

OCTOBER 27, 2011

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 Lois M. Snyder. Roll Call: Lois M. Snyder, present; Vice President Mr. Howard J. "Joe" Foster, present; Member Harold G. Montgomery, present.

President Snyder entertained a motion for approval of the October 20, 2011 minutes. Joe Foster made and Harold Montgomery seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

TRAVEL REQUESTS				
DEPARTMENT	NAME	DATE	TO	RE:
DJFS	Lori Church	10/20	The Plains, OH	SEO Regional Mtg
	Belinda Jones Lynda Smith Malena Phillips	11/2	Columbus	CSEA Annual Training
	Samantha Reese	11/4	Athens	Qtrly Fiscal Mtg
Commissioners	Melissa Clark	11/7, 11/8	Columbia, MD	Company visit
	Melissa Clark Joe Foster Lois Snyder Harold Montgomery	11/15	Athens, Ohio	Ohio Fuel Cell Coalition
	Karen Sprague	11/2, 11/3, 11/4	Cambridge, Ohio	2011 ODOD Housing Conference @ Salt Fork

President Snyder entertained a motion to approve travel requests as submitted. Joe Foster made and Harold Montgomery seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

Animal Shelter Canine Weekly Report										
Week Ending	IN	Adopted	Reclaimed	Euthanized	Died (Natural Causes)	Rescued	Destroyed (in field)	Out	In Foster Care	Remaining at Shelter
10/24/11	28	2	0	5	1	11	0	19	8	71

LEAVE DONATION REQUEST

Sheriff's Office presented the following leave donations for approval:

- Mark Taylor donating 32 hours sick time to Kim Blackburn
- Coit Darst donating 48 hours sick time to Sheila Northup
- Nathan Harvey donating 48 hours to Kim Blackburn

President Snyder entertained a motion to approve the leave donation requests as submitted. Joe Foster made and Harold Montgomery seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

QUARTERLY REPORT – SHERIFF'S DRUG ENFORCEMENT GRANT

President Snyder entertained a motion to approve the Sheriff's Drug Enforcement Grant quarterly report as submitted by Heather Casto. Joe Foster made and Harold Montgomery seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

COUNTY ENGINEER – OPWC MEMO PAY-IN & EXPENSE REQUEST

Commissioners received the following memo pay-in and expense request from the County Engineer:

I am requesting a memo pay-in into the 057.3000.400100 account for the following OPWC projects:

CU37N – Williams Hollow Slip - \$61,866.96 – Ohio Bridge/US Bridge #2713
 CU37N – Williams Hollow Slip - \$34,172.72 – Ohio Bridge/US Bridge #2713
 CO04O – County Road Improvements - \$494,867.85 – The Shelly Company #5410

Also, please process a memo expense for the same amount from account #057.0057.531100.

President Snyder entertained a motion to approve the memo pay-in and expense as requested. Joe Foster made and Harold Montgomery seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

PURCHASE AGREEMENT – DAVIS HALL LOT

President Snyder entertained a motion to approve the purchase agreement with Gallipolis City Commission for Davis Hall Lot in the amount of \$206,050; to be paid as follows:

- \$46,050.00 now
- \$160,000.00 after January 1, 2012

Administrator Karen Sprague advised Prosecutor Jeff Adkins has reviewed and approved the agreement. Harold Montgomery made and Joe Foster seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea. Commission requested that the Prosecutor perform a title search of the property before payment is issued.

PURCHASE AGREEMENT

(A) Offer to sell, and desire to buy; description of property.

Subject to the terms stated in this offer, the undersigned Seller offers to Sell and the undersigned Buyer offer to Buy, the following real estate located the City of Gallipolis, Gallia County, Ohio:

Parcel I

The State of Ohio, Gallia County, and the City of Gallipolis, being part of City Lot No. 206 and beginning on the line of First Avenue, at the most Southerly corner, of said Lot No. 206; thence following the line of First Avenue North 47 degrees East 2 feet 6 inches; thence North 43 degrees West 154 feet 8 inches; thence South 47 degrees West 2 feet 6 inches to the lower line of said Lot No. 206; thence following the lot line South 43 degrees East 154 feet 8 inches to the place of beginning.

The foregoing real estate is part of that described in deed from Florence A. Needham to Charles E. Holzer by deed of record at page 319, Volume 96, Deed Records of Gallia County, Ohio.

Grantor hereby certifies the foregoing description is the same as set forth in deed from Charles E. Holzer and Alma V. Holzer to Holzer Hospital Foundation of record in Volume 146, page 374, Deed Records of Gallia County, Ohio.

Parcel II

Being part of the City Lot No. 195 and beginning on the line of First Avenue, at the most Southerly corner of Lot No. 195; thence North 47 degrees East, following the line of First Avenue, 86 feet 10-½ inches, to the most Easterly corner of said lot; thence North 43 degrees West along the lot line 154 feet 8 inches; thence South 47 degrees West 86 feet 10-½ inches to the lower line of said lot; thence South 43 degrees East 154 feet 8 inches to the place of beginning.

The foregoing real estate is part of that described in deed from Florence A. Needham to Alma V. Holzer by deed of record at page 352, Volume 96, Deed Records of Gallia County, Ohio.

Grantor hereby certifies the foregoing description is the same as set forth in deed from Alma V. Holzer and Charles E. Holzer to Holzer Hospital Foundation of record in Volume 196, page 375, Deed Records of Gallia County, Ohio.

Prior Instrument Reference: Volume 336, Page 655, Gallia County, Ohio, Deed Records.

Gallia County Auditor Parcel Number: 007-555-016-00

Property Address: 516 First Avenue, Gallipolis, Ohio 45631

(B) Purchase price.

The purchase price for the property shall be \$206,050.00 and payment shall be broken down as follows: 1) \$46,050.00 now; 2) \$160,000.00 after January 1, 2012

(C) Property, fixtures, and equipment subject to contract.

The property subject to this contract includes the land, all appurtenant rights, privileges, and easements, and all buildings and fixtures in their present condition

(D) Possession.

Seller will deliver possession of the property to buyer at closing.

(E) Conveyance; evidence of title; survey.

Seller will convey marketable, fee simple title to buyer by general warranty deed, with release of dower if any, free and clear of all liens, encumbrances, conditions, easements, and restrictions, except conditions, easements, and restrictions of record on the date of this offer, and except taxes and assessments which are a lien but not yet due and payable. The deed shall be made out to the Gallia County Commission, a political subdivision of the State of Ohio.

(F) Taxes and assessments.

Property taxes and assessments shall be prorated to the date of closing. Seller shall pay any charge levied against any part of the property under RC 5713.35 by reason of conversion from agricultural use. If any installment of taxes and assessments or any conversion charges which seller is obligated to pay are not paid as of the date of closing, the amounts of the installments and charges with penalties and interest, if any, shall be paid to buyer or credited on the purchase price at buyer's option.

(G) Proration of rents, interest, and insurance; transfer of security deposits.

Adjustments shall be made through the closing date for rents, interest on any mortgage assumed by buyer, and (if buyer so elects) transferable insurance policies. Security deposits shall be transferred to buyer.

(H) Payment of utilities and other charges.

Seller shall pay, through the date of possession, all incurred utility charges and any water, sewer, or other charges that are or may become a lien.

(I) Inspections.

Prior to closing, buyer at [his/her] expense may procure inspections and reports in the following areas by qualified, licensed inspectors. In the event any such inspection reveals the necessity for repairs, satisfactory repairs shall be made at seller's expense. If seller fails to make the repairs, buyer has the option to make the repairs at buyer's expense or to rescind the contract.

(J) Insurance; damage or destruction of property.

