

TUESDAY, JULY 26, 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 43113, on Tuesday, July 26, 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 Henson to approve the minutes from July 19, 2016, with corrections.

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

Attest: Patricia Webb, Clerk

In the Matter of
Payment of Bills:

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, 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 July 27, 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 \$255,850.48 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:

The following is a summary of the report provided by Dustin Hube, Fiscal Specialist/EMA Deputy Director:

- Mr. Hube assisted with the Tallgrass Energy with the gas pipeline release last week that took place on St. Rt. 104 north of Commercial Point Road, and south of Vanmeter Road. The Pickaway County Sheriff's Office (PCSO) did a good job in diverting traffic and the Harrison Township and Scioto Township Fire Departments were on hand during the pipeline release. The timeline in which the process took to complete was from 11:30 a.m. and 3:30 p.m.

In the Matter of
Waiver Approved:

Mr. Hube also requested a waiver for the waiting period to issue payment to Grant Clifton in the amount of \$500 from line item #101.1117.5401 for services rendered related to the monitoring of recycling bin drop-off locations throughout the county.

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the request.

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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
Report Provided by Dave Conrad:

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

- Mr. Conrad will be meeting with Red Cross later today regarding the distribution of free smoke detectors, with 10-year lithium batteries, to the public. There is no criteria to meet to be eligible to receive a smoke detector, and plans are to reach out to the Senior Center clientele soon.
- Mr. Conrad will be attending the Pickaway County Coalition meeting at Berger Health Systems on Friday, at 9:00 a.m.

In the Matte of
Report Provided by Erica Tucker:

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

- Mrs. Tucker and Tom Davis, RPHF Solid Waste Coordinator, are working on the district's quarterly report for submission to the Ohio EPA.
- The 6 baby changing stations that were recently approved for purchase arrived last week that will be installed in public restrooms in the various county facilities. Mrs. Tucker was also able to purchase two child safety seats for toddlers at a discount, buy one/get one free, to be installed in restrooms as well. With a baby changing station already existing in the public women's restroom at the Pickaway County Service Center, Mrs. Tucker requested permission to install the extra changing station in the women's public restroom on the jail side of the Pickaway County Sheriff's Office (PCSO) if it would acceptable with the department. The commissioners indicated that it was a good idea.

In the Matter of
Report Provided by April Dengler:

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

- An F Permit Application from the Ohio Department of Commerce, Division of Liquor Control, submitted by Kevin Clifton was presented for review and was approved for a temporary liquor permit for the sale of beer during The Evan Palmer Foundation's Summer Fest fundraiser to be held at the Pickaway County Fairgrounds beginning at 1:00 p.m., on August 20th. A diagram of the premises where alcoholic beverages will be sold and consumed was included the permit application documentation, which also stipulates that it will be illegal to allow a patron to remove any alcoholic beverage from or to consume it off of the designated premises.
- Ms. Dengler stated that Dale Gillette, a Pickaway County Court Security Officer, has tickets that can be purchased for the Pickaway County SALT Council Pancake Breakfast that will be held on October 8th, from 8:00 a.m. to 10:00 a.m., at the Pickaway Senior Center, and a table can be purchased for \$50 that allows 8 tickets for the breakfast.
- Ms. Dengler will be attending a Pickaway County Community Improvement Coalition meeting on Wednesday, July 27th, beginning at 7:30 a.m. at Berger Health Systems.
- Ms. Dengler will be sending a broadcast email to county employees regarding the summer cook-out Employee Appreciation Lunch the county elected officials will be providing on Friday, July 29th, from 11:00 a.m. to 1:30 p.m., behind the courthouse. The cookout will include smoked pulled pork, corn on the cob, baked beans, sliced tomatoes, and drinks. The cookout is a way for the elected officials to say "thank you" to county employees for all of the work that they do throughout the year.

