

SEPTEMBER 5, 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 29, 2024 minutes. David K. Smith made and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

TRAVEL REQUESTS				
DEPARTMENT	NAME	DATE	TO	RE:
911	Tim Miller	9/8-9/12	Sandusky, Ohio	2024 APCO/NENA Conference
911	Wayne Sweeney	9/8-9/12	Sandusky, Ohio	2024 APCO/NENA Conference
911	Nate Younge	9/8-9/12	Sandusky, Ohio	2024 APCO/NENA Conference
911	Cody Greer	9/8-9/12	Sandusky, Ohio	2024 APCO/NENA Conference

The President entertained a motion to approve travel requests as submitted. Leslie Henry made 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
9/1	10	0	0	0	10	0	0	0	0	30	0	0	0	19

COMMISSIONERS – EXECUTIVE SESSION

At 9:12 a.m. the President entertained a motion to enter into executive session with County Administrator Brian Rutherford concerning the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee and contracts. David K. Smith moved and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea. Returned to regular session at 9:29 a.m.; No action taken.

CORSA BOARD

County Administrator Brian Rutherford informed the Commission that it was time to nominate an alternate to the CORSA Board of Representatives. This nominee would be an alternate to Nick Roach from the Wiseman agency and would need to attend any meetings that he was not able to. David K. Smith moved to nominate Leslie Henry as the alternate, Q. Jay Stapleton seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

CONTRACT – RUMKE

County Administrator Brian Rutherford presented an Addendum to the County's contract with Rumpke for approval and signing. David K. Smith moved to approve and allow President Stapleton to sign on behalf of the County. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

CLERK OF COURTS LEASE

County Administrator Brian Rutherford presented the Commissioners with a 2-year lease for Clerk of Courts, located at 499 Jackson Pike, Gallipolis Ohio signed by the Clerk of Courts Anita Moore in the amount of \$2400.00 per month for two years beginning August 1, 2024. David K. Smith moved to approve the lease signing and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

LEAVE DONATION APPLICATION

Commissioners received leave donation applications going to Gary Waldron (Sheriff's Dept.) from Chris Gruber (Sheriff's Dept.). Total hours 72.3 for the pay period dated 9/20/2024.

David K. Smith moved to approve the leave donation as requested and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

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SPECIAL PROJECTS – EXECUTIVE SESSION

At 9:38 a.m. the President entertained a motion to enter into executive session with Special Projects Manager Tom White concerning contracts. David K. Smith moved and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea. Returned to regular session at 9:45 a.m.; No action taken.

DJFS – EXECUTIVE SESSION

At 9:52 a.m. the president entertained a motion to enter into executive session with DJFS Kathy Campbell concerning the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee. David K. Smith moved and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea. Returned to regular session at 9:58 a.m.; No action taken.

DJFS – NEW HIRE

Kathy Campbell on behalf of Dana Glassburn, GCDJFS Director, recommended the following new hire, with an effective hire date to be determined by the Director as the preliminary employment screening processes and in accordance with ORC 5101:2-33-55 (B) (1) have been completed. The starting pay rate is \$19.50/hour. As a condition of employment, authorizing unpaid absence, as established prior to this date for existing pre-scheduled appointments, (established dates are on file in the employees personnel file at JFS).

Megan Clark to fill the position of Child Protective Services Operation Specialist, Classification Number 34116, Position control # 50100.0.

Leslie Henry moved to approve the hire as recommended by Ms. Campbell. David K. Smith seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

EMPLOYEE - VACATION TIME

Kathy Campbell, recommended on behalf of Dana Glassburn approving paying out DJFS employee, Belinda Jones for vacation time that she has not taken due to the hardship it would cause the Dept. President Stapleton entertained a motion to approve paying out vacation time to Ms. Jones for 110 hours that she has not been able to use without creating a hardship for the department. David K. Smith made and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

EMPLOYEE - VACATION TIME

Kathy Campbell, recommended on behalf of Dana Glassburn approving paying out DJFS employee, Kathy Campbell for vacation time that she has not taken due to the hardship it would cause the Dept. President Stapleton entertained a motion to approve paying out vacation time to Ms. Campbell for 40 hours that she has not been able to use without creating a hardship for the department. David K. Smith made and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

EMPLOYEE - VACATION TIME

Kathy Campbell, recommended on behalf of Dana Glassburn approving paying out DJFS employee, Kristy Smith for vacation time that she has not taken due to the hardship it would cause the Dept. President Stapleton entertained a motion to approve paying out vacation time to Ms. Smith for 48 hours that she has not been able to use without creating a hardship for the department. Leslie Henry made and David K. Smith seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

EMPLOYEE - VACATION TIME

Kathy Campbell, recommended on behalf of Dana Glassburn approving paying out DJFS employee, Dana Glassburn for vacation time that he has not taken due to the hardship it would cause the Dept. President Stapleton entertained a motion to approve paying out vacation time to Mr. Glassburn for 48 hours that he has not been able to use without creating a hardship for the department. Leslie Henry made and David K. Smith seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

DJFS – CONTRACT

David K. Smith moved to allow DJFS Director Dana Glassburn to sign a contract for Psychiatric Evaluations to determine competency for children in custody with Forensics Evaluation Service Center in Fairfield Ohio. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

911 – DROUGHT RESOLUTION

911 Director Sherry Daines presented the following resolution for approval: Leslie Henry moved to approve the resolution as submitted. David K. Smith seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

Declaring a State of Emergency due to severe drought conditions in Gallia County, Ohio.

WHEREAS, Gallia County, Ohio, is facing an unprecedented and prolonged drought, which is having a devastating impact on agriculture, a key industry in the county, and threatening the economic stability and well-being of the entire community; and

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WHEREAS, the severe lack of rainfall has resulted in the critically low soil moisture levels, leading to reduced crop yields, with substantial losses in the production of essential crops and forages, and placing significant strain on local livestock producers due to feed and water shortages; and

WHEREAS, the ongoing drought has heightened the risk of wildfires, soil erosion, and other environmental hazards, further endangering farmland, pasture, and rural communities within Gallia County; and

WHEREAS, the agricultural sector, a cornerstone of Gallia County's economy and community identity, is under severe stress, with farmers and agricultural businesses at risk of financial insolvency due to reduced output and increased operational costs; and

WHEREAS, these conditions necessitate immediate and decisive action to protect the economic welfare and well-being of the people of Gallia County;

NOW, THEREFORE, WE, the Gallia County Board of Commissioners, declare that a state of emergency exists within the county due to severe drought conditions and hereby invoke and declare in full force in effect on Gallia County, statutes and ordinances applicable to this emergency by the government of the United States, the State of Ohio and the County of Gallia, particularly Section 902.02 of the Ohio Revised Code for the exercising of all necessary authority for the protection of lives and property of the people of Gallia County and restoration of local government with minimum interruption.

All public offices and employees of Gallia County are hereby directed to exercise the utmost diligence in the discharge of their duties during this emergency and in the enforcement of emergency laws, regulations, and directives at both the state and local levels.

All residents of Gallia County are called upon to comply with necessary emergency measures, cooperate with public officials and disaster response teams in executing emergency operations plans and adhere to the lawful directives of properly identified officers.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of September, 2024 at 10:15 hours.

s/R. Jay Stapleton, President

s/Leslie Henry, Vice President

s/David K. Smith, Commissioner

911 – CREDIT CARD

911 Director Sherry Daines met with the Commissioners to request permission to apply for an OVB credit card for her department. David K. Smith moved to allow Ms. Daines to apply with a spending limit of \$2500.00 and her as the authorized user. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

***10:30 am – The Commissioners left to attend the Preconstruction Conference for the Airport Terminal Project at the Airport.**

2025 CEBCO HEALTH INSURANCE RENEWAL

John Saunders and Scott Saunders, Saunders Insurance Agency, and Justin Grant, CEBCO, presented the 2025 CEBCO Employee Health Insurance Benefits Renewal package. The 2025 employee and family benefits will remain the same coverage as the 2024 year, yet individual employee premiums and county cost share will increase by 15.5 percent. The Commission all agreed they were not pleased with such an increase. No action taken.

2025 CEBCO DENTAL INSURANCE RENEWAL

John Saunders and Scott Saunders, Saunders Insurance Agency, and Justin Grant, CEBCO, presented the 2025 CEBCO Employee Dental Insurance Benefits Renewal package. The 2025 employee and family benefits will remain the same coverage as the 2024 year, with no cost increase. No action taken.

ECONOMIC DEVELOPMENT – CRA

Cole Massie, Economic Development Director submitted a revision to the CRA legislation that was previously approved on 8/15/2024. David K. Smith moved to amend the previous legislation. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

GALLIA COUNTY CRA LEGISLATION – REVISION – 9/5/24

A RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN GALLIA

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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.

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, Racoon, 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 the impacted school district, the County Auditor of the County (the "County Auditor"), (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:

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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 of a minimum of One Thousand Dollars (\$1,000.00). After total projected project costs exceed One-Million Dollars (\$1,000,000.00), the fee will be equivalent to .1% of total projected project cost.

All residential projects are required to pay a one-time administrative fee of a minimum of One Hundred Dollars (\$100.00). After total construction/renovation costs exceed One Hundred Thousand Dollars (\$100,000.00), the fee will be equivalent 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.

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.

*The full agreement will be filed in the Commissioners office

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ECONOMIC DEVELOPMENT – CIC SPEC BUILDING

Cole Massie, Economic Development Director thanked the Commissioners for their support of the CIC's Ohio Site Inventory Program (OSIP) grant request for its planned spec building project at the Dan Evans Industrial Park. Massie detailed that the planned building would be 50,000 square feet and fill a critical gap in Gallia County's building inventory, which is severely lacking in this size range and causing the County to miss opportunities to bring in small and medium sized manufacturing employers. He also reported that CIC also plans to seek Rural Industrial Park Loan (RIPL) funding for the spec building project.

SHERIFF 0601 – BUDGET NEEDS

Chief Deputy Chris Gruber, Sheriff Matt Champlin and his Administrative Assistant Heather Casto presented the Commission with a breakdown of what they will need in the Sheriff 0601 line to get through the end of the year. The total needed for that line is \$45,225.50. David K. Smith moved to approve a supplemental appropriation of \$46,000.00 to the Sheriff's Office. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

JAIL 0603 – BUDGET NEEDS

Chief Deputy Chris Gruber, Sheriff Matt Champlin and his Administrative Assistant Heather Casto presented the Commission with a breakdown of what they will need in the Jail 0603 line to get through the end of the year. The total needed for that line is \$51,752.41. David K. Smith moved to approve a supplemental appropriation of \$52,000.00 to the Jail. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

HARRISON TOWNSHIP FIRE DEPT. – LEASE RENEWAL

David K. Smith moved to renew the lease with Harrison Township Fire Department on the 2007 Dodge Dakota truck for 24 months with a one-time payment of one dollar. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

SEWER DEPARTMENT – DELINQUENT ACCOUNTS

Jayne Peck, Sewer Department Clerk presented the Commissioners with the delinquent sewer accounts from August 2023-August 2024. *Per ORC Section 6117.02 the County hereby directs the County Auditor and Treasurer to add all County delinquent sewer accounts as of 8/31/2024 to the real estate taxes as a special assessment for collection.* David K. Smith moved to turn the delinquent accounts over to the Auditor and Treasurer based on the ORC rule. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

DD – BOARD MEMBER

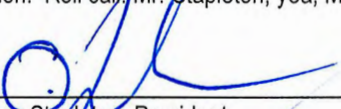
Melinda Kingery, Superintendent of the Gallia County Board of DD requested the Commissioners to send a letter to ODOOD to recommend Don Pearce to serve on the Board of DD. David K. Smith moved to allow County Administrator to draft a letter from the Commission recommending Mr. Pearce to be placed on the Board. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

COMMISSIONERS – EXECUTIVE SESSION

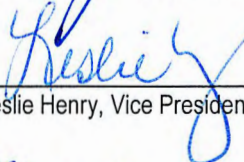
At 3:03 p.m. the President entertained a motion to enter into executive session with County Administrator Brian Rutherford and legal attorney Doug Shevelow from Bricker and Graydon concerning legal matters. David K. Smith moved and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea. Returned to regular session at 3:29 p.m.; No action taken.

ADJOURN


At 3:30 p.m. the President entertained a motion for adjournment. David K. Smith made and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.



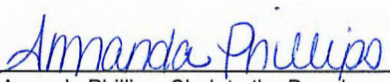
 Q. Jay Stapleton, President



 Leslie Henry, Vice President



 David K. Smith, Commissioner



 Amanda Phillips, Clerk to the Board

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