

October 6, 2025

Council President Mr. Martin called the October 6, 2025 Special Belpre City Council meeting to order at 6:31pm. The roll was called with the following members present: Mr. Ambrozy, Mrs. Dennis, Mr. Ferguson, Mrs. Campbell, Mr. Locke, Ms. Riffle and Mr. Seebaugh present. Also present was Mayor Abdella, Safety-Service Director Mr. Rhodes, City Law Director Mr. Webster, and Clerk of Council Mrs. Meredith. Absent from the meeting was City Auditor Mrs. Nolan and Treasurer Mrs. Cassidy.

Council President Mr. Martin asked everyone to please rise for the Prayer and remain standing for the Pledge of Allegiance. Mr. Martin gave the invocation and led us in the Pledge of Allegiance.

Council President Mr. Martin asked all present if you have cellphones or any electronic devices to please turn them off or to vibrate so it won't interfere with the recording.

If you plan to address council this evening, please rise, come to the podium, state your name clearly so the clerk can get your information, and address council.

This is a special council meeting and is a little different. He stated that the only thing that can be discussed during this meeting is **A RESOLUTION AUTHORIZING THE MAYOR OF BELPRE TO EXECUTE A PURCHASE AGREEMENT WITH BADGER LUMBER COMPANY, INC.**

PERSONS APPEARING BEFORE COUNCIL – AGENDA items only –

Clint from the City of Belpre and foreman of the Water Department appeared before council regarding the condition of the water plant on Florence Street. He stated that there are three buildings in the compound. All three buildings are in bad shape with water leaks, foundation issues, and roofs are destroyed. They have been amended so many times that there is no more that can be done. He also stated that our equipment has to sit out in the weather. Some of the equipment contains water that freezes in the winter. Something needs to be done.

NEW BUSINESS:

Mr. Ferguson stated that all of you came here tonight for a reason. I can't believe that we only had one person in the audience that addressed council on the topic of discussion.

Mr. Ferguson brought before council for first reading **A RESOLUTION AUTHORIZING THE MAYOR OF BELPRE TO EXECUTE A PURCHASE AGREEMENT WITH BADGER LUMBER COMPANY, INC.**

Discussion followed:

Ms. Abdella stated that she had passed out an agenda for the Special Council Meeting, October 6, 2025.

The agenda item is Badger of Belpre. Where are we now and where do we go from here.

Once this legislation is passed, we will execute the purchase agreement with the property owner.

Then at the next council meeting Huntington Bank will have submitted the legislation for the bond's documents. They state this is about 35 pages of the most boring stuff you will ever read. This must be passed by council in order to set the closing.

This is a 15-year loan schedule with interest due on June 1, and December 1 with an annual payment each December 1.

We have the ability to pay it off early after 6/1/2035 without penalty.

So, schedule of process:

October 27, 2025 – Bond resolution to council to complete the loan. During the time council is reviewing this the following will occur.

- The Fiscal Officer (Auditor) will sign a certificate and send to council accounting for the availability of the funds.
- The bond ordinance will be under review and adoption.
- An engagement letter will be signed by the mayor.
- Once it is all adopted by council a Certificate of Award will be issued between the Mayor and the Auditor. This locks in the terms.

On the second page is the amortization schedule they sent me. This shows you the payment date, interest amount and total payment. By the time we finish this the interest rate may come down from the 4.72 at which time we can ask for the lower interest rate. We can't pay it off before the 10 years but after that we are able to do that without any issues. The closing date depends on time to approve the bond document if all three readings were complete. If it is done on 3 separate dates at the regular meetings we would anticipate a mid-December closing and the agreement states 30 days for owner to turn over the property. There was a lot of questions today and I wanted to be sure they were answered.

Council President asked if there had to be a survey. He was informed that the survey had already been completed. Mayor Abdella stated that you were there to inspect the roof and the interior of the building with the contractor. The appraiser came over and appraised the property and said the price we are paying is less than what they would have appraised the property for.

Mr. Locke stated that his father came here in 1956, he worked for the city during the day and patrolman at night. Mr. Locke stated that the building was old when he came. They have kept them up the best they can. I'm very excited for this.

Mr. Seebaugh stated that if we paid this off before the 10-years I'm assuming there would be a penalty. Do you know what the penalty would be? Mr. Webster didn't have that information with him.

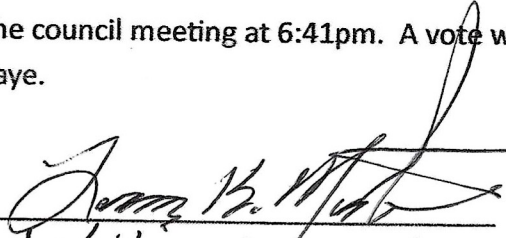
Ms. Abdella stated that the engineering firm stated that the property behind the water plant and the sewer plant as a new build came in at 3.2 million. The Badger Lumber Company, Inc came in \$975,000.

A vote was taken with all members of council present voting aye. This will lie over until the next regular meeting of council on October 13, 2025.

Adjourn:

Ms. Riffle made a motion to adjourn from the council meeting at 6:41pm. A vote was taken with all members of council present voting aye.

President of Belpre City Council Mr. Martin



Clerk of Belpre City Council Mrs. Meredith