Until the deed is delivered, seller shall maintain fire and extended coverage insurance on the property in the same amount as maintained by seller at the time of executing this contract. If the improvements on the property are damaged or destroyed prior to delivery of the deed, seller shall promptly notify buyer, and buyer may elect to complete the closing and receive the proceeds of the insurance, to extend the time for closing to permit seller to repair the damage, or to rescind this contract and receive a refund of all money deposited. Buyer's election shall be exercised by written notice to seller given within ten days after receiving notice from seller of the damage or destruction. Buyer's failure to give timely notice constitutes an election to proceed with the closing and receive the proceeds of the insurance.

(K) Seller's warranties.

1. Seller will remove all loose dirt and replace the stone recently removed from the property.
2. No special permit will be required for the removal of any trees from the property.
3. Because only one curb cut is planned, no special permit will be required.
4. Any use must conform to the plan and variances as approved by the Planning Commission on October 10, 2011. And further, all parties understand that neither the City Manager nor the City Commission can guarantee approval of any non-conforming use by the Planning Commission.

(L) Buyer's examination of property.

Buyer has examined the property subject to this contract and in making the offer is relying solely on the examination with respect to the condition, character, and size of the land, improvements, and fixtures.

(M) Duration of offer.

This offer shall be open for acceptance until midnight, on the day of August, 2011.

(N) Closing.

The transaction shall be closed within 14 days after acceptance of the offer, unless the parties agree in writing to an extension. The closing shall be at a time and place mutually agreeable to the parties. If the parties are unable to agree, the closing shall be at a time and place selected by broker.

(O) Miscellaneous.

This contract constitutes the entire agreement between the parties, and there are no oral or written representations which have not been incorporated in the contract. Time is of the essence for all provisions of this contract. All certifications and warranties of seller shall survive the closing.

Buyer acknowledges receipt of a copy of this offer.

WARNING TO BUYER: This is a legally binding contract. If you have any questions about the contract, or about the manner in which you should hold title to the real estate, consult an attorney.

Randall Finney, Gallipolis City Manager
Seller

ACCEPTANCE BY BUYER

The undersigned buyer accepts the foregoing offer according to its terms. The undersigned warrant(s) that the persons signing this acceptance have the authority to bind any such entity. Buyer hereby acknowledges receipt of a copy of the offer and acceptance.

10/27/2011

Date

s/ Lois Snyder

Lois Snyder, President
Gallia County Commissioners

s/ Howard Joe Foster

Howard Joe Foster, Vice-President
Gallia County Commissioners

s/ Harold G. Montgomery

Harold G. Montgomery, Member
Gallia County Commissioners

EMPLOYEE PAY INCREASE

Harold Montgomery made and Joe Foster seconded the motion to institute the agreement noted in Journal 46 Page 28 to grant Dog Warden John McKean \$1.00 on the hour increase for successfully completing the Euthanasia Certification. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea. This pay increase will be in affect beginning 10/24/11.

FAA GRANT 2011 DRAW #1 APPROVAL
GALLIA-MEIGS REGIONAL AIRPORT PROJECT

The County Administrator presented the Commission with FAA grant 2011 draw #1 forms requesting \$11,836.00 from the County's FAA grant for Delta Airport Consultants engineering services for the Gallia-Meigs Regional Airport Fuel Farm Project. Lois Snyder entertained a motion to approve and sign the grant draw #1 forms for payment of engineering invoices as presented. Joe Foster moved and Harold Montgomery seconded this motion. Upon roll call votes were as follows: Lois Snyder, yea; Joe Foster, yea; Harold Montgomery, yea.

OEPA WPCLF HOUSEHOLD SEWAGE TREATMENT SYSTEM AGREEMENT

The County Administrator presented the Commission with the OEPA WPCLF Household Sewage Treatment System agreement for approval and signing. This is a principal forgiveness loan, which means a grant to the county, which will be used to repair/replacement household sewage treatment systems that are on the list of required repairs with the Gallia County Health Department. The grant will provide \$120,000 for repair/replacement of 12 HSTS systems at an estimated cost of \$10,000 each. Gallia-Meigs Community Action Agency will work in conjunction with the Gallia County Health Department and the County Commissioners office to implement completion of this grant. The program has income limits for those that can be assisted with 100% grant and then another category of income limits for ones that can be assisted with 85% grant. The agreement requires project completion by 3/1/2013. President Snyder entertained a motion to approve the HSTS agreement as presented. Harold Montgomery made and Joe Foster seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

REVIEW RECORD - B-F-11-1AY-1
CERTIFICATION OF DETERMINATION OF SUBSEQUENT EXEMPTION
FOR A CATEGORICAL EXCLUSION PROJECT

The County Administrator presented the Commission with the paperwork for approval of the Environmental Review Record for the following projects for which a certification of determination of subsequent exemption for a categorical exclusion project could be made:

- #2 - Perry Township – County Engineer Street Improvement Project (Dan Jones Road Paving)

Lois Snyder entertained a motion to approve the forms as presented. Joe Foster made and Harold Montgomery seconded that motion. Upon roll call votes were as follows: Lois Snyder, yea; Joe Foster, yea; Harold Montgomery, yea. All forms were signed by Lois Snyder, as President of the Commission, and they are on file in the County's CDBG files.

CONTRACT APPROVAL – 2011 CDBG PAVING PROJECT

The County Administrator presented the Commission with the contract for the 2011 CDBG Paving Project for approval with The Shelly Company in the amount of \$121,651.00 for the Addison Township, Green Township, Guyan Township and Vinton Village paving projects which are part of the B-F-11-1AY-1 grant. President Snyder entertained a motion to approve the contract as presented. Harold Montgomery made and Joe Foster seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

PURCHASE AGREEMENT – NEG GRANT

President Snyder entertained a motion for approval of a purchase agreement with Smith's Superstore for a 2001 F250 Truck for \$4,238.50 to be used in conjunction with the NEG Program. Joe Foster made and Harold Montgomery seconded the motion to approve the purchase and give President Snyder permission to sign paperwork involved. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

OSU EXTENSION OFFICE – AGENCY UPDATE

Extension Agents Tracy Winters and Richard Stephens met to update the Commissioners on activities within their agency. Stephens shared the following:

- Gave an update on agricultural resources section beginning with the oil & gas issue, noting advertisement in the newspaper of private companies looking to purchase oil & gas leases in Gallia County. Athens County has developed a website and a land owner tool kit and is working to put together guidance for Gallia County residents. Stephens recommends that land owners not sign a blanket lease, ingress/egress details need to be included in the lease and details regarding reclamation of the land after the company is finished. Inclusion of these items will help to protect the land owners property and rights.
- Gave an update on the Farm Bureau scheduling meetings regarding the oil & gas issue noting the Extension Office is working in conjunction with the Farm Bureau in this regard. He noted that until test wells are drilled we really don't know what kinds of oil & gas is present in Gallia County.
- Stephens is working on a produce auction; already has an engineer on board to provide drawings for a building and cost estimate. He has met with Farmers Market personnel yesterday to make them aware of the status of this project.
- Bull calves were recently sold and it was very successful year and a report will soon follow.
- Stephens is working with local producers and National Cattle Association to have an informational meeting to plan on a group from Gallia and possibly Jackson County to attend the national convention held Feb 1st thru 4th in Nashville, TN.

Winters advised the extension advisory committee will be meeting tonight to go over extension office status statewide. She also stated the 4H grant simulators are in and will be picked up soon. The driving simulator will include adverse weather condition situations as well as phone, texting and other distractions.

EXECUTIVE SESSION - DJFS

At 10:10 a.m. the President entertained a motion to enter into executive session with JFS Director Dana Glassburn to discuss a personnel issue regarding a resignation. Joe Foster made and Harold Montgomery seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea. Returned to regular session at 10:52 a.m.; no action taken.