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

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

- Mr. Lutz reported that Tawn Seimer and Arron Mosely of the Pickaway County Soil & Water Conservation District (SWCD) recently met with him regarding improvements needed in its office space in the Pickaway County Service (PCSC). Some of the improvements included new flooring, painting, additional electrical outlets, and the installation of storage cabinets. Cost-sharing some of the improvements was mentioned. With the Pickaway County Fairgrounds Revitalization Plan currently underway, it was also reported that a request made for the commissioners to consider integrating the construction of an agricultural building into the plan that could house the various agricultural departments (e.g. the USDA Farm Services Agency, SWCD office, OSU Extension office, USDA offices, and the Pickaway County Agricultural Society.)
- In relationship to the Pickaway County Park District Board's intention to place a countywide park district levy on the ballot, at Commissioner Stewart's request, Mr. Lutz contacted the Board of Elections (BOE) office and inquired whether the language on the ballot is specific in regards as to how the proceeds would be distributed. Mr. Lutz reported he was told that some language included in the board of commissioners' resolution approving the levy's placement on the ballot can be included in the ballot language; however, the BOE is consulting with the Secretary of State's Office to seek further clarification.
- It was reported that the BOE office received a check for the approximate amount of \$3,200 from the Ohio Secretary of State office to assist with the additional costs associated with the presidential election year. The check will be deposited into the county's General Fund and the BOE Deputy Director is requesting that it be appropriated into the department's line items to be used to purchase some specific supplies and for poll worker training. Mr. Lutz stated that he informed the deputy director that he was sure the commissioners would have no issue with it; however, he said that with the presidential election in mind, the commissioners had already increased the department's appropriations for this year and he recommended the BOE office utilizing those appropriations and if/when those are exhausted, additional appropriations can be made at that time. The deputy director was in agreement. A brief discussion was also held regarding an email received from the deputy director regarding contingency measures in the event that something would occur on an election day, such as a power outage.
- In reference to last week's meeting with ms consultants, inc. attended by Commissioner Wippel, Mr. Lutz, and Erica Tucker, Commissioner Wippel reported that firm will put together a first draft for a "final" conceptual drawing of the Pickaway County Fairgrounds Revitalization Master Plan that will most likely be a combination of the 2 conceptual drawings that have been made public. The draft, however, will not include the existing coliseum and 4-H & Grange building due to their current condition and the costs associated with the extensive restorations that would be required vs. the cost to replace the structures.
- As previously reported, the \$50,000 grant application to the Ohio Department of Agriculture for the construction of new horse barns on the county fairgrounds, ms consultants, inc. will be supplying Sean Mayhugh, PCAS Treasurer, with names of professional design firms that has experience in designing animal buildings from which to request proposals. The construction of the building will ultimately be let out for public bid.
- Mr. Lutz provided the commissioners with highlights of the Franklin County Cooperative Strategic Planning Session meeting last week.
- The Pickaway County Tax Commission will be conducting its hearing on August 12th, in the county auditor's related to the Pickaway County 2017 Tax Budget that was submitted to the county auditor's office on July 15th.

**In the Matter of
Resolution Adopted for Ralph and Roxie Barr's
70th Wedding Anniversary:**

With the recent 70th wedding anniversary being celebrated by Ralph and Roxie Barr, of Pickaway County, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution, which will be provided to the Mr. and Mrs. Barr:

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

WHEREAS, Ralph and Roxie Barr recently celebrated their 70th wedding anniversary with their family; and,

WHEREAS, Ralph and Roxie Barr are the proud parents of Dean Barr, James Barr, and Joyce Barr Butts; and,

WHEREAS, Ralph and Roxie Barr are also the proud grandparents to nine grandchildren and great-grandparents to twelve great-grandchildren; then,

THEREFORE BE IT RESOLVED that the Pickaway County Board of Commissioners are honored to congratulate Ralph and Roxie Barr on their 70 years of marriage that is blessed with love, joy, and companionship.

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
Bid Opening of Sealed Bids Received for
Sale of Real Property Authorized by the
Pickaway County Board of Developmental Disabilities:

The publically advertised bid opening for sealed bids was held for the sale of eight parcels of real property known as 1005 S. Pickaway Street, 963 S. Pickaway Street, and 972 S. Pickaway St. that is no longer needed for public use by the Pickaway County Board of Development Disabilities (PCBDD). Those in attendance were Mike Pelcic, PCBDD Superintendent; Bob Hively, PCBDD Financial Manager; Craig Stevenson, of Harral & Stevenson, of Engineering & Surveying, and; Laura Banks, a neighbor to the parcels being sold.

With all in attendance arriving prior to the 10:00 a.m. deadline for the submission of bids, Mr. Hively took a few moments and reported that the public auction held on Saturday, July 23rd, for the personal property no longer needed for public use by the PCBDD was well-attended. Gross proceeds were \$15,880, with the net of \$11,321.60.

At 10:00 a.m. the bid opening was held for parcels identified as Lot Numbers 1188, 1189, 1190, 1191, 1192, 1212, and 1213 of the Dr. Wayne Griswold's Addition to the City of Circleville and part of Lot Number 12 in the Anna S Sears residence subdivision.

Appraised Property Values:

1005 S. Pickaway St. (Main Buildings)	\$725,000
972 S. Pickaway Street (Lot and garage)	\$ 14,500
963 S. Pickaway St. (House w/adjacent parking)	<u>\$ 35,000</u>
	\$774,500

The following bid was received and read aloud:

DK Wolfe Family Investments, LLC
P.O. Box 448
Circleville, Ohio 43113

Bid for 1005 S. Pickaway St, 963 South Pickaway St. and 972 S. Pickaway St., Circleville, Ohio. Parcels are identified as Lot as Lot Numbers 1188, 1189, 1190, 1191, 1192, 1212, and 1213 of the Dr. Wayne Griswold's Addition to the City of Circleville and part of Lot Number 12 in the Anna S Sears residence subdivision.

\$210,200.00
Cash Purchase

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Seller to provide clean title and title insurance

This bid is made by Daryl Wolfe, Managing Partner for DK Wolfe Family Investments LLC, on behalf of the Heritage Nazarene Church, 22264 Walnut Creek Pike, Circleville, Ohio.

Properties to be purchased an initially titled to DK Wolfe Family Investments LLC, and then transferred when deemed appropriate to Heritage Nazarene Church, for use for community outreach, religious activities, and to attempt to assist to decrease drug activity in the south end of Circleville. Activities will begin immediately following the transfer between DK Wolfe Family Investments LLC and The Pickaway County Commissioners. A property lease agreement with Heritage Nazarene Church will be executed until lot splits, and zoning can be completed. Shortly after completed, property will be transferred to Heritage Nazarene Church.

*Daryl A. Wolfe [Signed]
Managing Partner
DK Wolfe Family Investments LLC*

The bid was turned over to Mr. Pelcic who will present it to the Pickaway County Board of Developmental Disabilities at their next scheduled meeting on Thursday, July 28th, for consideration. If the PCBDD determines that the bid will not be accepted, the parcels will have to be rebid. With the sole bid being significantly lower than the appraised value of the parcels, Mr. Hively reminded the commissioners that, with the parcels originally being purchased with taxpayer dollars, the real property can transferred and titled to the county for its use at no cost.

It was determined that the commissioners will discuss the matter later in the day.

**In the Matter of
Soil & Water Conservation District Quarterly Update:**

Tawn Seimer, Pickaway County Soil & Water Conservation District's (SWCD) Administrator, and Lindsey Shaffer, District Technician, met with the commissioners to provide the agency's quarterly update.

The following is a summary of the topics discussed:

- The SWCD's 72nd Annual Meeting and Banquet will be held at the Emmett Chapel United Methodist Church on Thursday, September 1st, beginning at 6:30 p.m.
- Mrs. Seimer attended a statewide District Administrator meeting at the Ohio Department of Agricultural that was held in May. It was announced that audits will now be performed by the Ohio Auditor of State's (AOS) Office for all SWCD districts in the state rather than the Ohio Department of Natural Resources (ODNR.) The agency's last audit was performed in 2013. There will be costs associated with the audits; however, it was reported that the AOS will combine 2014 & 2015 audits at a cost of \$1,000.
- The Pickaway County Local Work Group met on June 28th. Most of the resource concerns and the projects associated with them were kept the same as 2015. Sherrill King, CED of FSA informed the group of an upcoming outreach meeting on July 25th. This is an opportunity to reach out to beginning farmers, limited resources farmers, and organic markets.
- Mrs. Seimer presented SWCD's first Donald E. Minor Memorial Scholarship to Drayah Johnston of Logan Elm High School in the amount of \$500 at the Senior Awards Banquet in May.
- The SWCD office is currently interviewing for the Education Coordinator position.
- A SWCD display was set up during the week at the Pickaway County fair. The display reflected the different services and activities that are performed in and out of the SWCD office.
- Ms. Shaffer was a judge for the Natural Resource projects on Friday of the week of the county fair. She also presented the awards in the afternoon to the Overall and Runner-up in the Natural Resource projects group.
- Aaron Mosely, District Technician, has been attending the Logan Elm FFA and the Westfall FFA Advisory Committee meetings.
- Arista Minor has been working since May as an Earth Team volunteer and she has been assisting with surveying and checking of waterway projects. When in the office, she has been geo referencing SWCD's engineer plans. Arista will continue to volunteer her time until the middle of August.

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- There are currently 5 water way projects in the design stage, and 6 waterway projects have been completed; 2 subsurface plans are in the design phase, and 1 has been completed.
- A total of 47 customers were assisted during the second quarter.
- The SWCD was notified of a fish kill in Greenbrier Creek. In investigating the matter, no obvious cause of the fish kill was found. The matter was turned over to the Ohio Division of Wildlife.
- Computer Aided Design (CAD) software trainings were conducted with other SWCDs.
- Aaron Mosely was the main technician that assisted a local landowner with a survey of the Scioto River levees.

Following a brief question and answer session, the commissioners thanked Mrs. Seimer and Ms. Shaffer for the update.

In the Matter of
Meeting Regarding the Pickaway County
Pictometry Contract Renewal:

County Auditor, Melissa Betz, met with the commissioners along with Jason Gillow, Pickaway County GIS Coordinator. Dave Conrad, EMA Director/911 Coordinator, was also in attendance.

Mrs. Betz opened the meeting by stating that Pickaway County was fortunate to have originally receive funding for Pictometry made available through Congressman David Hobson's office in 2007. Though the county's current contract with Pictometry does not expire until 2017, she stated that she and Mr. Gillow wanted to get the process started as far as the next flight over Pickaway County. She then turned the meeting over to Mr. Gillow to provide further information.

Mr. Gillow stated that 2 years ago, Mrs. Betz hired him as the GIS Coordinator by Mrs. Betz as part of his responsibilities as the Pickaway County GIS Coordinator, he is the primary contact person for the Pictometry Imagery Contract. He monitors and maintains the Pictometry imagery contracts, datasets, and the Pictometry CONNEXplorer site for the county. Currently, the Pictometry imagery contract is on a 3-year cycle and will end around February 26, 2017, and he has started the process of working with Pictometry to get quotes for the next flight acquisition cycle. Mr. Gillow stated that in his research, it was found that the 2014 contract was presented to the county's 911 Technical Advisory Committee and the initial deposit on contract was made with E911 funds. The Pictometry imagery and CONNEXplorer site has been available across the county to various users including, but not limited to local law enforcement, the county's two PSAPs, the City of Circleville, and townships and villages. Others, such as the county engineering department, Soil & Water Conservation District office, utilizing the site as well. The current contract allows for up to 100 users and currently there are about 75 registered users. Mr. Gillow monitors the usage of the site and he said that it has increased three fold since he has been the county's GIS Coordinator. One of the main goals of the Pickaway County GIS Department is to improve the spatial data accuracy of information in a cost effective manner. Mr. Gillow has been in contact with Pictometry about a renewal of the current products the county has with them and is looking in spatially accuracy enhanced products that Pictometry offers. Additionally in 2015, he researched prices on similar products that were offered with other companies. One product that the county must provide to Pictometry is Geographic Data. In the current contract, this is listed as the digital elevation modal (DEM). DEM is the elevation of the round and this dataset was created using technology called LIDAR (Light Detection And Ranging) with the flyover. Pickaway County does have this data that was developed by the State of Ohio in 2006 under the Ohio's Statewide Imagery Enhanced Program that is managed by the Ohio Geographically Referenced Information Program (OGRIP). This was a onetime product that was developed by the state and provided to all counties in Ohio at no cost (however, Mr. Gillow stated that there is currently no plans for the state to provide the LIDAR at no cost.) This dataset is over 10 years old and has been used by Pictometry for the last 4 imagery contracts (2007, 2009, 2011, and 2014.) Mr. Gillow stated that over the past 10 years, Pickaway County has experienced expansion in development and increased changes that have transformed the landscape. It is time to have a new digital elevation modal developed based on LIDAR technology for the county to reflect these changes in the elevation of land and of buildings that would help fulfill the Pictometry Geographic Data requirement. This LIDAR dataset would benefit the county in other ways as well. The product would be countywide 1-meter resolution aerial lidar acquisition + 2-foot grade contour bare earth digital elevation modal. When Commissioner Stewart requested clarification on the Pictometry Geographic Data requirement, it was noted that the county currently has a LIDAR map and would not be breaching the contract if it did not have the new digital elevation modal. If the county was to have a digital elevation modal developed based

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on the new LIDAR technology, Commissioner Wippel inquired as to when the flyover would take place. Mr. Gillow stated that it would occur in the spring of 2017, before leaves occur on trees.

Additionally, another product that Mr. Gillow stated would enhance the county's current parcel project and improve the spatial accuracy of its data that would benefit the current PSAPs and help prepare for NG911 that would be engineering grade county-wide 1"=100' scale, 6-inch 4-band ortho-imagery. In regards to the engineering grade county-wide 1"=100' scale, 6-inch 4-band ortho-imagery. In regards to the engineering grade county-wide 1"=100' scale, 6-inch 4-band ortho-imagery and the countywide 1-meter resolution aerial lidar acquisition + 2 foot grade contour bare earth digital elevation modal, Mr. Gillow stated he researched prices for these products with other vendors and with Pictometry in 2015, and provided a spreadsheet reflecting the various vendor's costs for review.

In regards to the Pictometry proposals, he received quotes on the various vendors product call AccuPLUS, which is similar to engineering grade county-wide 1"=100' scale, 6-inch 4-band ortho-imagery and on countywide 1-meter resolution aerial lidar acquisition + 2-foot grade contour bare earth. After careful review of the prices received, Mr. Gillow stated that he would recommend Pictometry for the standard one-cycle flight, 3-year term contract at \$112,889; and Kucer International/Henderson Aerial Surveys for 6-inch 4-band ortho-imagery and 1-meter resolution LIDAR plus digital elevation model at the price of \$76,500, for a total cost of \$189,389. Mr. Gillow stated that the Pickaway County GIS Department, under the direction of the Pickaway County Auditor Office, would like to move forward with these contracts being funded by the E911 fund upon the commissioners' approval.

When it was noted that the Pictometry and the LIDAR would be two separate flights (\$112,889 and \$76,500 respectively) and Commissioner Stewart stated that the county has been using the current LIDAR for 10 years, and while it may not be the pinnacle of what is wanted to be done, the Pictometry can still be done and the LIDAR updated in two years. Mr. Gillow indicated that was true; however, the new LIDAR would be better technology and provide more accurate readings and after 10 years, there has been a lot of changes in the county.

In regards to the E911 fund fully funding the contracts as it has so far, and after the commissioners' recent review of the E911 fund balance and its expected revenue and expenditures for the next few years, Commissioner Wippel inquired as to the possibility of cost-sharing the expenses with Real Estate Assessment (REA) funds, E911 funds, the General Fund. Mrs. Betz stated that it could be a possibility and with Mr. Gillow's ability to monitor who accesses the site, perhaps those users could be included in the cost-sharing. It was decided that it would be advantageous to look into the dynamics of that because the commissioners stated that it is time to look at a different funding structure as the E911 fund will not be able to continue to pay for 100% of the costs.

Mr. Gillow then took a few moments to review some of the various things he has done over the past two years in addition updating and maintaining the county's GIS website, such as the posting of an elevation map, school districts map, general reference map; the posting of various data; he continues to update the data layers on the county auditor's website, including a FEMA flood map; detailed soil data; school district data; he has been working with the BOE office with its prescient boundaries; utility service areas; he centralized the GIS data with imagery data with assistance from the county's IT Department and now has at least two back-ups; and, more.

Mrs. Betz and Mr. Gillow then took a few moments to discuss a parcel project that they have been working on in collaboration with the county engineering department. He presented a proposal in the amount of \$96,000 from the Voinovich School of Leadership and Public Affairs at Ohio University for a project to determine the feasibility of county-wide digital mapping project with ESRI GIS mapping software to design, develop, and implement a GIS with spatial accuracy designed to meet the requirements of county, city, and the private sector. Mr. Gillow stated that the county's parcel data is currently maintained in a limited environment and the project would take the data to a much needed user technology-rich environment. This is the second step in a project to provide opportunities to expand the county's GIS data and provide better services. Mrs. Betz mentioned that this expense will need to be kept in mind related to the REA fund. It was mentioned that the county engineer may be coming to the commissioners to discuss the project as well because Mrs. Betz stated that the county engineering department is responsible for the parceling of tax maps. The county engineering department could share some of the costs.

In asking for a priority of the three contracts discussed, it was stated by Mr. Gillow that the GIS parcel development project would take priority over the updated LIDAR at this point. Mrs. Betz stated that

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all of the matters that have been discussed is moving forward in keeping up with technology, which is needed related to parceling and other matters it is important to provide good services to constituents.

After further discussion, the commissioners thanked Mrs. Betz and Mr. Gillow for all of the information, and mentioned that it all ties together and that they have a lot of “digesting” to do. Mrs. Betz asked that the commissioners contact her or Mr. Gillow if they can provide further information.

In the Matter of
Resolution Adopted Approving the
Tentative Collective Bargaining Agreement Between the
Pickaway County Department of Jobs & Family Services and
Communications Workers of America-Local No. 4501, AFL-CIO-CLC:

Joy Ewing, Director of the Pickaway County Job & Family Services, met with the commissioners to review and obtain their approval of the Tentative Collective Bargaining Agreement between the agency and the Communications Workers of America, Local No. 4501, AFL-CIO-CLC.

Mrs. Ewing reviewed all of the individual changes that were negotiated in the agreement and she stated that all-in-all, she was pleased with the results.

At the conclusion of the review and a question and answer session, the Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution:

Resolution No.: PC-072616-1

RESOLUTION APPROVING TENTATIVE COLLECTIVE BARGAINING AGREEMENT
BETWEEN THE PICKAWAY COUNTY
DEPARTMENT OF JOBS AND FAMILY SERVICES
AND
COMMUNICATIONS WORKERS
OF AMERICA
LOCAL NO. 4501, AFL-CIO-CLC

BY THE BOARD:

WHEREAS, Ohio Revised Code Chapter 4117 establishes collective bargaining procedures for public employers and public employees; and

WHEREAS, pursuant to the provisions of Ohio Revised Code Chapter 4117, it is the desire of this Board that the tentative collective bargaining agreement reached by the parties referenced above is approved by the legislative body.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pickaway County, Ohio, that the tentative collective bargaining agreement reached by the parties referenced above is hereby deemed approved by the legislative body; and

BE IT FURTHER RESOLVED that the Director of the Department of Job and Family Services and its authorized representative, are authorized to execute the collective bargaining agreement on behalf of the Employer.

ADOPTED at a regularly adjourned meeting of the Board of County Commissioners of Pickaway County, Ohio, this 26th day of July, 2016.

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

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**In the Matter of
Resolution Adopted Increasing the Non-Bargaining
Unit Pay Range Table by Two (2) Per Cent Per Hour; and
Increasing the Employee Portion of the Health Insurance Premium to
\$210 per month for Family Health Insurance and Increase the
Employee Portion to \$50 per month for Individual Health Insurance:**

Mrs. Ewing then requested the commissioners' adoption of a resolution approving an increase 2% unit pay range table by 2%, which aligns with the bargaining unit pay table percentage increase, and increase the employees portion of the healthcare insurance premium to \$210 per month for the family plan and increase employee's portion of the healthcare insurance premium to \$50 per month for the single plan. All other aspects of the Non-Bargaining Agreement remained the same.

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

Resolution No.: PC-072616-2

WHEREAS, the Board of County Commissioners of Pickaway County, Ohio, and the Director of the Pickaway County Department of Job and Family Services are co-appointing authorities for employees of the Pickaway County Department of Job and Family Services; and,

WHEREAS, the Board and Director wish to provide additional compensation to employees of the Department, and increase the Employee's monthly premium for health insurance; and,

THEREFORE, BE IT RESOLVED, that Joy Ewing, Director, is hereby instructed to increase the Non-Bargaining Unit Pay Range Table by two (2) percent per hour. Such pay increase will be effective August 8, 2016; then,

THEREFORE, BE IT RESOLVED, that Joy Ewing, Director, is hereby instructed to increase Employee portion of the Health Insurance premium to \$210.00 per month for Family Health Insurance and \$50.00 per month for Individual Health Insurance. Such increase will be effective October 1, 2016.

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
Resolution Adopted Approving the Allowable Transfer of Monies
Between Pickaway County Job & Family Services Funds for SFY2016:**

Next, Mrs. Ewing requested the commissioners' permission to transfer of monies from the Child, Family and Adult Community and Protective Services Fund to the Child Support Enforcement Fund or the Public Children Services Agency Fund for calendar 2016 for the herein described purpose. The transfers are allowable by the Ohio Department of Job & Family Services, and also requires the commissioners' approval.

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

Resolution No.: PC-072616-3

**Pickaway County Plan for Child, Family and Adult Community and Protective Services Expenditures
(State Budget Line Item 533)**

WHEREAS, Pickaway County Job and Family Services receives a Child, Family and Adult Community and Protective Services Allocation from Ohio Department of Job and Family Services. These funds are state general revenue (GRF) funds and may be used as state or local match to support its child support enforcement agency (CSEA) or public children services agency (PCSA) activities. These costs must be associated with the purposes listed in OAC 5101:9-6-12.4; and,

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WHEREAS, to properly access these funds for the CSEA or PCSA, they must be transferred from the Public Assistance Fund in which they are received from the Ohio Department of Job and Family Services into the Child Support Enforcement Fund or Public Children Services Fund, and is allowable base on OAC 5101:9-6-83 (for CSEA) and ORC 5101.144 (PCSA); then,

THEREFORE BE IT RESOLVED, that the Board of Commissioners of Pickaway County, hereby grants to Joy Ewing, Director of the County Department of Job and Family Services, the authority to approve the transfer of money from the PA fund to the CSEA Fund or PCSA Fund for calendar 2016 for the herein described purpose. For SFY'16 funds, the PA is using the Child, Family and Adult Community and Protective Services Allocation for local foster care cost in PCSA 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
Resolution Adopted Approving the
Transfer of Money from the Public Assistance Fund to the
Child Support Enforcement Agency Fund for Calendar 2016:

Lastly, Mrs. Ewing requested the commissioners' approval to transfer Income Maintenance Allocation monies to the Child Support Enforcement Fund, again a Ohio Department of Job & Family Services allowable transfer.

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the following Resolution:

Resolution No.: PC-072616-4

Pickaway County Plan for Income Maintenance Expenditures

WHEREAS, Pickaway County Job and Family Services receives an Income Maintenance Allocation from Ohio Department of Job and Family Services. These funds are state general revenue (GRF) funds and may be used for child support enforcement agency (CSEA) in meeting matching fund requirements for the Title IV-D program or to reimburse the county for the administrative expenditures incurred in the administration of the child support program per OAC 5101:9-6-05(H); and,

WHEREAS, properly access these funds for the CSEA, they must be transferred from the Public Assistance Fund in which they are received from the Ohio Department of Job and Family Services into the Child Support Enforcement Fund, and is allowable base on OAC 5101:9-6-83; then,

THEREFORE BE IT RESOLED that we, the Board of Commissioners of Pickaway County, do hereby grant to Joy Ewing, Director of the County Department of Job and Family Services, the authority to approve the transfer of money from the PA fund to the CSEA Fund for calendar 2016.

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

Mrs. Ewing then thanked the commissioners for their time and approvals.

In the Matter of
Meeting with Jean Carter Ryan of and
Ryan Scribner of P3 Economic Development Office
Regarding a Capital Lease Structure/Bond Fund Related to the NorthPoint
Speculative Warehouse(s) Project in Harrison Township:

TUESDAY, JULY 26, 2016
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

Ryan Scriber, P3 Economic Development Director, met with the commissioners and introduced Jean Carter Ryan of the Columbus-Franklin County Finance Authority (CFCFA) that offers various port authority finance program structures, one of which provides significant savings on the state and local sales tax that is imposed on construction materials for economic development projects. Mr. Scriber was approached by Ms. Carter Ryan after consummating a Capital Lease Structure/Bond Fund financing arrangement with NorthPoint Developers, LLC on its 1 million sq. ft. speculative warehouse project in Groveport.

Mr. Scriber mentioned the most recent meeting where representatives of NorthPoint had with the commissioners providing the progress of its plans for the construction of the first of three speculative warehouses on approximately 121 acres of land purchased in Harrison Township. NorthPoint representatives also informed the commissioners of company's pending application for a Community Reinvestment Area (CRA) tax incentive agreement for a 100% real property tax abatement on improved land for a period of 15-years. At this point in the conversation, Commissioner Henson, an adjacent property owner to the land to be developed, recused himself and turned the meeting over to Commissioners Stewart and Wippel, and he exited the board room.

Mr. Scriber then went on to explain that NorthPoint has been very open and candid about the project and has recently come to a better understanding of its infrastructure costs. He reminded the commissioners that he previously mentioned NorthPoint's intention to request utilizing a port authority to finance the project, which can forego both state and local sales tax on construction materials. It was noted that no matter where construction materials are purchased, the county receives its portion of sales tax if the Capital Lease Structure/Bond Fund is not involved, and the estimated amount of sales tax the county would forego would be in the \$450,000 to \$500,000 range.

Mr. Scriber said that company has expressed some concerns related to the escalation in costs for the project's sanitary sewer solution that was originally thought to be a \$300,000 lift station that has now turned into a \$1.3 million gravity solution that is preferred by the City of Columbus (which would provide the sewer services) because it fits with its broader, longer term planning for service in the area. The additional properties that the company just recently purchased from private landowners adjacent to the development site was also a significant and unexpected expense. Mr. Scriber stated that NorthPoint would use the savings in sales tax to reinvest in the project's infrastructure costs, similar to what was done for NorthPoint's speculative warehouse project in Groveport. He said that with the increase in unexpected costs NorthPoint is facing for the project in Pickaway County, port financing is one of the tools available in which to offset a portion of those costs. He then turned the meeting over to Ms. Carter Ryan to provide some additional information.

Ms. Carter Ryan stated that briefly, port authorities are formed under the Ohio Revised Code and the CFCFA is a municipal corporation, and that its title can sometimes be confusing. CFCFA's sole mission is to finance economic development projects under Ohio statutes, which offers the ability to be more flexible in ways in which assist with financing those projects. The CFCFA was created by the City of Columbus and Franklin County in 2006, and has a 9-member private sector board appointed by the City of Columbus and Franklin County (4 appointed by Columbus; 4 by Franklin County; and, 1 jointly appointed member.) Since that time, CFCFA has financed more than \$1.1 billion economic development projects and she mentioned some of the various programs in which CFCFA, under statute, can finance economic development projects tax exempt. The Central Ohio Bond Fund program was mentioned that is designed to leverage CFCFA's existing resources (\$10 million in reserve) in order to promote economic development for projects that do not have access to the national capital market, which provides lower interest rates. There is also the Columbus Region Energy Loan Fund that offers financing to businesses and non-profits to fund cost-effective, energy efficient improvements to buildings.

Ms. Carter Ryan said that another finance program that CFCFA has available is the Capital Lease Structure/Bond Fund program that is accessible to the right type of economic development projects that would want a port authority to get engaged in that counties/municipalities could also be comfortable with. The City of Columbus and Franklin County do not have veto power over the projects CFCFA finances; however, Ms. Carter Ryan said she works very closely with both and she would not move forward that they would not be comfortable with.

Another finance program available, which is what NorthPoint is interested in, is the Capital Lease Structure/Bond Fund program. It was explained that the way the program works, CFCFA enters into capital lease agreement, typically with the developer or building owner, and at the same time they are closing with their bank or other lender for outside financing, they are closing on CFCFA's financing in terms of the

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capital lease and, for all intents and purposes, CFCFA is the owner of the building for the period of the lease, typically around 5 years. At the end of the lease period, the building reverts back to the original owner at a nominal fee, such as \$100. Because CFCFA, which is considered a public entity, is the owner of the building, state and local sales tax can be exempted on the purchase of construction materials. Ms. Carter Ryan referenced NorthPoint's 1 million sq. ft. speculative warehouse development in Groveport, and how they took a very large portion of the savings in sales tax and reinvested it into what also turned into larger than anticipated infrastructure costs. The infrastructure also helped the area of the development site area, not just that particular warehouse. She said a tenant for a large portion of the warehouse was identified before the construction of the building was completed, which is currently providing jobs and payroll, and is contributing to the thriving logistics hub.

Ms. Carter Ryan stated that the CFCFA makes their fees upfront and charges an annual fee; however, their goal is not to be a long-term holder of the property developers, but to facilitate the developer in driving down construction costs. She stated that since there is no port authority in Pickaway County, the CFCFA would have to enter into a cooperative agreement with the Pickaway County Commissioners if they choose to approve NorthPoint Capital Lease Structure/Bond Fund. When Commissioner Stewart inquired if NorthPoint's savings from the sales tax was reinvested into the costs for the project at their discretion or if it was a requirement of the program, Ms. Carter Ryan stated that it was at NorthPoint's discretion.

In discussing the approximate \$450,000 to \$500,000 the county would forego, if approved by the commissioners, because the project is located in Pickaway County, Mrs. Carter Ryan said that typically their clients accrue at 80% of their benefit, which lease funds to pay fees to all parties. This would include negotiated CFCFA fee; a fee for its financial and legal advisors; and a fee to Pickaway County, all agreed upon to be fair and reasonable by all parties. It was noted that the fee to the county would be unrestricted in the way it could be expended.

After discussing the matter further that included a question and answer session, the commissioners thanked Ms. Carter Ryan and stated that it was a very informational meeting; however, with NorthPoint's application for a Community Reinvestment Area (CRA) Agreement for a 100% real property tax abatement on improved land for a period of 15-years was mentioned, they would need some time to consider foregoing the sales tax on the project's construction materials as well. Ms. Carter Ryan stated that she understood, and asked them to contact her if they should have any questions or require additional information, and thanked the commissioners for their time.

Mr. Scribner remained behind and some additional discussion was held regarding NorthPoint's desire to utilize the Capital Lease Structure/Bond Fund and the commissioners' stance that it is something that will require a lot of additional research and debate.

At the conclusion of the discussion, the commissioners determined that they will need more quantitative numbers on what the tax abatement numbers for the CRA agreement will be, Mr. Scribner will request Ms. Carter Ryan to provide a project specific proposal that the commissioners' could review; and, he will speak with NorthPoint representatives and inform them that the Capital Lease Structure/Bond Fund financing program is not a "done deal" with the county at this point. He will also inquire if Duke Realty utilizes the same financing program for its projects in the Rickenbacker Intermodal Area.

In the Matter of
Business Travel Expense Report Approved:

After reviewing the Business Travel Expense Report submitted by Brad Lutz, County Administrator, for the reimbursement of itemized expenses in the total amount of \$183.78 related to his attendance of out-of-county meetings during the month of July, Commissioner Stewart offered the motion, seconded by Wippel, for its approval.

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

**TUESDAY, JULY 26, 2016
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO**

**In the Matter of
Discussion Regarding Pickaway County
Board of Developmental Disabilities Parcels:**

After discussing the parcels for sale by the Pickaway County Board of Developmental Disabilities (PCBDD) and the possible transfer of title of such at no cost to Pickaway County, it was ascertained that other than considering housing the Pickaway County Department of Job & Family Services, it may not be advantageous for the county to own and maintain the parcels and buildings that are outside of the county's core campus area. It was ascertained that Mr. Lutz will contact Joy Ewing, Director of the Pickaway County Department of Job & Family Services, to obtain her thoughts on the concept of relocating the department to the building located at 1005 S. Pickaway St., and will report back to the commissioners tomorrow and inform Mr. Hively and Mr. Pelcic of their decision prior to the PCBDD meeting on July 28th.

**In the Matter of
Creation of New Line Item Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the following request for the CREATION OF A NEW LINE ITEM:

101.1260.5301 – Juvenile Court-Dependency Cash Flow Planning

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
Appropriation Approved:**

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

21,080.45 – 101.1105.5703 - Contingencies

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
Transfer Approved:**

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

**21,080.45 – 101.1105.5703 – Contingencies
To
101.1201.5421 – Municipal Court Salaries**

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:**

TUESDAY, JULY 26, 2016
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

The weekly report for the Wright-Poling/Pickaway County Dog Shelter was filed for week ending July 23, 2016.

A total of \$316 was reported being collected as follows: \$80 in adoption fees; \$36 in boarding revenue; \$60 in dog licenses; \$30 in dog license late fees; \$40 in owner turn-ins; \$70 in redemptions.

Fourteen (14) stray dogs were processed in; two (2) dogs were adopted.

No firearms were discharged.

With there being no further business brought before the Board, Commissioner Stewart offered the motion, seconded by Wippel, 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 W. Wippel, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk