. R2023-18 entitled **A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT THE OHIO DEPARTMENT OF COMMERCE, DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING (REPL) CEMETERY GRANT FOR THE FISCAL YEAR 2023.** Dr. Thomas made a motion to adopt the resolution on the second reading, seconded by Mr. Jenkins. Upon roll call to adopt the resolution on the second reading, all votes were yes.

Mr. Gallagher realized he skipped questions and concerns from the City Commission on the agenda and asked if anyone had any. Mr. Brown said that he had a concern about a digital sign on Second Avenue. The ones at the library and wellness center are fine but the one at Duke Cleaners is extremely bright. He thought we should check and see if there are any regulations on digital signs. It was discussed with everyone agreeing that we need to look at our codes on stipulations of the brightness of these signs.

There was presented and read to the Commission for a second reading Ordinance No. O2023-28 entitled **AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH USI INSURANCE SERVICES (PEP) FOR GENERAL LIABILITY AND PROPERTY INSURANCE.** Dr. Thomas made a motion to adopt the ordinance on the second reading, seconded by Mr. Brown. Upon roll call to adopt the ordinance on the second reading, all votes were yes.


There was presented and read to the Commission for a first reading Ordinance No. O2023-29 entitled **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF REHABILITATION AND CORRECTION DIVISION OF PAROLE AND COMMUNITY SERVICES.** Mr. Jenkins made a motion to place the ordinance on the first reading, seconded by Mr. Brown. Upon voice vote to place the ordinance on the first reading, all votes were yes.

There was presented and read to the Commission for a first reading Ordinance No. O2023-30 entitled **AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO CONTRACTED SERVICE AGREEMENTS WITH LOCAL HEALTH CLINICS FOR HEALTHCARE SERVICES FOR CITY OF GALLIPOLIS EMPLOYEES AND ELECTED OFFICIALS AND APPOINTED OFFICIALS.** Dr. Thomas made a motion to place the ordinance on the first reading, seconded by Mr. Jenkins. Upon voice vote to place the ordinance on the first reading, all votes were yes.

There was presented and read to the Commission for a first reading Ordinance No. O2023-31 entitled **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENT WITH THE LOCAL GOVERNMENT SERVICES SECTION OF THE STATE AUDITOR'S OFFICE (GASB-34 LOOK-ALIKE STATEMENTS) FOR FISCAL YEAR 2023.** Mr. Jenkins made a motion to place the ordinance on the first reading, seconded by Dr. Thomas. Upon voice vote to place the ordinance on the first reading, all votes were yes.

Mr. Jenkins made a motion to enter into an executive session to discuss the purchase of real estate at 530 Second Avenue, seconded by Dr. Thomas. Upon roll call to enter into executive session, all votes were yes.

Upon return from executive session and there being no further business to come before the Commission, the meeting was adjourned.

  
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Clerk, City Commission

  
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President, City Commission