EMPLOYEE RESIGNATION

JFS Director Glassburn presented a resignation letter from Samuel Hamilton effective today and recommended its acceptance. Joe Foster made and Harold Montgomery seconded the motion to accept the resignation as recommended. Roll call: Ms. Snyder, yea; Mr. Foster, yea; Mr. Montgomery, yea.

GUIDING HAND BOARD APPOINTMENT

DD Director Rosalie Miller presented the Commission with a notification letter regarding a board vacancy due to resignation.

October 26, 2011

Ms. Lois Snyder, President
Gallia County Commissioners
Gallia County Court House
18 Locust Street
Gallipolis, Ohio 45631

Dear Lois and Commissioners:

The Gallia County Board of DD currently has a vacancy on the Board due to the resignation of Kimberly Rocchi, of Vinton, Ohio, who served as a community member representative. This term expires on December 31, 2012 and is an appointment by the County Commissioners.

Ms. Julie Dragoo, 153 Berger Avenue, Gallipolis, Ohio has expressed an interest in serving the remainder of this term. Ms. Dragoo is a recently retired teacher from the Gallipolis City School District with a background in the field of special education and has a wealth of knowledge which would be beneficial in this role.

I would like to share her information with you for your consideration. Please notify me of your appointment at your earliest convenience and thank you in advance for your assistance in this matter.

Respectfully submitted,
s/ Rosalie A. Durbin, Superintendent
Gallia County Board of DD

Commissioners tabled action on this request until further review.

SHERIFF BUDGET DISCUSSION

Sheriff Joe Browning and Administrative Assistant Heather Casto met with the Commission to discuss the current year budget thru October 2011. They have one concern area being the Jail contract services line item with outstanding bills of \$28,506.33 and estimated Nov & Dec bills totaling \$36,000, so they are looking at a supplemental appropriation request of \$64,506.33. Commissioner Montgomery noted the Work Release Center fund is in the red \$149,000 and the general fund will also need to cover that at end of year 2011. No action taken at this time.

HEALTH CARE INSURANCE REVIEW

County Insurance Agent John Saunders, UHC representatives Mike Walters and Peggy Rittler met to the Commissioners regarding the County's employee health insurance contract with UHC. Mr. Saunders advised they would like to present early renewal information of the county's health insurance plan due to good experience from Feb 1, 2011 thru August 31, 2011. The renewal being presented involved a zero increase and Mr. Saunders requested the Commission approve the renewal today to change from 2007 Certificate of Coverage to the 2011 Certificate of Coverage with a 0% increase in premiums. Commission advised they would need more time to review the changes from the 2007 COC to the 2011 COC. Saunders noted that later this year, after obtaining more claims data, they will come back and present claims experience to the County. Saunders recommended the Commission accept the 2011 COC and further advised there were no significant changes that concerned him.

Mike Walters presented the UHC certificate of coverage comparison from 2007 to 2011. New benefit standards for 2011 Certificate of Coverage were outlined and include Medical Necessity, Prior Authorization, and Benefit Updates to four benefit categories, Pharmacy prior authorization. Simply put, medical necessity helps establish a quality patient

care program where members and their physicians work together to combine cost-effective procedures with evidence-based treatments; all while staying within benefit plan requirements. Prior authorization is a core component of medical necessity. It involves conducting pre-service reviews to determine whether the proposed service meets the clinical requirements for medical necessity, appropriateness, level of care and effectiveness, as defined by nationally recognized clinical guidelines. The 2011 COC reflects the change from pre-service notification in the 2007 COC to prior authorization. Pharmacy prior authorization means to obtain coverage for certain medications; the member requirement is changing from pre-service notification to prior authorization. Retail before mail – when a member is new to a drug therapy, they may be required to obtain two (2) fills at retail before obtaining a 90-day fill through mail order. Walters gave the following overview to provide a high-level comparison, by benefit category, of the 2007 COC versus the 2011 COC as follows:

- Pre-Service Benefit Reviews
 - Prior authorization required for medical and pharmacy services as listed in the 2011 COC
 - Review of services to determine eligibility, benefit exclusions and medical necessity
 - Services determined to be not medically necessary do not meet the criteria of a Covered Health Service and are therefore excluded benefits
- Durable Medical Equipment
 - Wound vacuums are not subject to the standard \$2,500 annual DME dollar limit
- Physicians Office Services – Sickness and Injury
 - New requirement for members to obtain prior authorization for non-network BRCA (breast cancer susceptibility) genetic testing
- Rehabilitation Services, Outpatient Therapy and Manipulative Treatment
 - Changed term from "Chiropractic" to "Manipulative Treatment"
- Surgery – Outpatient
 - New requirement for members to obtain prior authorization for non-network diagnostic cardiac catheterization, electrophysiology implant, and sleep apnea surgeries
- Therapeutics Treatments – Outpatient
 - Additional requirement for members to obtain prior authorization for non-network intensity modulated radiation therapy and MR-guided focused ultrasound
- Benefits NOT changed as follows:
 - Ambulance
 - Clinical Trials
 - Congenital Heart Disease Surgeries
 - Dental – accident only
 - Dependent age
 - Diabetes services
 - Emergency Health Services
 - Hearing Aids
 - Home Health Care
 - Hospice
 - Hospital – Inpatient Stay
 - Lab, X-ray and Diagnostics – Outpatient
 - Lab, X-ray and Major Diagnostics – CT, PET, MRI, MRA and Nuclear Medicine
 - Dollar limits no longer apply for essential benefits
 - Mental Health Services
 - Member Requirements for Non-Network Services
 - Neurobiological Disorders – Autism Spectrum Disorder Services
 - Ostomy Services
 - Pharmaceutical Products – Outpatient
 - Physician Fees for Surgical and Medical Services
 - Physician's Office Services – Sickness and Injury
 - Pre-existing condition exclusion
 - Pregnancy
 - Preventive Care Services
 - Prosthetic Devices
 - Reconstruction Procedures
 - Scopic Procedures – Outpatient
 - Skilled Nursing Facility
 - Substance Use Disorder Services
 - Transplantation Services
 - Urgent Care
 - Vision Exam

No Action taken by the Commission.

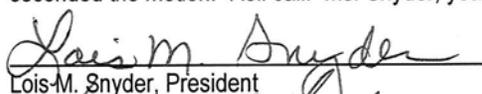
Commissioner Foster left meeting at noon to attend the OVRDC Executive Board Meeting in Waverly, OH.

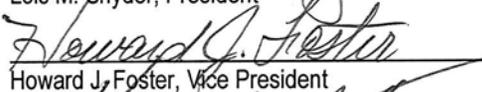
SEWER CONSTRUCTION MEETING

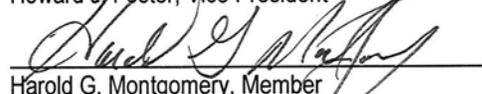
Commissioners attended the sewer construction meeting beginning at 1 pm today to discuss progress on the Kanauga/Addison and Mercerville Sewer Projects. Meeting ended at 3:25 pm.

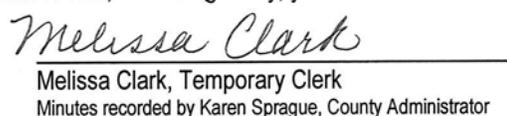
ADJOURN

At 3.26 p.m. President Snyder entertained a motion for adjournment. Harold Montgomery made and Lois Snyder seconded the motion. Roll call: Ms. Snyder, yea; Mr. Foster, absent for vote; Mr. Montgomery, yea.


Lois-M. Snyder, President


Howard J. Foster, Vice President


Harold G. Montgomery, Member


Melissa Clark, Temporary Clerk
Minutes recorded by Karen Sprague, County Administrator