

TUESDAY, APRIL 18, 2017
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

The Pickaway County Board of Commissioners met in Regular Session in the Pickaway County Annex, 141 West Main Street, Suite 400, Circleville, Ohio, on Tuesday, April 18, 2017, with the following members present: Mr. Brian S. Stewart, Mr. Jay H. Wippel, and Mr. Harold R. Henson. Brad Lutz, County Administrator, was also in attendance.

**In the Matter of
Minutes Approved:**

Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to approve the minutes from April 11, 2017, with corrections.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Bills Approved for Payment**

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to adopt the following Resolution:

BE IT RESOLVED, that the bills have been found to be properly filed and their respective vouchers shall be cross-referenced to the approving pages dated April 13, 2017, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

BE IT FURTHER RESOLVED, that the Board of Pickaway County Commissioners orders the Auditor of Pickaway County, Ohio, to draw her warrant on this entry in the amount of \$423,749.15 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Report Provided by Erica Tucker:**

The following is a summary of the report provided by Erica Tucker, RPHF Solid Waste Administrative Assistant/Special Projects Assistant:

- The RPHF Solid Waste District, in collaboration with the Soil & Water Conservation District (SWCD), provided a recycling and conservation educational activity for 5th and 6th graders at Saltcreek Elementary School where the students learned how to make paper to be used as binder covers. It was mentioned that Montana McFarland is the new SWCD Education Coordinator.
- Updates for upcoming special collection events throughout the district are posted on the RPHF Solid Waste District website. Commissioner Stewart noted that during a recent Senior Center Board meeting he attended, a member mentioned the RPHF District has scheduled for May 20th. Commissioner Stewart also informed the members of the household hazardous material disposal voucher program that was recently implemented and information about the program is on the RPHF website.
- Dr. Lucks, Chiropractor, will be providing a presentation on the mini-health fair day being planned during the county's upcoming Health & Safety Week. CVS, Kroger, and Walmart pharmacies have also confirmed their participation and will set up tables with health information.

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**In the Matter of
Approval to Recommend Darwin Whitehead to Represent the Citizens of
Pickaway County on the Ross, Pickaway, Highland, Fayette Solid Waste District Policy Committee:**

Commissioner Henson offered the motion, seconded by Commissioner Wippel, to recommend the appointment of Darwin Whitehead to serve as the representative of the Citizens of Pickaway County on the RPHF Solid Waste Policy Committee.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Resolution Designating
African American Heritage Week in Pickaway County:**

In recognition of the upcoming Pickaway County African American Heritage Association's 2017 Civic Award Ceremony, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution for presentation:

Resolution No.: PC-041817-1

WHEREAS, it is the pleasure of the Pickaway County Commissioners to recognize people and occasions of outstanding significance, and this year marks the Pickaway County African American Heritage Association's 10th Annual Heritage Banquet; and,

WHEREAS, Pauline A. Jones, a lifelong resident of Circleville, has been named as the association's 2017 Civic Award Honoree, who her loved her family, treasured her church, and was highly respected and praised as she enriched the lives of others by compassionately giving her time and service in ways we all should strive for; and,

WHEREAS, in this time of celebration, we also honor Gladys Rickman Fairrow, Clyde Rickman, and James "Cricket" Smith for their accomplishments and love in sharing the music of their heritage for all to enjoy; then,

THEREFORE BE IT RESOLVED, that as we shine a light on these extraordinary individuals who engaged in the betterment of the entire community, the Pickaway County Commissioners are honored to designate the week of

*April 24, 2017 through April 28, 2017
as
African American Heritage Week
In Pickaway County, Ohio*

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Berger Health System Legacy of Life Day Resolution Adopted:**

In recognition of Donate Life, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution for presentation at Berger Health Systems' upcoming Legacy of Life Ceremony:

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Resolution No.: PC-041817-2

WHEREAS, it is the pleasure of the Pickaway County Board of Commissioners to recognize people and occasions of outstanding significance; and,

WHEREAS, every day, people make the noble decision to give the gift of life by donating their organs, eyes, and tissue for transplantation that enables health to be restored and lives to be saved for thousands of people every year. Remarkably, one organ donor can save up to eight lives, and one tissue donor can help seventy-five people heal; and,

WHEREAS, in addition, we lift up the families that also make the courageous and selfless decision at their most difficult times to help others by donating their loved one's organs, eyes, and tissue; and,

WHEREAS, as a community, let us not only acknowledge these donors and their families as champions, but let us also recognize the recipients who will always be grateful for another chance at restored health and the precious gift of life; then,

THEREFORE BE IT RESOLVED that we, the Pickaway County Commissioners, are honored to support Berger Health System during its Legacy of Life Ceremony and recognize those who have saved lives through organ, eyes, and tissue donations, and hereby declare:

Sunday, April 23, 2017

As

*Berger Health System Legacy of Life Day
In Pickaway County, Ohio*

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Resolution Adopted Designating
Berger Health System Volunteer Day:

In recognition of Donate Life and the upcoming Berger Health System Legacy of Life Ceremony, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution:

WHEREAS, it is the pleasure of the Pickaway County Board of Commissioners to recognize people and occasions of outstanding significance; and,

WHEREAS, April 23 through April 29, 2017, is National Volunteer Week; and,

WHEREAS, National Volunteer Week is not only about inspiring people to volunteer their services, but also provides the opportunity to thank individuals who engage in their community by unselfishly volunteering their time to benefit others; and,

WHEREAS, Berger Health System and the entire community are extremely fortunate to have more than 240 individuals who generously volunteer over thousands of hours of their time collectively each year at the hospital, in its gift shop, the Circle of Caring, Berger Hospice, Friends of Berger, and the Free Clinic of Pickaway County; and,

WHEREAS, day in and day out, these volunteers make extraordinary differences in countless ways for so many people; then,

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THEREFORE BE IT RESOLVED that the Pickaway County Commissioners are honored to recognize the outstanding character and compassion that each of the volunteers affiliated with Berger Health System demonstrate on a daily basis and hereby designate

*Friday, April 28, 2017
as
Berger Health System Volunteer Day
In Pickaway County, Ohio*

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Approval of Board of County Commissioners’
Vote at the Upcoming District Advisory Council Meeting
Related to Proposed New Funding Contract for the Operations of
The Pickaway County Health Department:**

In discussing the compromised shared funding contract between the DAC and the City of Circleville for the operations of the Pickaway County Health Department that will be voted upon at the DAC meeting scheduled for April 19th, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, for the Board of County Commissioners’ vote to be “Yes” to the compromised contract.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriation Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson to approve the following request for the APPROPRIATION OF FUNDS:

6,634.80 to 201.3007.5401 – Engineer-On Behalf Money

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Transfer Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson to approve the following request for the TRANSFER and APPROPRIATION OF FUNDS:

**23.80 from 313.8214.5604 – Engineer-Interest/Equipment Note
To
313.8114.5603 – Engineer-Principal/Equipment Note**

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

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Attest: Patricia Webb, Clerk

**In the Matter of
Conceal Carry Discussion:**

A brief discussion regarding the recent change in Ohio law that now gives local governments the option of allowing a county employees and officials (other than law enforcement officers) with a valid license to carry a concealed handgun inside government buildings under their control, with the exception of courthouses or inside a structure where a courtroom is located.

It was determined that the matter will be discussed again next week.

**In the Matter of
County Administrator Report:**

The following is a summary of the report provided by Brad Lutz, County Administrator:

- Related to the architectural RFQ/RFPs that were received (a total of 4) related to the renovations of the county's building on South Pickaway Street for the use of the county's JFS Department and OhioMeansJobs-Pickaway office, it was determined that Mr. Lutz will begin scheduling interview sessions. Mr. Lutz; Joy Ewing, JFS Director; Geoff Davis, County Building Inspector; and Jon Brown, Maintenance Supervisor, will be included in the sessions. Mr. Lutz will be filing the necessary paperwork with the City of Circleville for a conditional/special use permit for the building.
- Qtly. Fire Chief Assn. meeting. Tarlton person.
- The county's 800 MHz User meeting was held last week; however, there wasn't a quorum.
- At 1:30 p.m. meeting with Sheriff Radcliff; Lt. James Brown; and Cpl. Travis Adkins, are scheduled to meet with the commissioners on Tuesday, April 25th, to discuss console upgrades for the county's 911 PSAP that will be needed to be NG911 compliant by the end of this year. Tom Swisher, and Dave Conrad, EMA Director, will also be in attendance.
- The contract with Cramer & Associates related to fundraising services for the county fairgrounds revitalization project. Commissioner Wippel and Mr. Lutz will be meeting with the firm at 2:00 p.m. next Tuesday regarding the feasibility study portion of the contract. The study is expected to have a 3-month timeline.

**In the Matter of
Bid Opening Conducted for
MON-CO21-4.62, WAL-TO-304.04 Prestressed Box Beams:**

The commissioners conducted the bid opening for the project referred to as MON-CO21-4.62, WAL-TO-304.04 Prestressed Box Beams. County Engineer, Chris Mullins, along with Anthony Neff, Deputy County Engineer, Lance Boyer, and Steve Smith, of the County Highway Garage were in attendance. Also in attendance was a representative from Prestress Industries of Ohio, LLC.

County Engineer Estimate: \$224,334.00

The following bid was received and read aloud:

Prestress Services Industries of Ohio, LLC	\$186,380
Columbus, Ohio 43222.	

The bid was turned over to the county engineering department for review and contract award recommendation.

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In the Matter of
Bid Opening Conducted for the
2017 Pickaway County & Township Road Resurfacing Program:

The commissioners conducted the bid opening for the project referred to as the 2017 Pickaway County & Township Road Resurfacing Project. County Engineer, Chris Mullins, along with Anthony Neff, Deputy County Engineer, and Lance Boyer, and Steve Smith, of the County Highway Garage. A list of interested bidders that were also in attendance is on file.

County Engineer Estimates:	Bid A:	\$1,371,737.00	(Township Paving)
	*Bid B:	\$ 825,316.00	(County Paving)
	Bid C:	\$ 113,426.00	(Chip Seal)
	Bid D:	\$ 163,953.00	(Township Motor Pave)

The following bids were received and read aloud:

Decker Construction Co.	Bid A:	\$1,653,696.23
Columbus, Ohio 43204	Bid B:	\$1,031,078.31
	Bid C:	No Bid
	Bid D:	No Bid

Cox Paving, LLC	Bid A:	\$1,348,730.65
Washington C.H., Ohio 43160	Bid B:	\$ 870,119.11
	Bid C:	No Bid
	Bid D:	No Bid

Kokosing Construction	Bid A:	\$1,369,968.06
Westerville, Ohio 43081	Bid B:	\$ 825,610.27
	Bid C:	No Bid
	Bid D:	No Bid

The Shelly Company	Bid A:	\$1,324,793.36
Thornville, Ohio 43076	Bid B:	\$ 814,763.20
	Bid C:	\$ 138,525.55
	Bid D:	\$ 145,585.55

KMC Paving, Inc.	Bid A:	\$1,537,881.43
Circleville, Ohio 43113	Bid B:	\$ 943,208.77
	Bid C:	No Bid
	Bid D:	No Bid

The bids were turned over to Mr. Mullins and Mr. Neff for review and contract award recommendations.

*It is noted that the Bid B project is partially funded through an Ohio Public Works Commission (OPWC) grant; therefore, the contract will be awarded after June 30th.

In the Matter of
Review of March End-of-Month
Revenue & Expenditure Reports with County Auditor:

Melissa Betz, County Auditor, met with the commissioners and reviewed the March end-of-month revenue and expenditure reports.

The General Fund's balance at the end of March was \$6,628,882.99, and the balance for the day was

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\$6,067,482.42. It was noted that the month of March included three pay periods. No areas of concern were noted in reviewing the departmental line item spreadsheets. The homestead roll back monies from the state is expected to be received soon from the state. Conveyance number continue to remain steady.

Brief discussions were also held about the Local Government Funds distribution; the county's CAUV valuation rates and the expected 10% - 12% reduction; and the power plant that sold in the Westfall area. Mrs. Betz also mentioned that CMI Consultants is currently working on the BIS module of the budgeting portion of the county's financial software system, and it was determined that the 2nd half appropriations for the General Fund will be a good time to use the module as a trail run.

In the Matter of
Resolution Adopted Approving RFQ/RFP Process for
Administrative/Consultant Services Related to the
Community Development Block Grant/Economic Development Grant
Received for the Love's Truck Stop Road Improvement Project:

Ryan Scribner, P3 Economic Development Director, spoke with the commissioners regarding the \$400,000 CDBG/Economic Development (CDBG/ED) Grant that was received through the Ohio Development Services Agency (ODSA) for road improvements for the US Rt. 23/Pittsburgh Rd./Duroc Street/Clagg Way for the Love's Truck Stop Project, which has \$10,000 designated for administrative costs. P3 provided \$9,270 in upfront costs for the project's environmental studies that had to be performed before the grant could be awarded. Mr. Scribner said that there is grant administrative work that still needs to be done, and he has received clearance from the Ohio Department of Services (ODSA) for \$5,000 from the construction side of the grant to reimburse P3, and this leaves a little more than \$5,000 for administrative costs. He explained that P3 no longer has its contracted grant consultant, and with more administrative work to be done it will be necessary for the county to go through the RFQ/RFP process to procure an administrative consultant for the remainder of the project to ensure all necessary procedures and documentation required by the grant program are met.

Following a brief discussion regarding the matter, Commissioner Stewart offered the motion, seconded by Commissioner Henson, to adopt the following Resolution:

Resolution No: PC-041817-4

WHEREAS, the Pickaway County Commissioners received a CDBG Program-Economic Development Grant in the amount of \$400,000 related to the Love's Travel Stops Road Improvements Project; then,

THEREFORE BE IT RESOLVED that the Pickaway County Board of Commissioners hereby authorizes the procurement of grant administration / consultant services from qualified firms and/or individuals through the Request for Qualifications/Request for Proposal (RFQ/RFP) process.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

When Commissioner Wippel inquired about the status of the Columbia Gas pipeline being constructed for the Love's Truck Stops and Sofidel development projects, Mr. Scribner stated it is going well and he is expecting the second funding draw from Columbia Gas for the construction of the pipeline from the Jobs Ohio loan. He said when the draw comes in, it will have a details on the status of the construction that he will be able to provide to the commissioners when it is received.

In the Matter of
Meeting with Joy Padgett of the
Ohio EPA's Newly Formed Office of Outreach and Customer Support:

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Joy Padgett, of the Ohio EPA Office of Outreach and Customer Support (OCS), met with the commissioners to provide them an overview of the newly formed office that reaches out to Ohio communities and businesses. Ryan Scribner, P3 Economic Development Director, and Terry Frazier, Development & Planning Director, were present for the meeting.

Mrs. Padgett began by stating that she is meeting with counties across the state she is speaking with county commissioners, economic development directors, chambers of commerce, and others to inform them of this new non-regulatory side of the EPA that is available to guide communities and businesses. She provided a summary of how the OCS came into existence about 18 months ago, and its goal is to help customers understand the environmental and financial assistance resources available related to any issues they might have and guide them through the process in addressing those issues in an expedite manner. She stated that OCS is separate from the EPA's regulatory division and information is not shared between the two. Essentially, the OCS was created to encourage communities and businesses to address any environmental issues early-on, before the regulatory division would need to get involved that could implicate the issuance findings and orders and possible fines.

After various brochures were distributed, a summary of the Division of Environmental and Financial Assistance (DEFA) was reviewed that is available with information to assist communities and businesses on how to access compliance, technical, and financial resources. The Water Pollution Control Loan Fund was mentioned that provides financial and technical assistance to public or private applicants for planning, design, and construction of a wide variety of waster infrastructure projects to protect or improve the quality of Ohio's water resources. A summary of the EPA's Recycle Ohio Program that is available to initiate or expand recycling programs was provided, and it was noted that the RPHF Solid Waste District applied for and received grant funding that will be used to provide recycling receptacles throughout year's Pumpkin Show. The Recycle Ohio Program also offers manufacturers and material processors funding to create or expand the types of crap tire products they can market. An overview of the Office of Compliance Assistance and Pollution Prevention (OCAAP) was given that provides free and confidential onsite environmental assistance to help businesses understand and comply with environmental requirements. The EPA's Encouraging Environmental Excellence Program was reviewed that recognizes businesses and other organizations that reduce waste going into landfills, improves efficiency, and works to continuously improve as an environmental steward. Lastly, a DEFA Resource Guide was distributed capsulizing all of the assistance programs and resources available to Ohio communities and businesses, and she also referenced the Water Pollution Control Loan Fund, in conjunction with local health districts and participating banks, offered to individual property owners that provides reduced interest rates on bank loans to repair or replace failing home sewage treatment systems. The local health district must have an established program with the Ohio EPA in order for a property owner to participate in the program.

Following a brief question and answer session, it was determined that Mrs. Padgett will place the commissioners on a monthly list serve that will provide them with updated information and quarterly newsletters on everything she reviewed. She stated that it is important to get the word out about the services OCS can provide that is separate from EPA's regulatory side, and begin addressing them early on.

The commissioners thanked Mrs. Padgett for the informational presentation, and she thanked the commissioners taking the time to meet with her.

In the Matter of
Discussion Regarding Significant Amendments to the
Pickaway County Northern Industrial Area Community Reinvestment Area Agreement:

Terry Frazier, Development & Planning Director, spoke briefly with the commissioners and provided a written summary he prepared that they can review in reference to amendments to the existing 2006 Pickaway County Northern Industrial Area Community Reinvestment Area Agreement (CRA). [It is noted that Commissioner Henson, an adjacent landowner to the CRA, did not accept the written summary or participate in the brief discussion related to it.]

The summary left by Mr. Frazier with Commissioners Stewart and Wippel to review a compare and contrast between the 2006 agreement and what is being proposed by the Columbus Regional Airport Authority. The summary

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includes some points that are merely informational, and it also includes few points on items Mr. Frazier said he feels should ultimately be discussed.

It was determined that Gene Hollins, the county's legal consultant on economic development matters will be contacted about reviewing and discussing various items related to the proposed agreement, and Commissioner Stewart thanked Mr. Frazier for the summary he prepared.

In the Matter of
Meeting Regarding Annual Renewal for
County Risk Sharing Authority:

Dave Brooks, Property & Casualty Insurance Managing Director with the County Risk Sharing Authority (CORSA), and Andy Cupp, of Hummel Plum Insurance Agency, met with the commissioners to review the county's annual CORSA renewal that goes into effect on May 1, 2017, for the 2018/2018 program year.

Mr. Cupp noted the increase from last year's annual premium of \$212,030 to \$223,443. Mr. Brooks then reviewed the breakdown of how the county's new annual premium that included an increase for the commissioners' decision made in November 2016, to go from "Replacement" cost coverage for the county courthouse and Memorial Hall to "Reproduction" cost coverage. He noted, however, that the increase for the Reproduction coverage is \$4,540 less than what was originally quoted in November. Mr. Brooks also spoke about the Member Equity Credit Loss Control Dividend the county received in CORSA's and how that was calculated into the county's new annual premium cost.

Mr. Brooks spoke of the Fleet Incentive Program and a credit the county could receive in CORSA's calculation of next year's annual premium and criteria would have to be met to receive the credit. The same was done an additional credit by meeting specified criteria related to the Loss Control Coordinator Incentive.

Also distributed was the Pickaway County Stewardship Report, and Mr. Brooks noted that the county has increased its participation related to risk management. The county's Loss control participation list included, but was not limited to, employees' participation in defensive driving classes, participation with Facility Dude, online law enforcement class participants, and IT vulnerability scans performed in cooperation with the county's IT manager.

At the conclusion of the meeting, the commissioners thanked Mr. Brooks and Mr. Cupp for the overview.

In the Matter of
Allocation of February 2017
Sales Tax Collections:

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to allocate the February 2017 Sales Tax collections in the following manner:

27,457 to 401.0000.4121 – Capital Fund
658,968.93 to 101.0000.4121 – General Fund

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Rejection of Related to
Pickaway County Post Frame Stable Project Bid Opening #3:

With the submitted bid related to the bid opening conducted one Pickaway County Fairgrounds Post Frame Stable Project (#3), being higher than anticipated, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to reject the bid.

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Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

As a result, it was determined that the \$50,000 grant received from the Ohio Department Agriculture for County Fairgrounds Improvements, with a \$25,000 local match commitment from the Pickaway County Commissioners, and a \$25,000 local match from the Pickaway County Agricultural Society (PCAS), it was determined that the funds will be used for various pieces of equipment needed for use by the PCAS, as an alternative and allowable expenditure of the grant funds. The various pieces of equipment listed were a tractor, race track conditioner; a telescope-type man lift; and a dump trailer. Quotes will begin to be obtained for each.

In the Matter of
Meeting with Circleville Mayor Don McIlroy;
William Richards; and James River Regarding Alternative
Pickaway County Fairgrounds Revitalization Plan:

Don McIlroy, Circleville Mayor, along with William Richards, and Dr. James River, met with the commissioners to officially speak with them regarding an alternative location for the Pickaway County Fairgrounds in relationship to the commissioners' Pickaway County Fairgrounds Revitalization Plan. Jennifer Bahney, of the Circleville Herald, was also in attendance.

Mr. Richards began by stating they were there to speak about planning for the future and mentioned that he is aware that the commissioners are pretty far along in their plans for the current fairgrounds location, but for the record they were there to make a proposal for an alternate location for the fairgrounds. He stated that he had visited a fairgrounds in another state and it included parks, baseball diamonds, a swimming pool, city buildings and count buildings, and a community center, which were all compatible uses on the same land. Mr. Richards stated that in speaking about this one day, Dr. River mentioned that there is an approximate 177-acre plot of farmland in the west side of county, at the intersection of St. Rt. 22 and St. Rt. 56. The Trinity Lutheran Church inherited the agricultural land from the Scharenberg family, and the church agreed to a long term lease with an agricultural return. It was mentioned that the land is in the agricultural conservation reserve program. Mr. Richards, a member of the Pickaway County Park District Board (PCPDB), also said that the PCPDB is planning a for a countywide park levy because residents would like to have more parks; biking and walking trails; some community leaders in the city have been looking for a location for a swimming pool; youth activities; and the city has had discussions about a community center, and this could be something altogether in the long-term.

Mayor McIlroy stated that this could be a great way to get the county, city, and townships involved in alternative plan that all could get involved in and work in conjunction with PCPDB. Mr. Richards also commented that the city and county have been divided, there's the "east of the river, west of the river," and one of the ideas behind moving the fairgrounds would be to unite the city and the county, especially with the north end of the county exploding. Mayor McIlroy mentioned that the commissioners' plan to keep the race track that is at the fairgrounds is good; however, with the 178 acres of land at the other site, there is the potential for much more to be developed that will bring more things to the county besides the fair. He stated that he was not speaking as the mayor, but the fairgrounds' location causes problems with traffic control, dust, and noise. He also mentioned that the alternate site would provide the space to showcase the county's top industry of agriculture. Commissioner Wippel agreed that showcasing the county's agriculture was a good idea, stating that is something the commissioners have had discussions about in trying to do at the current site.

Commissioner Stewart said that one thing that was not talked about was the cost, and that is a huge factor. In providing a recap, he stated that the commissioners started talking about the revitalizing the fairgrounds in the middle of 2015, and there were articles in the newspaper about their plan. He said MS Consultants was hired in the spring of 2016, and the plan was available at the county fair all week in the summer of 2016. It was mentioned that the commissioners have met with members of FFA, the senior fair board, the junior fair board, and have been telling the public about this plan for a year and a half. Beginning

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around November of 2016, they began hearing about this alternative site. He said at the time, the commissioners felt that the train was already pretty far down the tracks, but the proposal was vetted and it was decided that it would cost millions of dollars to build from scratch in an area that does not have the necessary utilities available, and will cost substantially more than what the revitalization plan will cost at the fairgrounds' current location. Commissioner Stewart said the way it is planned, the project will be done in phases that will allow for the county fair to be conducted every year on time. The logistics of selling the current fairgrounds property and having a fair somewhere else in a year would be tough. It was also mentioned that the current fairgrounds property was appraised, and the appraisal came in at \$1.2 - \$1.4 million, and that would not be much in going towards the costs associated with the alternate site. He also said that anyone that might be interested in purchasing the current fairgrounds property may not be content to have a race track, which was mentioned earlier in the conversation as being a good idea, and have that along with horse barns and what goes along with that being in their "back yard." He said that the county has \$150,000 invested in the plan, and has purchased property situated on the frontage of the fairgrounds, and anything that would be done related to the alternate site would be kicking the can down the road for a number of years. He added that the commissioners discussed all options, including moving the fairgrounds before approving the four-phase revitalization plan in December 2016. Commissioner Stewart mentioned that for two years, they have been telling the public that there will be new livestock facilities, a new show arena, etc., and the community has waited long enough. Commissioner Stewart said that they have also heard questions from the public about the community not having a meeting space and space for other events. He said the plan calls for a 29,000 sq. ft. multi-purpose building space that can be used for events for the other 51 weeks out of the year; it calls for new entrance and new exit; it calls for an amphitheater, and it would be good to have that in the city where residents can easily use it. When Mayor McIlroy stated that he has not looked at the revitalization plan, Commissioner Stewart stated that they have been posted on the county's website for quite some time and he encouraged the mayor to look at plan because it has things that will be good for the City of Circleville.

Commissioner Wippel stated that there are definitely pros to the alternate site and there are definitely cons. He mentioned that they have had several discussions about the option and no door should be completely shut, but ultimately it was determined to move forward with the current plan, and the time is getting closer to the day where they can't turn around and start over. He stated that the big draw for the fairgrounds to be at the alternate site is the space that would be available, but you have to be realistic in what the Pickaway County Fair is, it has a nice size 4-H group but not huge, and you really have to think about the many challenges that would be involved in moving the fairgrounds.

After additional conversation the topic, Mayor McIlroy stated that for the record, he felt it was important to formally present the alternate to the commissioners, and questioned if people in the county knows there's an alternative. Commissioner Stewart stated that he wanted point out for the record that they knew the concept was there and the commissioners did not plow ahead without considering the alternative plan. Commissioner Henson noted that there were a lot of variables related to moving the fairgrounds, and said that could take another four to five years and you still may not like it.

At the conclusion of the meeting, the group thanked the commissioners for their time, and the commissioners thanked them for coming in to meet with them.

In the Matter of
Contract Award for Prestressed Box Beams:

In reference to the bid opening conducted earlier in the day for the project referred to as Pickaway County, and upon review of the letter of recommendation submitted by Anthony Neff, Deputy County Engineer, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to award the contract in the amount of \$186,380 to Prestress Services Industries of Ohio, LLC, 250 North Hartford Avenue, Suite 310, Columbus, Ohio 43222.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

TUESDAY, APRIL 18, 2017
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk

In the Matter of
Weekly Dog Warden Report:

The weekly Dog Warden report for the Wright Poling/Pickaway County Dog Shelter was filed for week ending April 15, 2017.

A total of \$563 was reported being collected as follows: \$240 in adoptions; \$18 in boarding revenue; \$180 in dog licenses; \$45 in redemptions; \$80 in transfer-out rescue.

Eight (8) stray dogs were processed in; six (6) dogs were adopted.

With there being no further business brought before the Board, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adjourn. Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes. Commissioner Henson, yes. Voting No: None. Motion carried.

Brian S. Stewart, President

Jay H. Wippel, Vice President

Harold R. Henson, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk