

DECEMBER 19, 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 December 12, 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
12/15	1	0	0	0	5	0	0	0	0	27	0	0	0	7

GALLIA COUNTY BOARD OF DD – BOARD APPOINTMENT

A letter was received from Melinda Kingery, Superintendent of the Gallia County Board of Developmental Disabilities stating board member Eli Delille’s term was up. Ms. Kingery indicated that Mr. Delille is interested to serve on the board again. Ms. Kingery recommends Mr. Delille for the appointment to the Board of DD. The President entertained a motion to approve the appointment of Eli Delille. David K. Smith made and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

GALLIA COUNTY BOARD OF DD – BOARD APPOINTMENT

A letter was received from Melinda Kingery, Superintendent of the Gallia County Board of Developmental Disabilities stating board member Charlotte McGuire’s term was up. Ms. Kingery indicated that Ms. McGuire is interested to serve on the board again. Ms. Kingery recommends Ms. McGuire for the appointment to the Board of DD. The President entertained a motion to approve the appointment of Charlotte McGuire. David K. Smith made and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

GALLIA COUNTY BOARD OF DD – BOARD APPOINTMENT

A letter was received from Melinda Kingery, Superintendent of the Gallia County Board of Developmental Disabilities stating board member Donald Pearce’s term was up. Ms. Kingery indicated that Mr. Pearce is interested to serve on the board again. Ms. Kingery recommends Mr. Pearce for the appointment to the Board of DD. The President entertained a motion to approve the appointment of Donald Pearce. Leslie Henry made and David K. Smith seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

SAMUEL L. BOSSARD MEMORIAL LIBRARY – BOARD APPOINTMENT

A letter was received from Debora Saunders, Library Director stating board member Robert Jenkins term as a member of the Gallia County District Library Board of Trustees expires February 28, 2025. It also stated that Mr. Jenkins had indicated his interest in being re-appointed to the Board. At the last meeting of the Library Board, members passed a resolution in support of the reappointment of Mr. Jenkins for another seven-year term. The President entertained a motion to approve the reappointment of Robert Jenkins, effective March 1, 2025. David K. Smith made and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

LEGAL REPRESENTATION – PORT AUTHORITY

President Stapleton entertained a motion to sign an agreement with Bricker Graydon Law firm, making them the representatives for the Port Authority. David K. Smith moved to allow Mr. Stapleton to sign the agreement on behalf of the County. Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

COMMISSIONERS – EXECUTIVE SESSION

At 9:18 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. 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 9:27 a.m.; No action taken.

EMPLOYEE HIRE – SPECIAL PROJECTS – TOM WHITE

County Administrator recommended to hire Tom White, who was hired as a part-time employee, as a full-time employee, non-classified position, effective January 2025. The president entertained the motion to hire Mr. White full-

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time as recommended by Mr. Rutherford. David K. Smith moved and Ms. Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

COMMISSIONERS – EXECUTIVE SESSION

At 9:47 a.m. the president entertained a motion to enter into executive session with County Administrator Brian Rutherford and Grant Administrator Karen Sprague to discuss the ARPA report. 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 10:03 a.m.; No action taken.

PARTIAL RELEASE OF REAL ESTATE MORTGAGE
GALLIA COUNTY CHIP PROGRAM (B-C-18-025-1)

Grants Administrator Karen Sprague advised the Commission that the following deferred mortgage from a previous round of Community Housing Improvement Program (CHIP) grant has met the term of the mortgage being 5 years and a partial release is now warranted. A partial release is required since the county can only release 85% of the mortgage, which amount equals \$8,287.50. The balance of 15%, which amount equals \$1,462.50, must remain in effect until paid in full. The Prosecuting Attorney prepared the Partial Release of Real Estate Mortgage forms. Mr. Stapleton entertained a motion that the Partial Release of Real Estate Mortgage for the following persons be approved and signed as presented:

- A. Marvella & Carl W. Stover

David K. Smith made and Leslie Henry seconded the motion. Upon roll call votes were as follows: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

Release of real estate mortgage forms will be signed by Q. Jay Stapleton, as President of the Commission, and is on file in the County's CHIP files.

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That County of Gallia, Office of Gallia County Commissioners, for a good and valuable consideration, the receipt of which is acknowledged, does hereby remise, release and discharge a portion of a real estate mortgage executed by A. MARVELLA & CARL W. STOVER, to the above named County of Gallia, Office of Gallia County Commissioners, dated November 21, 2019 and recorded in Volume 640, Pages 38 - 40, of the Mortgage Records of Gallia County, Ohio. (This document releases 85% of said mortgage, which equals \$8,287.50. The balance of said mortgage will remain in effect until paid in full, balance remaining equals \$1,462.50).

IN WITNESS WHEREOF, the above named County of Gallia, Office of Gallia County Commissioners, has hereunto subscribed its name and seal this 19th day of December, 2024.

WITNESSES:

COUNTY OF GALLIA, OFFICE

GALLIA COUNTY COMMISSIONERS

s/ Amanda Phillips

s/ Q. Jay Stapleton
Q. JAY STAPLETON, PRESIDENT

s/ Karen Sprague

STATE OF OHIO, GALLIA COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared Q. Jay Stapleton, President of County of Gallia, Office of Gallia County Commissioners, to me personally known, who acknowledged that he did execute the foregoing instrument as such officer and that the same is his free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at Gallipolis, Ohio, the day and year last above written

s/ Janie Peck
NOTARY PUBLIC

PARTIAL RELEASE OF REAL ESTATE MORTGAGE
GALLIA COUNTY CHIP PROGRAM (B-C-18-025-1)

Grants Administrator Karen Sprague advised the Commission that the following deferred mortgage from a previous round of Community Housing Improvement Program (CHIP) grant has met the term of the mortgage being 5 years and a partial release is now warranted. A partial release is required since the county can only release 85% of the mortgage, which amount equals \$26,255.10. The balance of 15%, which amount equals \$4,633.25, must remain in effect until paid in full. The Prosecuting Attorney prepared the Partial Release of Real Estate Mortgage forms. Mr. Stapleton entertained a motion that the Partial Release of Real Estate Mortgage for the following persons be approved and signed as presented:

- Kevin L. & Clorissa M. Coppick

Leslie Henry made and David K. Smith seconded the motion. Upon roll call votes were as follows: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

Release of real estate mortgage forms will be signed by Q. Jay Stapleton, as President of the Commission, and is on file in the County's CHIP files.

PARTIAL RELEASE OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That County of Gallia, Office of Gallia County Commissioners, for a good and valuable consideration, the receipt of which is acknowledged, does hereby remise, release and discharge a portion of a real estate mortgage executed by KEVIN L. & CLORISSA M. COPPICK, to the above named County of

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Gallia, Office of Gallia County Commissioners, dated November 14, 2019 and recorded in Volume 640, Pages 34 - 37 and mortgage modification dated August 17, 2023 and recorded in Volume 707 Page 678, of the Mortgage Records of Gallia County, Ohio. (This document releases 85% of said mortgage, which equals \$26,255.10. The balance of said mortgage will remain in effect until paid in full, balance remaining equals \$4,633.25)

IN WITNESS WHEREOF, the above named County of Gallia, Office of Gallia County Commissioners, has hereunto subscribed its name and seal this 19th day of December, 2024.

WITNESSES: COUNTY OF GALLIA, OFFICE
GALLIA COUNTY COMMISSIONERS

s/ Amanda Phillips s/ Q. Jay Stapleton
Q. JAY STAPLETON, PRESIDENT

s/ Karen Sprague

STATE OF OHIO, GALLIA COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared Q. Jay Stapleton, President of County of Gallia, Office of Gallia County Commissioners, to me personally known, who acknowledged that he did execute the foregoing instrument as such officer and that the same is his free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at Gallipolis, Ohio, the day and year last above written

s/ Janie Peck
NOTARY PUBLIC

**RELEASE OF REAL ESTATE MORTGAGE
GALLIA COUNTY CHIP PROGRAM (B-C-18-1AY-2)**

Grants Administrator Karen Sprague advised the Commission that the following deferred mortgage from a previous round of Community Housing Improvement Program (CHIP) grant has met its required term and should be released in full. The Prosecuting Attorney prepared the Release of Real Estate Mortgage form. Mr. Stapleton entertained a motion that Release of Real Estate Mortgage document for the following person be approved and signed as presented:

- Kevin L. & Clorissa M. Coppick, Records Mortgage Records Volume 640, Page 30-33 and Mortgage Modification Volume 707 Page 677

David K. Smith made and Leslie Henry seconded the motion. Upon roll call votes were as follows: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea. Release of real estate mortgage form was signed by Q. Jay Stapleton, as President of the Commission, and is on file in the County's CHIP files.

RELEASE OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That County of Gallia, Office of Gallia County Commissioners, for a good and valuable consideration, the receipt of which is acknowledged, does hereby remise, release and discharge a real estate mortgage executed by KEVIN L. & CLORISSA M. COPPICK to the above named County of Gallia, Office of Gallia County Commissioners, dated November 7, 2019 and recorded in Volume 640 Page 30-33 and mortgage modification dated August 17, 2023 and recorded in Volume 707 Page 677 of the Mortgage Records of Gallia County, Ohio.

IN WITNESS WHEREOF, the above named County of Gallia, Office of Gallia County Commissioners, has hereunto subscribed its name and seal this 19th day of December, 2024.

WITNESSES: COUNTY OF GALLIA, OFFICE
GALLIA COUNTY COMMISSIONERS

s/ Amanda Phillips s/ Q. Jay Stapleton
Q. JAY STAPLETON, PRESIDENT

s/ Karen Sprague

STATE OF OHIO, GALLIA COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared Q. Jay Stapleton, President of County of Gallia, Office of Gallia County Commissioners, to me personally known, who acknowledged that he did execute the foregoing instrument as such officer and that the same is his free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at Gallipolis, Ohio, the day and year last above written

s/ Janie Peck
NOTARY PUBLIC

**RELEASE OF REAL ESTATE MORTGAGE
GALLIA COUNTY CHIP PROGRAM (B-C-11-1AY-2)**

Grants Administrator Karen Sprague advised the Commission that the following deferred mortgage from a previous round of Community Housing Improvement Program (CHIP) grant has been paid off and should be released in full. The Prosecuting Attorney prepared the Release of Real Estate Mortgage form. Mr. Stapleton entertained a motion that Release of Real Estate Mortgage document for the following person be approved and signed as presented:

- Nicolas A. & Misty D. Schneider (aka Misty D. Brown), Records Mortgage Records Volume 535, Page 953-955

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David K. Smith made and Leslie Henry seconded the motion. Upon roll call votes were as follows: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea. Release of real estate mortgage form was signed by Q. Jay Stapleton, as President of the Commission, and is on file in the County's CHIP files.

RELEASE OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That County of Gallia, Office of Gallia County Commissioners, for a good and valuable consideration, the receipt of which is acknowledged, does hereby remise, release and discharge a real estate mortgage executed by NICHOLAS A. & MISTY D. SCHNEIDER (aka Misty D. Brown) to the above named County of Gallia, Office of Gallia County Commissioners, dated January 24, 2013 and recorded in Volume 535, Page 953-955 of the Mortgage Records of Gallia County, Ohio.

IN WITNESS WHEREOF, the above named County of Gallia, Office of Gallia County Commissioners, has hereunto subscribed its name and seal this 19th day of December, 2024.

WITNESSES:

COUNTY OF GALLIA, OFFICE

GALLIA COUNTY COMMISSIONERS

s/ Amanda Phillips

s/ Q. Jay Stapleton

Q. JAY STAPLETON, PRESIDENT

s/ Karen Sprague

STATE OF OHIO, GALLIA COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared Q. Jay Stapleton, President of County of Gallia, Office of Gallia County Commissioners, to me personally known, who acknowledged that he did execute the foregoing instrument as such officer and that the same is his free act and deed as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at Gallipolis, Ohio, the day and year last above written

s/ Jayne Peck
NOTARY PUBLIC

DJFS – HOPEWELL LEASE

DJFS Director Dana Glassburn along with Mark Bridenbaugh, Kevin Mock and David Schenkalbury all from Hopewell met with the Commissioners to discuss their lease for the Youth Crisis Center. No action taken.

EMA – TOWNSHIP CONTRACTS

EMA/911 Director Sherry Daines met with the Commissioners to have them all sign the Contracts to Furnish Emergency Management from the Townships and Villages that she has received. If the Townships/Village do not sign the contract by December 31, 2024, they will not be able to receive and FEMA dollars. The following Townships were turned in and signed by the Commission:

- Greenfield
Addison
Clay
Green
Gallipolis
Guyan
Raccoon
Morgan
Huntington
Cheshire
Harrison
Village of Crown City
Village of Centerville
City of Gallipolis
Walnut
Springfield
Ohio
Village of Rio Grande

IT – CYBERSECURITY

IT Director John Grubb presented the Commissioners with a quote from CDW-G to renew the security services for the County in the amount of \$10,909.08. The County participates with CORSA's Cybersecurity Reimbursement Program. President Stapleton entertained a motion to allow Mr. Grubb to renew the services for the County. David K. Smith moved and Leslie Henry seconded the motion. Roll call votes: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.

AIRPORT HANGAR TENANT – HANGAR RENT

David Snyder, Airport Hangar tenant met with the Commission to discuss his concerns over the \$5.00 yearly increase to the Hangar rent. No action taken.

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OUTREACH CENTER – ROOF REPLACEMENT

President Stapleton moved to supplement the Outreach Center funds in the amount of \$64,800.00 for their roof replacement. David K. Smith seconded the motion. Mr. Stapleton, yea; Ms. Henry, nay; Mr. Smith, yea.

BID AWARD – OUTREACH CENTER ROOF REPLACEMENT PROJECT

Grants Administrator Karen Sprague advised the Commission that one (1) bid submitted the Outreach Center Roof Replacement Project is within Project Engineer Randy Breech's revised 10/9/2024 estimate of \$150,000. Ms. Sprague advised the lowest and best bid received was from Brian Moore Construction of Jackson, OH in the amount of \$150,000. Ms. Sprague advised she had received recommendation from Breech Engineering for bid award to Brian Moore Construction for the bid amount of \$150,000 as follows: Based on the review of the bid and verifying the low bidder's ability to complete the work for the amount bid and within 180 days, it is recommended that the Gallia County Board of Commissioners award the contract to Brian Moore Construction.

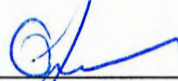
Ms. Sprague further noted both the Excluded Parties search on www.sam.gov and the Ohio Auditor of State website Certified Search for Unresolved Findings for Recovery reflect nothing for Brian Moore Construction.

Jay Stapleton entertained a motion to award the bid as recommended. David K. Smith moved and Q. Jay Stapleton seconded this motion to award the bid to Brian Moore Construction. in the amount of \$150,000 as recommended. Roll call votes: Mr. Stapleton, yea; Ms. Henry, nay; Mr. Smith, yea.

*The Commissioners attended the Airport Terminal Construction Progress Meeting at the Airport.

ADJOURN

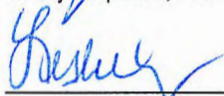
At 3:00 p.m. the President entertained a motion for adjournment. Q. Jay Stapleton moved and Leslie Henry seconded the motion. Roll call: Mr. Stapleton, yea; Ms. Henry, yea; Mr. Smith, yea.



Q. Jay Stapleton, President



Amanda Phillips, Clerk to the Board



Leslie Henry, Vice President



David K. Smith, Commissioner

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