

TUESDAY, SEPTEMBER 8, 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, September 8, 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 Henson, to approve the minutes from September 1, 2015, with corrections.

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
Payment of Bills:

Commissioner Henson 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 September 9, 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 \$667,337.88 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
Report from Erica Tucker Regarding
Ross, Pickaway, Highland, Fayette Joint Solid Waste District:

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

- Mrs. Tucker continues to travel to Chillicothe for training on designated days related to the RPHF Joint Solid Waste District that Pickaway County was recently approved to take over by the RPHF Board of Directors with the upcoming retirements of Gary Merkamp, Administrator, and Wanda Rathkamp, Administrative Assistant, by the end of the year. Plans are to move the RPHF Joint Solid Waste District office into the area in the Pickaway County Annex that was vacated by the Adult Probation Authority officers when they moved into the basement of the courthouse.

In the Matter of
Emergency Management Agency Report:

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

- Mr. Conrad and Tom Swisher, Pickaway Countywide Radio Communications Coordinator, met with representatives from Motorola last week and were informed that the September 30th discount offer of

TUESDAY, SEPTEMBER 8, 2015
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

\$102,488 in its proposal to upgrade the county's 800 MHz Radio Communications tower to P25 capable levels will not be extended to the end of October; however, Mr. Conrad reported that Ohio MARCS has indicated that it will have the Tier 4 contract to the county later in the week that the county is waiting for before making a decision. The optional Years 2 – 5 post warranty maintenance for the total amount of \$101,941 was discussed that would provide with a maximum one-hour remote access response time and three-hour on-site response time for emergency repairs. The number of user radios currently on the county's 800 MHz system that can be upgraded to P25 capabilities and the number that will need to be purchased will need to be determined by each user, including county users. Users will have approximately two years (by December 31, 2017 – a locally determined deadline) to upgrade or purchase new radios. It was reported that it is planned to switch over two of ten channels on the county's 800 MHz system to Ohio MARCS on January 1, 2016, and the remaining channels will be switched over time.

- The Community Emergency Response Team (CERT) will be assisting with Pumpkin Show again this year.
- The FM radio transmitter that Athens County EMA agreed to allow the county to use during the Household Hazardous Material Collection Day.
- It was determined at the recent county fire chief's association meeting that an updated Master Address Street Guide (MSAG) list will be provided to Kevin Dreisbach, Clear Creek Twp. Fire Chief and EMS.

In the Matter of
Assistant County Administrator Report:

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

- The dump truck posted on the govdeals.com website for the county engineering department was sold to the highest bidder, from Xenia, Ohio, in the amount of \$9,050.
- Fliers for the upcoming Household Hazardous Material Collection Day scheduled for September 19th, from 9:00 a.m. to 1:00 p.m., at PPG Industries were distributed last week to all of the auto parts stores, paint supply stores, and other businesses throughout Circleville.
- The Ohio Bureau of Workers' Compensation Year-2 Safety grant is the process of being completed for the purchase of noise baffles for the Wright-Poling Pickaway County Dog Shelter.
- A Paint Mixer for county employees has been scheduled for October 8th, at a location to be determined.

In the Matter of
Executive Session:

At 10:02 a.m., Commissioner Stewart offered the motion, seconded by Commissioner Henson, to enter into Executive Session pursuant to ORC §121.22 (G) (1) consider the possible appointment of a Pickaway County Commissioners' employee with Geoffrey Davis, Pickaway County Building Inspector; Brad Lutz, County Administrator; and April Dengler, Assistant County Administrator, in attendance.

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

At 10:32 a.m., the commissioners exited Executive Session and resumed Regular Session.

In the Matter of
Geoffrey Davis, Pickaway County Building Inspector,
Appointed as Interim Pickaway County Chief Building Official:

Upon resuming Regular Session, and per approval from the Ohio Board of Building Standards (2011 Ohio Building Code #103.2.2) provided on September 7, 2015, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to appoint Geoffrey Davis, Pickaway County Building Inspector, as the

TUESDAY, SEPTEMBER 8, 2015
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

interim Pickaway County Chief Building Official (CBO), with a pay increase of \$1.00 per hour, effective September 7, 2015. The interim CBO appointment period will not exceed a two (2)-year period and Mr. Davis will receive an additional \$1.50 pay increase upon obtaining his CBO Certification. The motion and second also included proper notification to Toole & Associates, LLC, for the termination of the CBO services portion of its contract with the county.

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
Approval to Enter into Contract with
Wrist Engineering for Master Plan Examiner Duties for the
Pickaway County Building Department:

Commissioner Stewart offered the motion, seconded by Commissioner Henson, to enter into contract with Wrist Engineering, 11747 Ballah Road Orient, Ohio 43146, to provide Master Plan Examiner duties at the rate of \$75 per hour for a period of one (1) year with the option to renew.

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
Resolution Adopted Continuing All
Tax Incentive Agreements with No Modifications:

Terry Frazier, Director of the Pickaway County Development & Planning Office, met with the Commissioners to review the recommendations from the Tax Incentive Review Council (TIRC) related to current tax incentive agreements. Per the ORC §5709.85, the TIRC is to meet annually to evaluate all current agreements to ensure all requirements contained within are being met and, based on the results of the evaluations, provide a recommendation to the county commissioners to continue, modify, or cancel the agreements. The agreements were evaluated based on a December 31, 2014 “snapshot” of each. Minutes of the recent TIRC meeting conducted on August 26, 2015, were distributed and reviewed for Aleris Rolled Products; Hyperlogistics, located in the Community Reinvestment Area, which was recently transferred to GESA 1999 LLC, which then conveyed the property to Exeter; Florida Production Engineering – Name has changed to EG Industries; and the Walmart Tax Increment Financing (TIF).

After reviewing all of the agreements, Mr. Frazier stated that it was the TIRC’s recommendation to continue all of the agreements. Following a question and answer session regarding the agreements, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to adopt the following Resolution:

Resolution No.: PC-090815-1

WHEREAS, pursuant to ORC §5709.85, the Pickaway County Tax Incentive Review Council (TIRC) is required to meet annually to evaluate all current tax abatement agreements in reference to conformity by the recipient for which the tax abatement is received which include:

- Aleris Rolled Products
- Hyperlogistics, located in the Community Reinvestment Area, which was recently transferred to GESA 1999 LLC, which then conveyed the property to Exeter
- Florida Production Engineering – Name has changed to EG Industries
- The Walmart Tax Increment Financing (TIF); and,

TUESDAY, SEPTEMBER 8, 2015
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

WHEREAS, based on the evaluations, the Pickaway County TIRC is to make recommendation to the County Board of Commissioners to continue, continue with modifications, or cancel abatement agreements; and,

WHEREAS, the Pickaway County TIRC met on August 26, 2015, to evaluate all current tax abatement agreements and found the recipients of each to be in compliance and recommended that the Board of Commissioners approve the continuance of all of the tax abatement agreements; then

THEREFORE BE IT RESOLVED, that the Pickaway County Board of Commissioners hereby approves the recommendation of the Pickaway County TIRC to continue all current tax abatement agreements with no modifications.

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

Mr. Frazier then spoke to the commissioners regarding an assignment and assumption agreement they previously approved and executed from the Columbus Regional Airport Authority to Duke Realty. Also approved was a second assignment and assumption agreement from DRCS (Duke Realty Capital Square) to BASF that was not executed unless BASF decided to buy the building. Apparently BASF is going to buy the building and Duke Realty wants to convey the building, by deed, to BASF in January, but this does not allow enough time to build the road, Logistics Court. In order to get the plat recorded and the lot created, subdivision regulations allow for a bond; money be put in escrow; a cashier's check; or some other type of measure, to guarantee construction. The plat would be approved by the planning commission, which would be signed by the commissioners, and then conveyed. If, for some reason, Duke Realty would not finish the road, the bond or money in escrow would allow the county engineering department or an outside contractor to finish the road.

In the Matter of
Certificate of Appreciation Signed for
Dog Houses Donated to the Wright-Poling Pickaway County Dog Shelter:

Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to sign the *Certificate of Appreciation* that will be provided to the youth residents at the Circleville Juvenile Corrections Facility who constructed and donated seven (7) dog houses to the Wright-Poling Pickaway County Dog Shelter.

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
County Administrator Report:

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

- John Krock, of Clemans, Nelson & Associates, informed Mr. Lutz that a settlement has been reached related to a former county employee where it was previously reported may have to be rehired and subsequently re-terminated.
- Changes in the Ohio Public Employees Retirement System (OPERS) that will be implemented on January 1, 2016, that will impact part-time and full-time retirees/rehires' OPERS health insurance and it will be up to each individual employee that is effected to contact OPERS to determine how the changes will impact them individually so they can make an informative decision on whether or not to continue their employment with the county. The commissioner's office will be contacting their effected employees and county auditor's office will contacting each effected employee of other offices encouraging them to look into the matter and provide contact information.

TUESDAY, SEPTEMBER 8, 2015
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

- It was reported that no contact has been received from the state auditor's that requested information from the commissioners' office related to employees in the Building Department that failed to follow the proper procedure and policy in place related to compensation time.
- Mr. Lutz and Jon Brown, County Maintenance Supervisor, viewed the area where the RPHF Joint Solid Waste will be located in the Pickaway County Annex and it was determined that the worn carpet should be replaced and the maintenance department will paint the walls. It was determined that the desks, file cabinets, and some of the other equipment that are currently being utilized are owned by the district will be transferred to the new location rather than purchasing new.
- It has been discovered that the original location for the lavatory in the new restroom that is being installed in the commissioners' building will have to be changed due to an existing floor joist. Geoff Davis, Pickaway County Building Inspector, looked at the alternate location for the lavatory and stated it will not be an issue. It was determined that a quote will be requested for the renovations of one of the offices and a restroom on the second floor of the building.
- It was determined that a letter will be sent informing Fairfield County that Pickaway County is not interested in becoming a part of the Rural Transportation Planning Organization (RTPO) at this time that would include Fairfield, Pickaway, and Union Counties, which was recently proposed by the Mid-Ohio Regional Planning Commission (MORPC).

In the Matter of
Appropriations Approved:

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

990 to 103.2041.5401 – Sheriff-Marine Patrol-Contract Services
12,239 – to 506.6921.5402 - Orient Sewer-Contract Repairs

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
Transfers Approved:

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

844.44 from 924.1203.5401 – Common Pleas-Court Equipment Grant-Contractor
To

924.1203.5501 – Common Pleas-court Equipment Grant-Equipment

250 from 924.1203.5301 – Common Pleas-Court Equipment Grant-Supplies
To

924.1203.5501 – Court Equipment Grant-Equipment

400 from 249.2069.5403 – EMA-Travel & Expense
To

249.2069.5301 – EMA-Supplies

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

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TUESDAY, SEPTEMBER 8, 2015
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PICKAWAY COUNTY, OHIO

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 September 5, 2015.

A total of \$423 was reported being collected as follows: \$200 in adoption fees; \$18 in boarding revenue; \$105 in sales of tags; \$30 in tag late fees; \$25 in private donations; \$45 in redemptions.

Five (5) 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