

TUESDAY, JANUARY 3, 2017
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, January 3, 2017, 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 Wippel offered the motion, seconded by Commissioner Henson, to approve the minutes from December 27, 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
Report Provided by Dustin Hube:**

Dustin Hube, Fiscal Specialist/Deputy EMA Director, reported that bills can now begin being submitted to the county auditor's office for 2017.

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

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

- The monthly countywide emergency siren testing will take place at 1:00 p.m., tomorrow.
- Mr. Conrad be attending the Local Emergency Planning Commission (LEPC) meeting scheduled for 8:00 a.m., on Thursday, January 5th, in addition to the monthly Pickaway County Fire Chief's meeting scheduled to be held at 7:00 p.m., at the Circleville Fire Station.

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

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

- It was reported that the recycling collection drop-off bin located behind SnapFitness on North Court Street had to be temporarily taped off and closed due to TV's, furniture, and other items that were dumped at the site after the holidays. Other recycling drop-off bin locations experienced similar issues.
- Emails were sent to industries in the district regarding their annual recycling surveys and the importance of filling them out. A meeting is scheduled to be held with industry representatives on January 13th.
- A RPHF Policy Committee meeting is scheduled for and an Outreach Specialist meeting is scheduled to be held on January 26th.

**In the Matter of
Report Provided by April Dengler:**

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

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- Medical only Workers' Compensation claims were filed last week by two employees of the Pickaway County Sheriff's Office.
- Invitations were mailed out last week for the commissioners' annual Leadership & Prayer Breakfast scheduled for January 17th, at the Senior Center, beginning at 7:30 a.m.
- Troy Watkins, Building Department Inspector, who had surgery and subsequent physical therapy, has been released to return to work on light duty only.

In the Matter of
Discussion with Joe DeFelice:

Joe DeFelice, Harrison Township Trustee, met with the commissioners to follow-up on the status of the Harrison Township Trustee's previous request to assist the township with what he referred to as the tax abatement issue related to the Joint Economic Development District (JEDD) that provides a 100%, 15-year real property tax incentive for commercial/industrial development that occurs in Harrison Township. A previous request had been made for a 10% increase in building inspection fees for new commercial/industrial development Harrison Township to help offset the township's additional costs for first responders to service the new development, the maintenance/repairs of new roads and maintenance/repairs of existing township roads that is experiencing increased truck traffic as the result of the development, and snow removal. With the commissioners not necessarily being in favor of increasing Building Department inspection fees across the board, they informed Mr. DeFelice that they have since explored other options to provide the township additional monies. This included the township receiving a portion of the \$225,000 fee, along with P3 Economic Development Office, the county will receive related to the sales tax incentive that was approved a few months ago for the purchase of construction materials for the NorthPoint Industrial warehouse project. When Mr. DeFelice inquired, and it was confirmed, that NorthPoint will also be applying for the JEDD incentive, he stated that the township will no longer be receiving its portion of real property taxes for four houses that NorthPoint purchased adjacent to the development area.

It was mentioned to Mr. DeFelice that the township is currently receiving approximately \$20,000 in JEDD revenue, and he stated that while the township financial condition is not currently destitute, with not receiving its portion of real property taxes for at least another seven years related to the first tax incentive agreement (Hyperlogistics), he is looking ahead at trying to address receipt of additional revenue for the various costs the township is incurring.

The topic of the Harrison Township charging annual fire protection inspection fees for businesses in the township, Mr. DeFelice stated that the smaller businesses would have to be charged as well, which is not an additional financial burden that the township wants to create for them, and it is anticipated that a position would need to be created to handle that process, which would create additional costs for the township. The commissioners stated that charging annual fire inspection fees on buildings based on a square footage threshold is an option that could be considered.

After discussing the matter further, the commissioners informed Mr. DeFelice that they will be making a decision relatively soon on the amount the township and P3 will receive of the \$225,000 fee for the sales tax incentive for the NorthPoint project, and Mr. DeFelice stated that he will speak with Harrison Township's fire chief regarding fire inspection fees based on a square footage threshold, and then thanked the commissioners for their time.

In the Matter of
Resolution Adopted Authorizing the
Pickaway County Engineer to Proceed by Force Account

Per the written request from Chris Mullins, Pickaway County Engineer, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution authorizing Mr. Mullins to proceed by force account in year 2017, when competitive bidding is not required by the Ohio Revised Code or other law:

Resolution No.: PC-010317-1

IT RESOLVED that the Pickaway County Board of Commissioners hereby authorizes Sterlin C. Mullins, Pickaway County Engineer, to proceed by Force Account in year 2017, for the normal construction,

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reconstruction, improvement, maintenance, or repair of roads, bridges, and culverts when not required by O.R.C. 5543.19 or other law to use competitive bidding.

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
Press Release Regarding Adoption of
Pickaway County Fairgrounds Revitalization Master Plan:

With the commissioners' recent adoption of the Pickaway County Fairgrounds Revitalization Master Plan, the following press release was prepared:

The Pickaway County Board of Commissioners recently voted unanimously to finalize the Pickaway County Fairgrounds Revitalization Plan it has been working towards for more than a year. The plan was developed in consultation with the engineering firm ms Consultants, with input from the Pickaway County Agricultural Society, the Pickaway County 4H Advisory Committee, the Junior Fair Board, and other community stakeholders. The plan also follows a public survey of residents commissioned by the Board to gauge public opinion as to what aspects of the fairgrounds should be the highest priority which generated more than 600 responses. The approved plan calls for a new entrance to the fairgrounds, new exterior fencing, additional parking, the replacement of all 4-H livestock facilities, and the construction of new indoor and outdoor show arenas.

"The Board has worked hard on this plan and we look forward to working when the community to implement it," said Commissioner Jay Wippel. "It will be a multi-year project, but we are confident that between the funds we have saved over several years and the generosity of private donors in the community, we will see these new facilities become a reality. We believe that facilities benefitting local 4H and FFA programs should be the top priority for the fairgrounds, the results of our survey show that the community agrees, and we are excited to get this project done for the young people of Pickaway County."

The Board of Commissioners has worked to double the county's cash reserves over the last four years, and has committed to using roughly \$1 million of these funds in 2017 to complete the initial phase of the revitalization plan. This would include a new parking lot which will increase available parking by more than 40%, new exterior fencing, and intersection improvements at Nicholas Drive and Lancaster Pike.

The Commissioners plan to work with the Pickaway County Community Foundation to immediately begin a fundraising effort for phase 2 of the plan: the replacement of all livestock facilities and the construction of two new Show arenas following the 2018 fair, with new facilities in place by the 2019 fair. By partnering with the non-profit PCCF, individuals and businesses can make tax-deductible contributions towards the fairgrounds construction. The Commissioners intend to include naming rights for the new facilities as a way to incentivize private donations.

"Part of our work over the last 18 months has been talking with other counties who have undertaken similar projects for their fairgrounds," added Commissioner Brian Stewart. "Every county we've looked at has seen significant participation from the private sector in helping fund construction, and we feel that with this comprehensive plan in place, it will spur similar generosity from our community as well."

The Commissioners estimate phase 2 of the project will cost at least \$2 million, and intend to partner with the community to raise the funds to complete it with a mix of private and public funding. A third phase of the plan would involve the construction of a large multi-purpose building capable of hosting community and tourism events, and a fourth phase would involve the construction of an outdoor amphitheater and new, revenue-generating horse barns. A local non-profit organization, Pickaway Sportsman, Inc., has held fundraisers on the Pickaway County Fairgrounds each year for nearly a decade - for the stated purpose of funding construction of a multi-purpose facility - and has more than \$900,000 on hand.

"This project will need to be a team effort to succeed," said Commissioner Harold Henson. "The Commissioners have listened to our constituents and believe that this project deserves to be a large part of our capital budget spending, and if we get the cooperation of the private sector, the agricultural community,

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and Pickaway Sportsman, we believe this plan can be implemented without delay. If we do not get that support, then the scope and timing of the project could be affected. We are committed to doing this project in a way that is fiscally responsible.”

A copy of the Pickaway County Fairgrounds Revitalization Plan can be found online at www.pickaway.org.

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Note: Commissioner Henson was not present for the remainder of the session due to an outside commitment.

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

Brad Lutz, County Administrator, provided the schematic drawing, prepared by architect Bob Ferris, of proposed renovations to the lower level, first level, and second level of the building located at 1005 S. Pickaway Street for review, which did not include estimated costs for the proposed renovations needed for the building to be conducive for Pickaway County Job & Family Services (JFS) Department to relocate into the building, which is being considered by JFS Director, Joy Ewing. The drawing will be provided to Mrs. Ewing for review.

**In the Matter of
Info-Link Technologies**

Commissioner Wippel offered the motion authorizing Commissioner Stewart to sign the 2017 and 2018 “Base Agreement” at the cost of \$102,219 per year, and the two-year “Tier 2 Agreement” at the cost off \$33,675.60 per year for information technology services to be provided by Info-Link Technologies, Inc. The motion was seconded by Commissioner Stewart.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriation Approved:**

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

15,000 to 200.1243.5401 – Juvenile/Probate – IV-E Contract

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

Attest: Patricia Webb, Clerk

**In the Matter of
Fund Transfers Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the following FUND TRANSFER request:

**177,624.50 from 101.5005.5401 – JFS-Children Services Contract
To
207.0000.4901 – JFS-County Maintenance of Children**

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149,826 from 101.5001.5702 – JFS-Mandated Share
To
206.0000.4902 – JFS-Mandated Share Receipts

Voting on the motion was as follows: Commissioner Henson, absent for vote; 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 December 31, 2016.

A total of \$638 was reported being collected as follows: \$80 in adoption fees; \$255 in dog licenses; \$78 in kennel licenses; \$40 in owner turn-in euthanasia; \$40 in owner turn-ins; \$145 in private donations; and \$25 in redemptions.

Three (3) stray dogs were processed in; two (2) dogs were adopted; no (-0-) dogs were euthanized initiated by the shelter.

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, absent for vote; Commissioner Stewart, yes; Commissioner Wippel, yes; Voting No: None. Motion carried.

Harold R. Henson, President

Brian S. Stewart, Vice President

Jay H. Wippel, Commissioner
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Attest: Patricia Webb, Clerk