

TUESDAY, AUGUST 23, 2016
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio, on Tuesday August 23, 2016, with the following members present: Mr. Harold R. Henson, Mr. Brian S. Stewart, and Mr. Jay H. Wippel. 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 August 16, 2016, with corrections.

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

Attest: Patricia Webb, Clerk

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

Commissioner Stewart offered the motion, seconded by Commissioner Wippel, 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 August 24, 2016, 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 \$416,724.21 on the County Treasurer to satisfy the same.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Report Provided by Dustin Hube:**

Mr. Hube, Fiscal Specialist/EMA Deputy Director, reported that he and Dave Conrad, EMA Director, will be working with the Red Cross on Wednesday, August 24th, in providing free smoke detectors to residents in two mobile home parks in the Ashville area. The same will be offered to senior citizens through the Pickaway Senior Center.

**In the Matter of
Report Provided by Dave Conrad:**

The following is a summary of the report provided by Dave Conrad, EMA Director/911 Coordinator:

- Thursday morning, August 25th, Mr. Conrad will be participating in a tele-conference call with the City of Circleville 911 center, EmergiTech, and Frontier Communications related to updating the remote data base. He is also removing some emergency supplies that had been stored at the Circleville Fire Station #2 as the city prepares to reopen the fire station located on S. Court St.

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

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

- The search for recycling bin drop-off locations in the northern area of Circleville continues. The owners of Snap Fitness agreed to a bin and Tim Colburn of Berger Health System indicated that he will work with Mrs. Tucker in trying to find a new location. A live Christmas tree drop-off will be implemented this year from December 28, 2016 – January 6, 2016 at the A.W. Marion State Park (Hargus Lake). The trees will be deposited into the lake, a form of recycling while they will provide habitat for fish.

In the Matter of
Report Provided by April Dengler:

The following is a summary of the report provided by April Dengler, Assistant County Administrator:

- Ms. Dengler, Treasurer of the Pickaway Addiction Action Coalition (PAAC), attended Congressman Stivers, Opiate Summit Town Hall meeting held last week at the Ohio Christian University.
- Ms. Dengler will be meeting with Kelly Dennis of the Pickaway County General Health District regarding collaborating with the RPHF Joint Solid Waste District in reference to scheduling a tire collection day. Mr. Dennis, who is working on mosquito control throughout the county, has come across a number of abandoned tires that contain standing water, which provides breeding grounds for the mosquitos.
- Signs are being made to inform the public that the recycling drop-off bins have been moved that were located at the former Pickaway Lanes Bowling Alley site.
- Mrs. Dengler will be attending a PAAC meeting Friday morning, August 26th. Creating a logo will be discussed and the compilation of a resource guide to be printed and handed out at the upcoming town hall meeting related to opiate addiction. The town hall meeting is being organized by the Ohio Attorney General Office and PAAC and will be held on October 24th, from 7:00 p.m. to 9:00 p.m., in the Circleville High School Auditorium. There are plans to apply for a \$10,000 grant from the Pickaway County Community Foundation to obtain start-up money for the printing of resource guides and other expenses.
- Ms. Dengler has been appointed to the Franklin County Health Benefits Program's Request for Proposals (RFP) Committee for medical and dental providers. She also provided an overview of the number of full-time and part-time employees broken down into age groups that are on the county's healthcare plan.

In the Matter of
Letter from the Village of Commercial Point
Regarding Plans to Create a Residential Tax Increment
Financing Incentive (TIF) District Discussed:

The commissioners and Terry Frazier, Director of the Pickaway County Development & Planning Office, briefly discussed the official 45-day notice, which included all required supporting documents, the commissioners' office received on August 18th, from the Village of Commercial Point that was filed by Michael Hess, Village Solicitor.

The notice was in reference to the village's intention to adopt a Tax Increment Financing (TIF) Incentive District encompassing certain parcels of real property on the west side of Hoover Road and north of St. Rt. 762 in Scioto Township. This is related to an additional phase consisting of approximately 147 new single-family homes in the Chestnut Estates Subdivision on parcel #L2700010061700, which was annexed into the village in October 2015.

The Commercial Point Village Council intends to adopt the proposed TIF Ordinance on October, 24, 2016, that would exempt 100% of the improvements to the property for a period of 30 years. The TIF would require the owner of each parcel to make service payments in lieu of taxes for the improvements that would be paid into an established tax increment equivalent fund to pay for the improvements which includes, but is not limited to roadways, streetscape/landscape, water/sewer, storm water improvements, etc. that would benefit or serve the parcels in the Incentive District. The estimated monetary value of the improvements, as

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anticipated by the developer, is \$41,160,000. The proposed ordinance includes make-whole compensation payments to the Teays Valley Local School District and Eastland Joint Vocational School District.

In discussing the topic, it was noted that the board of county commissioners do not have the obligation to approve or disapprove the proposed ordinance.

In the Matter of
Annual Tax Incentive Review Council Review:

Terry Frazier, Director of the Pickaway County Development & Planning Office/Community Investment Area (CRA) Housing Office/Enterprise Zone Manager, met with the commissioners to review the Tax Incentive Review Council's (TIRC) meeting minutes from June 21, 2016, and its Annual Report related to its recommendation to continue, continue with modifications, or cancel the tax incentive agreements based on the recipient's compliance evaluated during a snapshot of time for each. This includes two (2) Enterprise Zone Agreements and two (2) Community Reinvestment Area (CRA) Agreements in the Northern Industrial Community Reinvestment Area. Per ORC 5709.85 (E), the legislative authority (county commissioners) shall hold a meeting within 60 days of receiving the TIRC recommendation to accept, reject, or modify all or any portion of the recommendations.

The following tax incentive agreements were reviewed:

- E.G. Industries in Pickaway Township (formally known as Florida Production Engineering) Enterprise Zone Agreement;
- Aleris Rolled Products, Inc. (near Ashville) Enterprise Zone Agreement;
- Northern Industrial Community Reinvestment Area (CRA) includes two CRA agreements, an agreement with the Columbus Regional Airport Authority executed in 2007 containing a 610-acre area within Harrison and Madison Township; and a CRA agreement approved in 2015 for DRCS of a tract in Madison Township containing 200 acres. The CRAA agreements provide for assignment of the CRA incentive to assignees which now include Griffin Capital (SHOWA); Exeter 9301 Intermodal, LLC (Hyperlogistics); DRCS (Inno-Pak); and, BASF.

Following a brief question and answer session, it was noted that the Pickaway County Tax Incentive Review Council recommended continuation of all of the agreements. No agreements were recommended for modification or cancellation.

Also provided for review were copies of the Tax Increment Financing (TIF) Annual Reports filed with the Ohio Development Services Agency for the Columbus Regional Airport Authority TIFs in Harrison and Madison Townships, and the Pickaway County Redevelopment TIF for Circleville Crossings (Walmart). The performance of the TIFs was determined to be satisfactory and continuation was recommended by the TIRC. Per ORC 5709.85 (E), the legislative authority (county commissioners) shall hold a meeting within 60 days of receiving the TIRC recommendation to accept, reject, or modify all or any portion of the recommendations.

Related to other topics, Mr. Frazier then reported on the following:

- An application for an EZ tax incentive in the Village of Ashville was filed by a trucking company (currently based in Orient) that purchased land in the Ashville Commerce Center from the P³ Economic Development office. The village council has not yet acted upon the application.
- Franklin Christman, Village of Ashville Administrator, requested Mr. Frazier to attend a meeting on Wednesday, August 31st, to explore the creation of a North Gate Alliance Foundation for the Community Economic Development Area (CEDA).
- It was reported that Love's Truck Stops continues to wait for the plat to be filed/approved for the road designs related to the Love's/Sofidel roadwork infrastructure project. Mr. Frazier, Ryan Scribner, of P³, and Craig Stevenson of Harral & Stevenson Engineering & Surveying, will be meeting later in the day regarding the matter.
- Mr. Frazier reported that he should have something before the commissioners soon regarding the housing survey for the creation of the proposed Community Reinvestment Area (CRA) in Circleville and Pickaway Townships. It was also mentioned that NTE is waiting on the creation of the CRA to file an application for tax incentives.

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At the conclusion of the meeting, the commissioners thanked Mr. Frazier for the TIRC recommendation overview and report.

In the Matter of
Meeting of the Pickaway County Investment Advisory Committee to
Review 2016 Second Quarter Investment Report Provided by
Kevin Kingel of United American Capital:

The Pickaway County Investment Advisory Committee met to review the county's Quarterly Investment Portfolio for the second quarter of 2016. Ellery Elick, Pickaway County Treasurer and Chairman of the committee called the meeting to order, noting the attendance of the county commissioners and county administrator before turning the meeting over to Kevin Klingel, Senior Vice President/Portfolio Manager, of United American Capital Corporation.

The quarterly Investment Portfolio was distributed and after stating that all of the county's investments are in compliance with the ORC, Mr. Klingel provided the status of the county's investment strategy, and portfolio analysis. The Investment Report was then reviewed that included Portfolio Inventory, Transactions, Income, Analysis, Market Analysis, along with the Treasury Yield Curve - March 31, 2016 vs. June 30, 2016.

A copy of the report is on file.

In the Matter of
Discussion with Ryan Scribner,
P3 Economic Development Director:

Ryan Scribner, of P3, briefly met with the commissioners related to the following matters:

- Sofidel America is waiting for a response to its request for a reduction in the rate for Pickaway Building Department building inspection fees related to its \$300,000 million industrial tissue paper development project in Pickaway Township. The inspection fees and plan review fees are estimated to be in the \$450,000 range by the Pickaway County Building Department. Previously, a survey of other building department fee schedules was performed and it was found that the Pickaway County Building Department's fee schedule is line with or less than other building departments in the region, and the fees are appropriate given the state and federal regulation requirement process and the volume of work associated with the project. It was also pointed out that with the project being so large, the Building Department will have to hire third-party inspectors and the fees in place are not designed to make a profit, but are to cover the Building Department's costs. It was determined that a letter will be provided to Mr. Scribner to relay these points onto Sofidel.
- Mr. Scribner mentioned the meeting that he will be having with Mr. Frazier and Craig Stevenson, of Harral & Stevenson Engineering-Surveying regarding the plat map for the Love's/Sofidel roadwork infrastructure project. Mr. Scribner essentially stated that the hold-up is associated with discrepancies in the survey of the plat.
- After Mr. Scribner informed the commissioners that the lift station issue that was recently discussed regarding the NorthPoint Industrial Park project in Harrison Township is still at an impasse, it was determined that a telephone call will be made to the Columbus Regional Airport Authority's President/CEO explaining that the lift station is part of the City of Columbus utility system, which is also a partner in the JEDD area, and is to be accessible to development projects based on the language in the Annexation Moratorium Agreement for the area.

In the Matter of
County administrator Report:

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

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- Discussion was again held regarding determining a threshold amount to place a 10% surcharge on Building Department fees that are based on the estimated project costs related to industrial projects throughout the county. The 10% surcharge would be paid to townships and villages to cover their costs that will be associated with serving the newly developed areas. A threshold amount of \$1 million is now being considered.
- The commissioners are scheduled to provide the program for Sunrise Rotary on November 29th, at 7:00 a.m.
- Discussion was again held regarding an emergency back-up that the Pickaway County Board of Elections (BOE) office said the Ohio Secretary of State is requiring should a power outage occur in the BOE office on an election day.
- Mr. Lutz will begin researching what it entails related to the creation of a Pickaway County Land Bank.
- Mr. Lutz signed the rental lease last week for the upstairs 2-bedroom apartment in the building located at 425 Lancaster Pike that the county recently purchased. This lease is associated with PICCA's Housing Crisis Response Program.
- An architect has been obtained to tour the building located at 1005 S. Pickaway St. with Joy Ewing, Director of the Pickaway County Job & Family Services Department, which is considering relocating the department into the building along with the OhioMeansJobs office. The purpose of the tour is for the architect to provide drawings in order to gain a better understanding of what the renovation costs could be after learning what Mrs. Ewing feels would be needed.

**In the Matter of
Draft Pickaway County Fairgrounds Revitalization Master Plan Discussed:**

The commissioners reviewed a copy of the first draft of Pickaway County Fairgrounds Master Plan that was provided by ms consultants, inc. last week. After reviewing the plan at length it was determined that some building location changes will be suggested; square footage of the various buildings will be obtained from ms consultants, inc; and a new revised draft plan will be requested to be provided by ms consultants, inc. in 30 days and a final plan by the end of the year.

**In the Matter of
Travel Authorization Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the Travel Authorization submitted by Sheriff Robert B. Radcliff to attend the 2016 Buckeye Sheriff's Annual conference to be held November 13, 2016, through November 16, 2016, in Sandusky, Ohio, at the total probable costs of \$1,400.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Amended Certificate Approved:**

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

Resolution No.: PC-082316-1

WHEREAS, the Pickaway County Budget Commission granted an AMENDED CERTIFICATE in the amount of \$27,772.27 for the DS Drainage Improvement Fund #318; then,

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THEREFORE BE IT RESOLVED, that the Pickaway County Board of Commissioners hereby appropriates the following sum for expenditure for period ending December 31, 2016:

**DS Drainage Improvement Fund #318
\$27,772.27**

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

Attest: Patricia Webb, Clerk

**In the Matter of
Cash Advance Back Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the following CASH ADVANCE BACK request:

**94,634 from 914.6143.5801 – DS Drainage Improvement-Advance Out
To
101.0000.4910 – DS Drainage Improvement-Advance In-General Fund**

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

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriations Approved:**

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

**500 to 299.2006.5301 – Sheriff-Concealed Carry-Supplies
60,000 to 201.3007.5401 – Engineer-ALGT Bridges/Culverts-Contract Service
99,760.70 – 318.6104.5901 – DS Drainage-Other Expenses
25,772.47 – 318.00004926 – DS Drainage-Other Receipts**

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

Attest: Patricia Webb, Clerk

**In the Matter of
Transfers Approved:**

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

**25,000 from 101.2083.5527 – Sheriff-Vehicles
To
101.2083.5496 – Sheriff-Medical

746.94 from 101.1108.5430 – Building Dept.-Training
To
11.1108.5301 – Building Dept.-Supplies**

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

Attest: Patricia Webb, Clerk

In the Matter of
Weekly Dog Warden Report:

The weekly report for the Wright Poling/Pickaway County Dog Shelter was filed for week ending August 20, 2016.

A total of \$535.50 was reported being collected as follows: \$280 in adoption fees; \$18 in boarding revenue; \$112.50 in dog & puppy licenses; \$25 in microchip fees; \$40 in owner turn-ins; \$60 in redemptions

Ten (10) stray dogs were processed in; seven (7) dogs were adopted.

No firearms were discharged.

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

Harold R. Henson, President

Brian S. Stewart, Vice President

Jay H. Wippel, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk