

**AUGUST 15, 2024**

The Gallia County Board of Commissioners met on this date for the purpose of approving the minutes of the previous meeting and current transfers, appropriations and bills. At 9:00 a.m. the meeting was called to order by President Q. Jay Stapleton. Roll Call: President Q. Jay Stapleton, present; Vice President Leslie Henry, present; Commissioner David K. Smith, present.

The President entertained a motion for approval of the August 8, 2024 minutes. Leslie Henry moved and David K. Smith seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

2024 Canine Shelter Weekly Report														
Week Ending	Came in	Adopted	Reclaimed	Euthanized	Out to Rescue	MIA	Died (Natural or unknown Causes)	Destroyed (in field)	Total Out	Remaining at shelter	Out to County Foster	In from County Foster	Died in Foster (Natural or Unknown Causes)	Total in Foster
8/11	4	0	0	0	0	0	0	1	1	32	0	0	0	19

**ONLINE DOG LICENSING AGREEMENT**

County Administrator Brian Rutherford presented the Commissioners with an Online Dog Licensing Agreement with Fairfield Computer Services. Mr. Rutherford stated that himself and Heidi Easley from the Auditors office attended and online class regarding online dog licensing. Mr. Rutherford also noted that the program is successful for more residents licensing their dogs online instead of coming into the Courthouse. The contract rate is a \$500.00 set up fee, then \$100.00 monthly fee. The first six months are free. David K. Smith moved to sign the agreement as presented. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, nay; Ms. Henry, yea; Mr. Smith, yea.

\*Discussion from Mr. Stapleton was that he feels it would be better to give those funds directly to the County Dog Shelter.

**GALLIA COUNTY CRA LEGISLATION**

Economic Development Director Cole Massie submitted the following resolution for approval:

A RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUG 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN GALLIA COUNTY, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.

**WHEREAS**, the Board of Commissioners of the County of Gallia, Ohio (hereinafter the "Commissioners") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of Gallia County (the "County") that have not benefited from reinvestment through remodeling or new construction; and,

**WHEREAS**, the County specifically desires to encourage development and redevelopment in the unincorporated portions of the County; and,

**WHEREAS**, in an effort to encourage such development and redevelopment, the County desires to offer real property tax exemption benefits through the creation of a Community Reinvestment Area (CRA); and,

**WHEREAS**, the County has made a survey of housing as specified in Ohio Revised Code Section ("R.C.") 3735.66, the findings of which are hereby incorporated into this Resolution; and,

**WHEREAS**, the area of the proposed development and redevelopment is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged; and,

**WHEREAS**, the maintenance and construction of structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and,

**WHEREAS**, the remodeling of existing structures or the construction of new structures in this CRA constitute a public purpose for which real property exemptions may be granted; and

**WHEREAS**, the CRA is intended to encompass all unincorporated areas of the County, and is further described in the map attached hereto as Exhibit A.

**NOW THEREFORE, BE IT RESOLVED BY GALLIA COUNTY, OHIO, THAT:**

**Section 1:** The area designated as the Gallia County Community Reinvestment Area (the "Gallia County CRA") has successfully met the criteria for designation as a CRA as defined by Ohio Revised Code Chapter 3735.

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Section 2: Pursuant to R.C. 3735.66, the Gallia County CRA is hereby established in the following described area: all unincorporated areas of the County, specifically those areas within the jurisdiction of the following townships within the County: Addison, Cheshire, Clay, Gallipolis, Green, Greenfield, Guyan, Harrison, Huntington, Morgan, Ohio, Perry, Raccoon, Springfield, and Walnut.

**Section 3:** New housing construction and repair of existing facilities or structures has been discouraged in the subject area and the subject area has met the conditions described under R.C. 3735.65(B).

**Section 4:** All commercial, industrial, and residential properties within the Gallia County CRA are eligible to apply for the tax abatement hereunder, subject to certain restrictions and eligibility thresholds as described.

**Section 5:** This proposal is a public/private partnership intended to promote and expand job-creating projects, workforce housing, and commercial operations that improve quality of life for local residents in the designated area.

**Section 6:** Within the Gallia County CRA, the percentage of any tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring, all according to the provisions set forth in R.C. 3765.67. Such required negotiation will be undertaken by a designated negotiation committee, which shall include, at a minimum, one County Commissioner, one representative of any impacted school district, the County Auditor of the County (the "County Auditor"), and one representative of any impacted township (the "Negotiation Committee"). Results of the negotiation as approved by the Commissioners will be set out in writing in a Community Reinvestment Area Agreement as outlined in R.C. 3735.671, per the following benefit levels:

a. Up to, and including, fifteen (15) years, and up to, and including, one-hundred percent (100%) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000, as described in R.C. 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.

b. Up to, and including, fifteen (15) years, and up to, and including, one-hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

**Section 7:** For residential real property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in R.C. 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer per the following benefit levels:

c. Ten (10) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500, as described in R.C. 3735.67, and with such exemption being seventy-five percent (75%) for each of the ten (10) years applied to the first \$265,000 in improvement value. Improvement value over the \$265,000 threshold will be fully taxed (i.e., as if there is no abatement of such excess amount of value).

d. Ten (10) years, for the remodeling of every residential dwelling unit containing more than two housing units and not more than four housing units, upon which the cost of remodeling is at least \$5,000, as described in R.C. 3735.67, and with such exemption being seventy-five percent (75%) for each of the ten (10) years applied to the first \$265,000 in improvement value. Improvement value over the \$265,000 threshold will be fully taxed (i.e., as if there is no abatement of such excess amount of value).

e. Ten (10) years, for the construction of dwellings containing not more than four (4) housing units, as described in R.C. 3735.67, with such exemption being seventy-five percent (75%) for each of the ten (10) years applied to the first \$265,000 in improvement value. Improvement value over the \$265,000 threshold will be fully taxed (i.e., as if there is no abatement of such excess amount of value).

For the purposes of the Gallia County CRA, structures exclusively used for residential purposes and composed of four (4) and fewer units shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

**Section 8:** All commercial and industrial projects are required to pay a one-time administrative fee equal to .01% of total projected real property investment. All residential projects are required to pay a one-time administrative fee equal to .1% of total construction/renovation costs, not to exceed Two Hundred Sixty-Five Dollars (\$265.00).

**Section 9:** To administer and implement the provisions of this Resolution, the County Auditor is hereby designated as the Housing Officer as described in R.C. 3735.65 through R.C. 3735.70.

**Section 10:** A "Community Reinvestment Area Housing Council" is hereby established with members to be appointed as prescribed in R.C. 3735.69(A)(3). The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the area for which an exemption has been granted under R.C. 3735.67. The Council shall also hear appeals under R.C. 3735.70.

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**Section 11:** A Tax Incentive Review Council (TIRC) is hereby created with members to be appointed as prescribed in R.C. 5709.85. The TIRC shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property

improvements under R.C. 3735.671 and make written recommendations to the Commissioners as to continuing, modifying or terminating each such agreement based upon performance reported thereunder.

**Section 12:** The Commissioners reserve the right to re-evaluate the designation of the Gallia County CRA after December 31, 2027, at which time the Commissioners may direct the Housing Officer not to accept any new applications for exemptions as described in R.C. 3735.67.

**Section 13:** The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under R.C. 3735.67. Said council shall also hear appeals under R.C. 3735.70.

**Section 14:** A copy of this Resolution will be forwarded to the County Auditor by the Clerk of the Commissioners for information and reference and will be published in a newspaper of general circulation once a week for two consecutive weeks following its passage and approval.

**Section 15:** Pursuant to R.C. 3735.66, the Commissioners will send by certified mail to the Director of the Ohio Department of Development a copy of this Resolution including the map attached as Exhibit A, which provides sufficient detail to denote the specific boundaries of the area.

**Section 16:** The Commissioners hereby find and determine that all formal actions relative to the passage of this Resolution were taken in an open meeting of these Commissioners, that all deliberations of these Commissioners which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including R.C. 121.22.

**Section 17:** That this Resolution shall take effect and be enforced from and after the earliest period allowed by law.

Leslie moved to approve the proposed CRA Legislation Resolution, David K. Smith seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

**COMPLETION ACCEPTANCE – JFS WORKFORCE CENTER PROJECT – EXTERIOR ONLY CONTRACT**

Grants Administrator Karen Sprague advised the Commission of receipt of approval for final payment to Ohio Valley Plastering from Jon Stevison with RVC architects for the exterior only contract for the JFS Workforce Center Project. The following documents have all been submitted by the contractor, have been reviewed and are in compliance with grant funding requirements:

- Payroll reports 1 thru 10
- Section 3 reporting
- Contractors Affidavit of Release of Liens
- Contractors Affidavit of Payment of Debts and Claims
- Written 1-year warranty to begin 8/15/2024

Therefore, Ms. Sprague recommends the Commission accept the OVP contract work as complete and approve final payment to be made next week. President Jay Stapleton entertained a motion to approve as recommended above. David K. Smith made and Leslie Henry seconded this motion to award the bids as recommended. Roll call votes: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

**\*10 am Commissioner Henry left the meeting.**

**DJFS – EXECUTIVE SESSION**

At 10:06 a.m. the president entertained a motion to enter into executive session with DJFS Director Dana Glassburn concerning the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee. David K. Smith moved and Q. Jay Stapleton seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, absent; Mr. Smith, yea. Returned to regular session at 10:12 a.m.; No action taken.

**DEFENSE OF THE INDIGENT**

At 10:15 p.m. President Stapleton opened the following sealed Proposals:

<b>Attorney</b>	<b>Proposal for services in 2025</b>
Gallia County Defense Attorney Corporation (GCDAC)	\$486,000.00

The proposals were turned over to the Gallia County Public Defenders Commission for review. No representatives were in attendance.

CASTO & HARRIS, INC. — RE-ORDER NO. 25403-23

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DJFS – NEW HIRE

Dana Glassburn, GCDJFS Director, recommended the following new hire, with an effective hire date to be determined by the Director upon successful completion of preliminary employment screening processes and in accordance with ORC 5101:2-33-55 (B) (1). The starting pay rate is \$22.00/hour.

Helena Harbour to fill the position of Child Protective Services Case Manager 2, Classification Number 34136, Position control # 50001.0. The President entertained approving the recommendation from Mr. Glassburn. David K. Smith made and Q. Jay Stapleton seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, absent; Mr. Smith, yea.

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Heather Robinson to fill the position of Child Protective Services Case Manager 2, Classification Number 34136, Position control # 50004.0. The President entertained approving the recommendation from Mr. Glassburn. David K. Smith made and Q. Jay Stapleton seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, absent; Mr. Smith, yea.

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Courtney Rickard to fill the position of Child Protective Services Case Manager 2, Classification Number 34136, Position control # 50008.0. The President entertained approving the recommendation from Mr. Glassburn. David K. Smith made and Q. Jay Stapleton seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, absent; Mr. Smith, yea.

SEWER DEPARTMENT – BILLING ISSUE

Janie Peck, Assistant to the Clerk and Sewer Department employee presented the Commissioners with a billing issue. Ms. Peck stated that Brian and Sherry Marcum (Bidwell residents) had discovered that they were paying double for their sewer bill since the purchase of the property in 2020. Investigation was made from Sewer Departments Tommy Dillon, who verified there is only one tap on the property. Commissioner Smith moved for the Department to rectify the mistake and to credit the Marcum's account. Q. Jay Stapleton seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, absent; Mr. Smith, yea.

INVESTMENT ADVISORY COMMITTEE

Gallia County Treasurer, Steve McGhee, Chair of the Investment Committee, presented the 2<sup>nd</sup> quarter 2024 investment report for review. The investment reports are submitted monthly; with meetings held quarterly. Members present were the Commissioners David K. Smith, Q. Jay Stapleton, Clerk of Courts Anita Moore, and Steve McGhee, County Treasurer. The Investment Report is on file in the Treasurer's office and in the Commissioner's office for review.

RACCOON CREEK WATERSHED GROUP

Amy Mackey and Nora Sullivan from the Raccoon Creek Watershed Group, along with Matthew Smith of ODNR met with the Commissioners for an introduction. Ms. Mackey explained that the intent is for ODNR to recommend designating the Raccoon creek as a State Scenic River. Mr. Smith from ODNR stated that if this passes the creek will be labeled Raccoon Creek State Scenic River. No action taken.


CONTRACT SIGNINGAIRPORT ROTATING BEACON & TERMINAL PROJECT

Grants Administrator Karen Sprague provided the Commission with the contract documents as prepared by Delta Airport Consultants for the Airport Rotating Beacon & Terminal Construction Project with Hoon, Inc. in the amount of \$2,230,514.92 for approval and signing. President Stapleton entertained a motion to approve and sign the contract documents as presented. David K. Smith made and Q. Jay Stapleton seconded this motion. Roll call votes: Mr. Stapleton, yea; Ms. Henry, absent; Mr. Smith, yea.

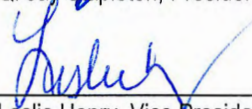
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ADJOURN

At 4:00 p.m. the President entertained a motion for adjournment. David K. Smith made and Q. Jay Stapleton seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, absent; Mr. Smith, yea.

  
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Q. Jay Stapleton, President

  
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Amanda Phillips, Clerk to the Board

  
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Leslie Henry, Vice President

  
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David K. Smith, Commissioner