

TUESDAY, OCTOBER 27, 2015
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, October 27, 2015, with the following members present: Mr. Brian S. Stewart, Mr. Harold R. Henson, and Mr. Jay H. Wippel. Brad Lutz, County Administrator, was also in attendance as was Amanda Plotts of the Circleville Herald.

In the Matter of
Minutes Approved:

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the minutes from October 20, 2015, with corrections.

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

Attest: Patricia Webb, Clerk

In the Matter of
Payment of Bills:

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 October 27, 2015, 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 \$130,322.66 on the County Treasurer to satisfy the same.

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

Attest: Patricia Webb, Clerk

In the Matter of
Stan Summers, Muhlenberg Township Trustee, and
Bennett Musselman, Muhlenberg Township Resident,
Regarding Proposed NTE Energy Natural Gas Combined Cycle
Generating Power Plant Project-Muhlenberg Township:

Stan Summers, Muhlenberg Township Trustee, and Bennett Musselman, Muhlenberg Township resident, met with the commissioners to inquire about the commissioners' role, if any, and to obtain facts regarding the proposed NTE Energy Natural Gas Combined Cycle Generating Power Plant project. NTE Energy has proposed the \$900 million project to be located in Monroe Township, which is adjacent to Muhlenberg Township. If completed, the facility would provide approximately 25 full-time jobs.

The following is a summary of the information discussed by the commissioners based on information they had received individually from NTE Energy and from the public:

- The most recent information related to the proposed project was obtained in a meeting Commissioner Wippel and Mr. Lutz had with representatives of NTE Energy (NTE) Tim Eves, Senior V.P. – Development, and Michael Schuster, Project Developer, on Monday, October 26th.

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- NTE has to make a decision by the end of the week on whether they will apply for an application with PJM, a regional (eastern seaboard) transmission organization that coordinates the movement of wholesale electricity, which NTE would sell the electricity to. PJM takes applications in 6-month windows and if NTE does not apply by the end of the week, the application would fall into the next 6-month application window timeframe.
- NTE is still negotiating a land purchase, in one of two different locations in Monroe Township. Land acquisition is required before they can make application to PJM, and NTE feels that they are close in those negotiations. Eminent domain does not apply.
- The concerns were brought up to Mr. Eves and Mr. Schuster by Commissioner Wippel that were voiced by residents of the recent Monroe Township Trustees meeting, such as the noise pollution, light pollution, wildlife, safety, and property value, etc., but Commissioners Wippel said no real response was provided by the representatives. However, these are concerns that would be considered by the Ohio Power Siting Board (OPSB), which NTE would also have to make application to.
- It is believed that the OPSB process would allow NTE Energy to trump local jurisdiction for the proposed site with the exception of going through local zoning to change it from agriculture to industrial that exists in the area, and NTE attorneys are currently reviewing the Monroe Township's zoning manual. When Mr. Summers inquired if Monroe Township has an economic development growth plan in place, Commissioner Wippel stated that it does not. If the township trustees would agree to the zoning change, Mr. Summers inquired if the Pickaway County Regional Planning Commission weighs-in on the matter, and Commissioner Wippel stated that the planning commission can only provide its recommendation, which does not have to necessarily be followed by the township trustees. If it were to get to that level, this is the only input the county would have related to the proposed facility outside of the approval for a tax abatement (which would require an existing enterprise zone that does not currently exist in Monroe Township.)
- Mr. Summers inquired if NTE discussed the effect on property values if the facility were to be installed and Commissioner Wippel stated that the NTE representatives said that they do not have any experience related to that. (It was noted that NTE currently has only one similar facility, which about to begin construction, in Ohio (Middletown); however, it is in an area that was already zoned industrial; therefore, does not provide an example.)
- When Mr. Summers inquired if the NTE representatives asked the commissioners to weigh-in on their opinion as a board regarding the proposed facility, Commissioner Wippel stated that NTE has made no "ask" of the commissioners at all, other than mentioning a tax abatement agreement that NTE has not asked for. Commissioner Wippel did relay that he told NTE Energy that with all of the opposition that has been expressed by residents so far, it would probably make more sense for NTE to strongly consider installing a facility in Monroe County, Ohio, an alternate site that the company has also been looking into.
- Commissioner Stewart mentioned that all of the commissioners have received telephone calls and emails from residents inquiring as to why they did not make the proposed project known to them, and he pointed out the normal process initially involves the private company obtaining information from landowners and private negotiations between the company and a landowner are made, and then an announcement is made. He stated that the difference in this particular situation is that the public knew more than the commissioners did because the "private" land option negotiations went public and as a result the residents generally knew more than the commissioners at that point. He stated that it had only been mentioned to the commissioners that a company was looking at Pickaway for a proposed facility, but the commissioners were not provided with any details on exactly what it was, its scope, location, etc. Commissioner Stewart said that was the reason they had a meeting with the county prosecutor and the development and planning director last week to learn about the OPSB process and if the county has any involvement from a procedural standpoint, and it appears the county does not. He said that the commissioners have looked into having representatives of the OPSB come down and meet with the public to answer questions.

At the end of the meeting, Commissioner Wippel informed Mr. Summers and Mr. Musselman that NTE representatives appear to be taking local resident's concerns seriously, and did not indicate what their decision will be regarding making application to PJM by the end of the week. Mr. Summers then thanked the commissioners for their time in meeting with him and Mr. Musselman.

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In the Matter of
Assistant County Administrator Report:

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

- Free flu shots will be available to full-time and part-time county employees on Thursday, October 29th from 9:00 a.m. to 12:00 p.m. in the 2nd floor meeting room of the Pickaway County Service Center. Employees are to contact Ms. Dengler to schedule an appointment time.
- A total of \$7,361 was collected by the 9 different county-affiliated organizations from parking cars at the Pickaway County Service Center during the 2015 Pumpkin Show. The proceeds collected will be divided up evenly between all of the organizations, which will receive \$817 each. Some of the organizations plan to use the income for such purposes as offering scholarships and assisting low income families during the holidays.
- Chris Rice of the Wright-Poling Pickaway County Dog Shelter came in at first place for the county's Health & Wellness Committee's 2015 Pumpkin Show Step Challenge with 138,968 steps during the 4 ½ days; Jon Brown of the Pickaway County Maintenance Department was second place with 124,194 steps; and Maria Bennett of the Wright-Poling Pickaway County Dog Shelter was third place with 85,022 steps.
- The commissioners granted permission to donate a county flag, a 2016 Pumpkin Show parking pass for use in the county's parking lot after 3:00 p.m. to the Circleville City School Foundation's Silent Auction that will take place in February 2016, and possibly a stained glass window from the commissioners' building following window replacements.

In the Matter of
City of Circleville
2016 Canine Control Services Contract Signed:

Following the commissioners' review of the service contract between the county and the City of Circleville for the county to provide canine control service to the city, pursuant to ORC §955.01 to 955.18, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to sign the 2016 Canine Control Services Contract for the annual sum of \$12,500.

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

Attest: Patricia Webb, Clerk

In the Matter of
Meeting in Executive Session:

At 10:42 a.m., Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to enter into Executive Session with Ryan Scribner, P³ Executive Director, pursuant to ORC §121.22 (G) (8) (1) related to economic development assistance.

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

Attest: Patricia Webb, Clerk

At 11:00 a.m., the commissioners exited Executive Session and resumed Regular Session.

No action was taken.

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In the Matter of
Soil & Water Conservation District Update:

Tawn Seimer, District Administrator, and Doug Kohli, District Technician, for the Pickaway County Soil & Water Conservation District (SWCD), met with the commissioners to provide a quarterly update for the agency for the period of July, August, and September. Prior to the update, it was noted that after 35 years of public service, Mr. Kohli will be retiring, effective October 30, 2015, from the SWCD office. The commissioners took the opportunity to thank Mr. Kohli for his dedication and the excellent work he has provided for the county and its residents over the years, stating that he will be very much missed, and they congratulated him on his retirement. Mrs. Seimer informed the commissioners of an open house for Mr. Kohli's retirement that is scheduled to take place at the SWCD office on October 30th, from 11:00 a.m. to 2:00 p.m.

The following is a summary of the quarterly update for the SWCD for the period of July, August, and September:

- Justin Armintrout, the new District Conversationalist, began in the district office on August 17th.
- Ashley Clark, Conservation Education Specialist, held two public education events at the local library and the Farmers' Market. She was able to meet community members that were not aware of the programs available to the community.
- Numerous changes were made to the Ag Day event this year that were very positive that is held for the county's 4th grade students. Most school districts participated along with all private schools and homeschool groups. Overall there were 500 students and over 50 volunteers at the event this year. Topics ranged from different commodity groups, soils, pumpkins, Ohio Ag and a wide variety of livestock and farm equipment. Favorable comments were received from teachers and principals, who are already brainstorming for next year.
- The SWCD office staff along with Mike Estadt of the Pickaway County OSU Extension Office, offered the first Farm Field Day, held at the Estadt Angus Farm. The event was well received and 55 people attended. Annual events are being considered that would be held at various locations.
- The SWCD office entered into a partnership to serve on New Hope Christian Academy's STEM committee and recently attended the first meeting. Ms. Clark is looking forward to working with the school and students on some of the programs that can be offered, such as water quality. Plans are to obtain water samples from the stream located by the school, and then hopefully other streams in the county, to do macro-invertebrate study and simple water samples to assess the quality of the water.
- District Technicians Aaron Mosley and Doug Kohli assisted the Area 5 Natural Resources Conservation Service (NRCS) employees with information on technical projects at a few locations in the county for a Course One Stop.
- District Technicians Mosley and Lindsey Shaffer attended the Area 5 NRCS Cover Crop Field Day at the Dave Brandts' Farm in Fairfield County.
- The SWCD office had 25 grassed waterway contract re-enrolls, 6 wildlife contract re-enrolls, 3 new grassed waterway contracts for 6.4 acres total, and 15 new wildlife contracts for this fall. SWCD office technicians assisted NRCS with viewing these projects to qualify for re-enrollments.
- District Technicians Mosley and Shaffer assisted 4 different landowners with Environmental Quality Incentive Program (EQIP) projects with construction inspections.
- Three (3) subsurface drainage plans were installed after wheat.
- District Technician Mosely submitted the plans for the Howard Drainage Improvement project to the county engineer and is awaiting his review.
- Staff assisted 1 landowner with a pollution problem.
- There are 32 waterway projects that are in the various stages of survey, design, and construction. □
The SWCD office's 71st annual dinner will be held on November 5, 2015, beginning at 5:30 p.m. at the Emmett Chapel UM Church.

Following a brief question and answer session, the commissioners thanked Mrs. Seimer and Mr. Kohli for the agency update.

In the Matter of

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Meeting with Members of Soldiers Monumental Association
Regarding Fundraiser for Repairs to the Civil War Monument in Forest Cemetery:

Charlie Weaver and Dennis Lester of the Pickaway County Soldiers' Monumental Association (SMA) met with the commissioners to inform them of the organization's fundraising effort to make repairs to the Civil War Monument situated just inside the gates of Forest Cemetery. The monument, which overlooks the Civil War graves, was erected in 1889 and is comprised of a column from the second Pickaway County Courthouse (1845), which was being remodeled at that time. Mr. Weaver stated that the base of the monument has separated, tuck-pointing needs to be done, cracks need to be filled in, etc. The cost of the repairs is approximately \$45,000. With the assistance of Erica Tucker, a commissioner's employee, the SMA applied for a \$20,000 grant through the Ohio History Connection (formally known as the Ohio Historical Society) and results of the application will not be known until February 2015; however, Mr. Weaver stated that he was informed that the Ohio History Connection received a total of 64 grant applications for \$61,000 of grant funds that are available. Mr. Weaver also thanked the commissioners for allowing Mrs. Tucker to take the time to assist the SMA with the online Ohio History Connection grant application. For the fundraising effort, the SMA is selling bricks at the cost of \$100 each that will be etched with the names of the donors who can be "non-military" or "military" contributors. The SMA also continues to sell "military" bricks (\$100 each) that are being placed in the sidewalk leading to the steps of Memorial Hall for the military canon that is positioned inside the wrought iron fence to the left of the entrance of the building.

Related to a separate topic, Mr. Lester informed the commissioners that the SMA is looking into installing an elevator, with a 1400 lb. capacity, in Memorial Hall that would be accessed from the front porch of the building and will go to the SMA meeting room on the 2nd floor of the building. The estimated cost of the elevator installation is \$50,000, which the organization will pay for from a bequeath it previously received. He said that there are many people that are unable to negotiate the stairs leading to the SMA area of the building who would like to tour the military museum on the 2nd floor. Mr. Lester stated that the Roundtown Players Theater (RTP) that is housed in the building could utilize the elevator as well.

At the conclusion of the meeting, the commissioners thanked Mr. Weaver and Mr. Lester for informing them of the fundraiser for the Civil War monument repairs and wished them good luck.

In the Matter of
Meeting with Crystal Moody,
Village of Tarlton Fiscal Officer, Regarding Blighted Properties:

Crystal Moody, Fiscal Officer for the Village of Tarlton, met with the commissioners regarding blighted homes in the community that has been a concern for quite some time. Mrs. Moody also mentioned that she and her husband and another business partner are under contract to purchase Durgin's Ice Cream Shoppe in Tarlton, which includes land where the former Garden Shed existed. She said that they are also considering the eventual opening of an Amish-style restaurant.

Mrs. Moody explained that there are several properties that are unsightly properties village officials have been concerned about, two in particular along the main street in the village, one with boarded up windows, that has not been occupied for quite some time and the interior of the house has been almost totally stripped. Village officials have tried to get the property condemned and have also contacted the bank that they were told owns the property due to a file bankruptcy by the owner; however, the bank maintains that it does not own the property and it is still in the owner's name. Mrs. Moody inquired if there was anything at the county level that could be done, such as the properties being put up for auction in a sheriff's sale or being condemned and razed. She also inquired about the Moving Ohio Forward grant that the county and City of Circleville received a couple of years ago for the purpose of demolishing blighted properties (the commissioners' office informed all townships and villages throughout the county of the available funds). The commissioners explained that the Moving Ohio Forward was a one-time settlement the Ohio Attorney General Office received from a law suit it filed against lending institutions and the money has been expended. Commissioner Stewart stated that the state budget now permits any county to establish a land bank. Previously, land banks were required to have a population of at least 60,000. Land banks serve as a way to strategically acquire properties, return them to productive use, reduce blight, increase property values

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and improve the quality of life for residents; however it was noted that this method would take some time, at least a year, and would not provide a quick fix.

Following further discussion, the commissioners requested to be supplied with the property addresses of the two properties discussed and they can request the Pickaway County Building Department to inspect them to determine if they should be condemned. Mrs. Moody will provide them later in the week. In doing a quick research online, it was noted that both properties have significant real estate back taxes.

When the commissioners inquired as to the Village of Tarlton's FY2014 CDBG project for the painting of its town hall, Mrs. Moody said that the building has been painted and the contractor, Spectracolour, Ltd. did an excellent job and she is quite pleased with the project's outcome.

In the Matter of
County Administrator Report:

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

- The final RPHF Joint Solid Waste District's Board of Director's meeting that will be held in Ross County is scheduled for Monday, November 16th in the Ross County Board of Commissioners office at 9:00 a.m. After January 1, 2016, meetings will be held in Pickaway County at the new office RPHF Joint Solid Waste District office now located in the Pickaway County Annex.
- Mr. Lutz met with Ben Rule, General Manager of Info-Link Technologies, last week along with Robert Adkins, the county's IT Manager. There are no actual IT capital projects that are being considered for 2016, other than looking into expanding site-to-site wireless connections.
- The county's building department is requesting plans for the 2nd floor office expansion and renovations to the restroom in the commissioners' building. It was noted that the plumbing fixtures for the restroom will not need to be relocated. The county's maintenance department has been requested to begin looking into the renovations to expand the service counter.
- Probate/Juvenile Judge Jan Long is desirous of rearranging the Probate/Juvenile courtroom to make it more conducive in allowing additional desk space that is needed.
- The Quit Claim Deed, prepared by the county prosecutor's office, was mailed to the Circleville Township Trustees for signature and is expected to be received soon for filing. The deed is related to transferring Reserve A lot back to the county that was erroneously deeded to the township trustees a number of years ago.

In the Matter of
Appropriations Approved:

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

110,000 to 202.3010.5506 – Engineer-Roads & Bridges/Culverts-Contract Repairs
2,807 to 506.6921.5402 – 506.6921.5402 – Engineer-Orient Sewer-Contract Repairs
26,400 to 201.3007.5401 – Engineer-ALGT-Bridges & Culverts-Contract Services
3,116.23 to 317.8118.5603 – Pence Tile Main-Note/Principal
199.14 to 317.8218.5604 – Pence Tile Main-Note/Interest
500 to 246.4010.5201 – Dog & Kennel-PERS
2,000 to 246.4010.5102 – Dog & Kennel-Salary
29,000 to 260.1150.5102 – Auditor-Real Estate Assessment-Salary
4,000 to 260.1150.5201 – Auditor-Real Estate Assessment-PERS
4,000 to 260.1150.5202 – Auditor-Real Estate Assessment-Medicare
20,000 to 601.6053.5102 – Soil & Water Conservation District-Salaries
3,655 to 917.3091.541 – Household Hazardous Waste-Contract Services

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

Attest: Patricia Webb, Clerk

In the Matter of
Weekly Dog Warden Report Filed:

The weekly report for the Wright-Poling/Pickaway County Dog Shelter was filed for week ending October 24, 2015.

A total of \$767 was reported being collected as follows: \$390 in adoption fees; \$12 in boarding revenue; \$210 in tag sales; \$15 in tag late fees; \$115 in private donations; \$25 in redemptions.

Three (3) stray dogs were processed in; thirteen (13) dogs were adopted; no (-0-) dogs were euthanized.

No firearms were discharged.

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

Brian S. Stewart, President

Harold R. Henson, Vice President

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

Attest: Patricia Webb, Clerk