

MONDAY, OCTOBER 2, 2006
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 Monday, October 5, 2006, with the following members present: Mrs. Ula Jean Metzler; Mr. Glenn D. Reeser; and Mr. Jay H. Wippel. Daniel V. Bradhurst, County Administrator, was also in attendance.

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the minutes from the previous meetings.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Payment of Bills:

Mr. Reeser offered the motion, seconded by Mr. 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 28, 2006, in the Commissioners' Voucher Register, and

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 \$183,620.32 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Meeting with Price Finley
Regarding Tax Increment Financing:

Attorney Price Finley of Bricker & Eckler, LLP, and Julie Burkhart, Senior Public Finance Specialist, met with the Commissioners to discuss the county's Tax Increment Financing (TIF) notes, due for conversion to bonds this month, related to roadway improvements associated with the Super Wal-Mart project. Melissa Betz, Pickaway County Auditor, was also in attendance.

Bricker & Eckler has been serving as bond counsel in connection with the issuance of \$970,000 Various Purpose Notes, Series 2004, by the county through the Savings Bank of Circleville that will be converted in bonds to pay for the Crites Road and U.S. Rt. 23 infrastructure improvements along with an supplementary \$100,000 note taken out to meet additional costs, although the Commissioners did state a \$43,000 principal payment could possibly be made on the \$100,000 note prior to conversion.

Mr. Finley stated that Ms. Burkhart and the county auditor's office have been working together in identifying parcels within the boundaries of the new 166-acre commercial site to make sure that, "we have a good handle around the revenue stream that is beginning to come in." He stated that work is also being done on the Circleville Partners Limited Partnership service agreement required to be recorded with all affected parcels. For a period of 30 years, all parcel owners are required to make service payments, calculated in the same way as real estate taxes, that are placed into a special tax increment equivalent fund used to pay the infrastructure improvements debt. The service agreement stipulates that the Circleville City School District (CCSD) will receive service payments equivalent to the amount of exempted real property tax payments. In order for governmental and non-profit entity parcel owners to become exempt from paying the service payments they will be required to file applications to the state for a tax-exempt status.

Mr. Finley then reviewed TIF revenue analysis for the effected parcels as they are listed today for years one to three of the 30-year agreement. The analysis reflected market values, assessed values, and the projected revenue for the county and CCSD. Years three through ten are structured for larger compensation payments to CCSD in an effort to pay down the obligation. Years eleven through thirty shows no additional development in the area but approximately \$100,000 in revenue still being realized. Mr. Finley stated that years one through ten shows the county receiving 75% of the TIF payments and CCSD receiving 25%. He said that the county can do a ten-year 75% TIF agreement without the CCSD's approval; however, plans are to ask the school board to approve a 30-year 100% agreement, but in actuality the county will make compensation payments as if it were a 75% ten-year TIF agreement. Mr. Finley stated that structure is due to the benefits under the school funding formula.

Financing options is the next thing that needs to be considered. Mr. Finley stated that the county does not have to issue debt associated with a bond rating, particularly with short-term notes, but who ever buys the debt will want to know the financial condition and general economy of the county. According to Mr. Finley, a general obligation structure may be considered for the debt. Main issues that could affect the projected revenue is a reduction in assessed property value following an appeal process through the Board of Revisions, natural disasters, and economy decline.

In looking further into available financing options, Mr. Finley referred to the Ohio Capital Asset Financing Program (OCAFP) where various communities issue their own bonds and sell those bonds into a trust. That trust then issues interest related to all the bonds sold and as a result, investors are buying various community bonds. The county would not be responsible for any other community's debts and visa versa. The point of the program is to reduce costs associated with bond issuance. The costs are allocated by individual formulas calculated for each community, and the debt's fixed interest rate would include those costs. He added that stand-alone general obligation bond issuance costs are typically higher.

Terms and interest rates are market driven and according to Mr. Finley, last week's interest rate available through the OCAFP was a 3.82% locked-in rate for a four-year structure. A cash flow analysis spreadsheet prepared by Mr. Finley showing total debt service payments was then reviewed. He stated if for some reason the TIF collections are insufficient to cover the debt payments, the county would be required to make up the shortage. If TIF revenue comes in higher than anticipated, the county will not have the ability to make accelerated payments under the program and pay off the debt before the four-year period. To be more conservative, Mr. Finley stated that the county could lock into a five or six-year structure to reduce its chances of paying "out-of-pocket" if shortages were to occur. He added that if excess revenue remains once the TIF debt is paid off, according to Ohio law the money will go into the county's general fund.

A cash flow spreadsheet analysis for issuance of rolling notes was then reviewed. Mr. Finley stated that in consulting with Steven Gary, President of the Savings Bank of Circleville, an interest rate of 3.98% was quoted for a one-year note. In conferring with financial advisors, a market rate of 3.75% for competitive note sale was quoted. The advantage to this option is the county can pay down the principal debt as quickly as it is able and then roll it over for a lesser amount. One disadvantage to this option is interest rates can increase, though Mr. Finley stated that the county could consider requesting a two-year or yet five-year note from a bank at a locked interest rate with the option for early pay-off at a slightly higher interest rate. A second disadvantage in rolling notes over is that issuance costs will be associated with each note renewal, though according to Mr. Finley, these amounts are not usually large. He then pointed out that costs incurred for services provided to the county by Bricker & Eckler thus far that have not yet been invoiced will be factored into the total debt issuance amount as well. When asked for the approximate sum of those costs, Mr. Finley stated he was uncertain of the total amount so far; however, he would see that the Commissioners receive an itemized invoice soon.

Mr. Finley stated if it is the county's objective to pay down the TIF debt as quickly as possible, a several year note with a locked-in interest rate would provide protection against rising interest rate exposure in addition to the flexibility for early payoff. He said that the county could formally seek interest rate quotes from local banks. If the Commissioners are considering the OCAFP, Mr. Finley stated in order to provide some "cushion", the front-end payments reflected on the principal portion of the debt payment spreadsheet analysis could be lowered and essentially spread more evenly over the life of the debt repayment structure period rather than ascending payments, resulting in a substantially lower final payment with the principal built-out.

With the county's \$970,000 note obligation maturing later this month, Mr. Finley suggested completing an application for submittal to the OCAFP, and extend its notes with the Savings Bank for an additional 60 days if more time is needed for the Commissioners to explore the financing options.

Following further discussion of the topic it was ascertained that the Commissioners will contact the local banks to request quotes for bank-qualified general obligation for both two-year and five-year interest

rates with prepayment flexibility and that Mr. Finley will obtain application information for the Ohio Capital Asset Financing Program.

**In the Matter of
Bid Opening Conducted for
Ringgold Southern Road Bridge Replacement:**

A bid opening was conducted for the Ringgold Southern Road Bridge Replacement project located in Walnut Township. Robert Parker, Pickaway County Engineer; Terry Frazier, Director of the Pickaway County Development and Planning Office; Melissa Betz, County Auditor; and Bob Bickel of Ohio Bridge Corporation were in attendance.

Engineer's project estimate: \$161,000.00

The following bid was received and read aloud:

Ohio Bridge Corporation	\$138,682.00
201 Wheeling Avenue	
P.O. Box 757	
Cambridge, Ohio 43725-0757	

The bid was turned over to Robert Parker for his review and recommendation for contract award.

**In the Matter of
Meeting with Melissa Betz
Regarding Reimbursement of Overpayment
Made by Law Library Association:**

Melissa Betz, County Auditor, spoke with Commissioners regarding a noncompliance citation *Finding for Recovery/Finding for Adjustment* against the Law Library Association in the December 31, 2005 and 2004 Audit Management Letter.

The Ohio Revised Code §3375.56 states that on the first Monday of each year, the board of trustees of the law library association shall make a detailed statement to the county auditor, verified by the oath of the treasurer of the association, of the amount of the fines and penalties received and the money expended by the association. If the total amount received during the preceding calendar year exceeds the expenditures, the county auditor shall certify the fact to the law library association board, which shall direct the treasurer of the association to refund proportionately to the political subdivisions from which the money was received.

The Association did refund monies; however, the amount calculated was incorrect. The percentage calculation for 2004 included, as part of the fines and penalties received, a \$6,000 transfer from the Retained Monies fund, an unrestricted fund account, erroneously reported as income that was utilized for the purchase of computers. This resulted in the Law Library Association overpaying the county in the amount of \$925.56 and the City of Circleville in the amount of \$591.76 for a total of \$1,517.32.

In researching the issue, Mrs. Betz verified the repayment to the Law Library Assn. is due and it was determined that the repayment will be made from the Commissioners "Other Expenses" line item.

**In the Matter of
Meeting with Terry Frazier
Regarding Various Topics:**

Terry Frazier, Director of the Pickaway County Development & Planning Office, provided a draft of the county's letter for the Commissioners review in support of the recently discussed Telesis Technologies, Inc. (TTI) tax abatement agreement appeal process to the Ohio Department of Taxation, Office of the Tax Commissioner.

The letter explains that in review of all related documentation in 1999, the specific language that was to include the abatement of real estate tax was erroneously omitted from the agreement and ultimately denied for abatement by the Tax Commissioner. As a result, TTI is filing an appeal to request what is believed to have been the intention of the Pickaway County Board of Commissioners in 1999 to include the language for the abatement of real estate tax.

Mr. Frazier then reported he recently attended a stakeholders meeting regarding the Rickenbacker Intermodal Facility. He stated an emerging issue will be the dedication of the Alum Creek Drive Extension, or Rickenbacker Parkway, a portion of which will eventually be presented to the Commissioners for approval of the related plat.

Also reported was the Earnhart Hill Regional Water Sewer District's water service improvement project in Harrison Township is on schedule and that Nate Green, Pickaway Progress Partnership Economic Development Director, will be meeting with the Madison Township Trustees regarding obtaining the necessary signatures to be included in the Joint Economic Development District (JEDD).

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

The Commissioners signed Travel Authorizations for numerous Job & Family Services employees to attend various meetings, training sessions, workshops, and conferences to be held throughout the month of October at a total probable cost of \$2,853.02.

**In the Matter of
Meeting in Executive Session with
Sheriff Radcliff:**

Sheriff Dwight Radcliff and Lt. Rob Radcliff met with the Commissioners to provide them with the status of union contract negotiations.

At 10:56 a.m., Mr. Wippel offered the motion, seconded by Mr. Reeser to enter into Executive Session.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

At 12:05 p.m., Mrs. Metzler announced the Board's return to Regular Session.

No action was taken.

**In the Matter of
Tour of County Sewer Plants:**

From 1:30 pm. to approximately 3:30 p.m., the Commissioners toured the Pickaway County Sewer Plants located at Wintergreen, Circle Hills, Walnut Heights, and Knollwood Village Subdivisions with Pickaway County Sanitary Engineer, Robert E. Parker, and representatives from Kinder Environmental Services which handles the operations and maintenance of the sewer plants. Matthew Forte of the *Circleville Herald* was also in attendance.

**In the Matter of
Contract Award for
Ringgold Southern Road Bridge Replacement Project:**

In reference to the bid opening conducted earlier in the day for the **Ringgold Southern Road Bridge Replacement Project**, and upon the recommendation of Robert E. Parker, Pickaway County Engineer, Mr. Wippel offered the motion, seconded by Mr. Reeser to **award the contract to Ohio Bridge Corporation, 201 Wheeling Avenue, P.O. Box 757, Cambridge, Ohio 43725-0757, sole bidder, in the amount of \$138,682.00.**

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Plat Approved for
Meadow Wind Subdivision:**

Mr. Wippel offered the motion seconded by Mr. Reeser to adopt the following Resolution:

BE IT RESOLVED, that the Pickaway County Commissioners accepted and approved the plat for **Meadow Wind Subdivision, Jackson Township, Pickaway County, Ohio, V.M.S. 6436**, then

THEREFORE BE IT RESOLVED, that all right-of-ways for roads, streets and easements be accepted for public use as shown on said plat.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
EMA Mutual Aid Agreements Signed with
Franklin, Fayette, and Ross Counties:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to adopt the following Resolution:

WHEREAS, Ohio Revised Code §5502.271 states that political subdivisions may, in collaboration with other public and private agencies within this state, develop mutual aid arrangements for reciprocal emergency management aid and assistance in case of any hazard too great to be dealt with unassisted, and

WHEREAS, James C. Deal, Pickaway County Emergency Management Agency (EMA) Director, presented to the Pickaway County Board of Commissioners a Mutual Aid Agreement with Franklin, Fayette, and Ross Counties EMA, then

THEREFORE BE IT RESOLVED that the Board of County Commissioners, Pickaway County, State of Ohio, hereby enters into a Mutual Aid Agreement between Pickaway County EMA and Franklin, Fayette, and Ross Counties EMA.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Waiver Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to waive the waiting period to issue payment to **Steven M. Ragland** in the amount of **\$6,850.00** from line item #252-5038-5224 for rehabilitation services associated with the Pickaway County FY05 CHIP Program.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

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

Mr. Reeser offered the motion, seconded by Mr. Wippel to approve the following CASH ADVANCE request:

**151.68 from 101.1105.5901 – General Fund-Advance Out
to
296.0000.4910 – Misdemeanor Community Corrections-Advance In**

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriations Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the following requests for the APPROPRIATION OF FUNDS:

50,037.46 to 101.1105.5703 – Contingencies
15,000 to 206.5015.5403 – Public Assistance-Travel & Expense
1,000 to 209.5022.5403 – Family & Children First Council-Travel & Expense
15,000 to 248.2030.5901 – Local Emergency Planning Commission-Other Expense

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Issuance of Blanket Purchase Order Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the following request for the ISSUANCE OF A BLANKET PURCHASE ORDER:

22,678.93 from 248.2030.5901 – Local Emergency Planning Commission-Other Expense

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Transfers Approved by
County Administrator:**

Dan Bradhurst, County Administrator, approved the following requests for the TRANSFER and RE-APPROPRIATION OF FUNDS:

50,037.46 from 101.1105.5703 – Contingencies
to
101.1101.5405 – Professional Services

283.18 from 101.5010.5437 – Veterans Services-Transportation
to
101.5010.5403 – Veterans Services-Travel

142.98 from 101.5011.5404 – Veterans Services-Marketing
to
101.5010.5403 – Veterans Services-Travel

2,000 from 101.5011.5439 – Veterans Services-Burials
to
101.5010.5403 – Veterans Services-Travel

**In the Matter of
Authorization for Ula Jean Metzler to
Sign Issue II Application/Documents for**

London Road Widening & Resurfacing-Phase I Project:

Mr. Wippel offered the motion seconded by Mr. Reeser to adopt the following Resolution:

BE IT RESOLVED, that the Pickaway County Board of Commissioners hereby supports the **“London Road Widening and Resurfacing Project-Phase I,”** and does hereby authorize **Ula Jean Metzler, President, to sign the application and further authorizes Ula Jean Metzler to enter into any agreements** as may be necessary for Issue II and/or LTIP funding being submitted to the Ohio Public Works Commission, District 17.

Voting on the motion was as follows: Mrs. Metzler, yes; Mr. Reeser, yes; Mr. Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Animal Shelter Weekly Report Filed:**

The weekly report for the Pickaway County Animal Shelter was filed for week ending September 30, 2006.

A total of \$231.99 was reported being collected as follows: \$59.99 in sales of dogs; \$45 in redemptions; \$50 in donations; \$55 in sales of tags; \$22 in late tag fee penalties.

Nine (9) dogs and no cats were destroyed.

No firearms were discharged.

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

Ula Jean Metzler, President

Glenn D. Reeser, Vice President

Jay H. Wippel

BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk