

MONDAY, JANUARY 29, 2007
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, January 29, 2007, with the following members present: Mr. Glenn D. Reeser; Mr. Jay H. Wippel; and Mrs. Ula Jean Metzler. Daniel V. Bradhurst, County Administrator, was also in attendance.

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

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

Attest: Patricia Webb, Clerk

**In the Matter of
Payment of Bills:**

Mr. Wippel offered the motion, seconded by Mrs. Metzler 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 January 26, 2007, 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 \$308,556.14 on the County Treasurer to satisfy the same.

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

Attest: Patricia Webb, Clerk

**In the Matter of County
Facilities Study/Plan:**

Relative to cost-saving principles, Commissioner Wippel reviewed the results of the Pickaway County Facilities Study/Plan with Commissioners Reeser and Metzler that he complied for the Board's future consideration in streamlining the manner in which county buildings and outside leases for county departments/agencies are currently being utilized.

**In the Matter of
Meeting with Chester Jourdan of
Mid Ohio Regional Planning Commission:**

Chester R. Jourdan, Jr., the newly appointed Executive Director of the Mid-Ohio Regional Planning Commission (MORPC), met with the Commissioners to introduce himself and provide a brief summary of his goals and visions. Terry Frazier, Director of the Pickaway County Development and Planning Office; Nate Green, Pickaway Progress Partnership (P3) Economic Development Director; and Matthew Forte of the *Circleville Herald* were in attendance.

Mr. Jourdan arrived at the MORPC in his new role on December 18, 2006, following his appointment of six years at the South East Texas Regional Planning Commission (SETRPC). He stated that he is supportive of regionalism and looks to build on the MORPC's history and legacy while at the same time look to charter a new course, be more relevant to counties outside of Franklin County particularly in the areas of economic development and grant writing. Mr. Jourdan said that his vision of regionalism is to fit into the context of the environment we operate in, adding that he feels there is a lack of resources to regions at the state and federal levels. "To be effective, we have to work collectively and have a clear voice of our priorities. With the huge economical growth opportunities expected for central Ohio, we have to make sure

we take full advantage of those opportunities at a regional level.” Mr. Jourdan stated that in order to be responsive outside of Franklin County, the MORPC is looking at establishing satellite offices to offer granting writing and administration services. He said that he would like to see the creation of a regional leadership institute as well.

Dialogue took place in reference to re-examining the model for which MORPC membership dues are determined, currently based on county populations. The Commissioners stated that due to financial restraints, Pickaway County has been unable to meet the expense of the dues for the past number of years. With its economic development future being linked to the City of Columbus and Franklin County, the importance of making sure Pickaway County is “at the table” in regard to regional planning and development was also discussed between the Commissioners and Mr. Jourdan.

Following further discussion, it was determined that Mr. Green and Mr. Frazier will schedule a time to provide Mr. Jourdan with a tour of Pickaway County. The Commissioners then thanked Mr. Jourdan for his time, stating that they are looking forward to working with him.

In the Matter of Meeting with State Senator John Carey:

The Commissioners welcomed 17th District State Senator John Carey and expressed their appreciation for attending their meeting to discuss legislative updates. Terry Frazier, Director of the Pickaway County Development and Planning Office; Nate Green Pickaway Progress Partnership (P3) Economic Development Director; and Matthew Forte of the *Circleville Herald* were also in attendance.

Commissioner Wippel congratulated Mr. Carey on his re-election to the Senate and inquired as to his committee appointments. Mr. Carey stated he is the Chairman of the State Finance Committee and expects state budget to be completed before the June 30 deadline, and is a member of the State Education Committee, focusing on early childhood education and bringing the chancellor under the governor’s control for more accountability to the Board of Regents. He sits on the Agricultural Committee, concentrating on bio-diesel, ethanol, and other by-products commercial practices, and worked on the introduction of Senate Bill 295, where all Concentrated Animal Feeding Operation (CAFO) facilities would be required to file infrastructure plans with county commissioners. Senator Carey is also a member of the Local Government and Veterans Affairs Committee, the Rules Committee, the Joint Legislative Ethics Committee, is Finance Chairman of the Controlling Board, and has been working on new legislation for the Jobs Ready Sites Program.

When asked by the Commissioners if there is new legislation and/or incentives in the future for ethanol and bio-diesel facilities, Senator Carey stated that he believes it is a key focus of the governor’s and that he is hopeful the current regulatory bureaucracy involved in getting those facilities operational in a more time effective manner can be explored.

The Commissioners then informed Senator Carey of several of their recent and future efforts in relationship to the county’s facilities plan, expansion of the county jail, and the goals and current status of the county’s Higher Education Initiative.

When asked about some of his goals and objectives coming into his new term, Senator Carey stated he would like the region to take advantage of offering additional supplier opportunities to auto manufacturers. The Commissioners agreed stating that the county recently provided a tax abatement agreement for the expansion of Florida Production Engineering, which manufactures and supplies interior and exterior injected molded automobile parts and other products to various auto makers, increasing its workforce by more than thirty (30) employees.

The Commissioners asked Senator Carey for his continued support of Local Government Funds (LGF), which supplies approximately ten percent (10%) of the county’s annual revenue, and the LGF funding formula for growing counties; and changes to the statutory requirement of counties to fund space for District Health Departments. They also expressed their concerns regarding the fade-out of tangible personal property taxes, which supplies about five percent (5%) of the county’s annual revenue, and retail sales versus Internet sales in relationship to sales tax.

Terry Frazier then spoke of the annually proposed impact fees to townships and school districts. He stated he would like to see counties as the vehicle for those fees. He also stated that he would like to see the sunset language eradicated from Senate Bill 361, where the 32¢ monthly surcharge to every cell phone user for the implementation of enhanced wireless E9-1-1 service will be terminated. Mr. Frazier stated that the

continued funding will be required for expenses related continued mapping, and software maintenance and upgrades. In response, Senator Carey asked Mr. Frazier to provide him with a letter detailing his concerns.

Nate Green then spoke to the Senator Carey about the Pickaway Hometown Competitiveness Initiative that focuses on four (4) pillars of rural community building. In the recent past Mr. Green and other local stakeholders visited a community in the State of Nebraska where donors received tax credits related to the initiative supporting Community Youth Development, Leadership Development, Entrepreneurship Development, and Philanthropy Development and this is something he would like to see implemented in Pickaway County. Following further discussion regarding the topic, it was determined that Mr. Green will forward information he recently obtained regarding the tax credit legislation to Senators Carey and Shaeffer for their review.

At the conclusion of the meeting, the Commissioners thanked Senator Carey for taking the time to meet with them, take note of their concerns, and for the information he provided.

**In the Matter of
Partial Release of Mortgage Signed for
Kenny D. & Lela L. Yates, CHIP Housing Rehabilitation Recipient:**

Subsequent to last week's meeting regarding the request, Mrs. Metzler offered the motion, seconded by Mr. Wippel in favor of Commissioner Reeser's signature on a *Partial Release of Mortgage Premises* for Kenny D. & Lela L. Yates, 10364 Hayesville Road, Kingston, Ohio 45644, recipient of housing rehabilitation assistance through the Pickaway County FY 05 Community Housing Improvement Program (CHIP).

Salt Creek Valley Bank, the mortgage lender, is permitting Mr. Yates to split his land from 2.5 to 1 acre, with the proceeds from the sale going toward further rehabilitation of the home. The split will not affect Mr. Yates's responsibility to the county for the rehabilitation that has been made to the home through the CHIP Program, and the county will remain in second lien position on the property.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Meeting in Executive Session
Regarding Pending Litigation:**

Judy Wolford, Pickaway County Prosecutor; Terry Frazier, Director of the Pickaway County Development and Planning Office; and Robert E. Parker, Pickaway County Engineer, met with the Commissioners for a discussion regarding pending litigation.

At 11:27 a.m., Mr. Wippel offered the motion, seconded by Mrs. Metzler to enter into Executive Session.

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

Attest: Patricia Webb, Clerk

At 11:45 a.m. Commissioner Reeser announced the Board's return to Regular Session.

No action was taken.

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

Mrs. Metzler offered the motion, seconded by Mr. Wippel to approve the following FUND TRANSFER requests:

158,600 from 101.6102.56499 – Soil & Water-General Fund

to
601.0000.4513 - Soil & Water – County Appropriation
87,815.65 from 651.6050.5901 – Unclaimed Funds-Other Expenses
to
101.0000.4997 – General-Unclaimed Funds
64,478.57 from 101.1105.5708 – Debt Retirement
to
303.0000.4901 – Downtown Annex Bond Retirement

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

Attest: Patricia Webb, Clerk

**In the Matter of
Transfers Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Wippel to approve the following TRANSFER and RE-APPROPRIATION OF FUNDS REQUESTS:

225,000 to 101.1105.5703 – Contingencies
to
101.1101.5405 – Professional Services
64,478.57 from 101.1105.5703 – Contingencies
to
101.1105.5708 – Debt Retirement

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

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriations of Funds Approved:**

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

87,815.65 to 651.6050.5901 – Unclaimed Funds-Other Expenses
225,000 to 101.1105.5703 – Contingencies
64,478.57 to 303.0000.4901 – Downtown Annex Bond Retirement-Revenue
64,478.57 to 101.1105.5703 – Contingencies
3,088.02 to 303.8205.5604 – Downtown Annex Bond Retirement-Interest
61,390.55 to 303.8205.5603 – Downtown Annex Bond Retirement-Principal

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

Attest: Patricia Webb, Clerk

**In the Matter of
Issue of Blanket Purchase Orders Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Wippel to approve the following ISSUANCE OF BLANKET PURCHASE ORDER requests:

13,000 – 219.4020.5901 – Special Marriages
8,000 – 246.4010.5901 – Dog & Kennel-Other
15,000 – 248.2030.5901 - Local Emergency Planning Commission

40,000 – 250.5030.5901 – Haven House/Byrne Memorial
3,500 – 255.5036.5901 – 800 MHz-Other
9,500 – 101.1145.5901 – Recorder-Other Expenses

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

Attest: Patricia Webb, Clerk

**In the Matter of
Annexation Hearing Date, Time, Location Scheduled for
104.062 acres of Harrison Township into the Village of Ashville:**

The Clerk informed the Board of Commissioners of an annexation petition that was filed in their office on January 26, 2007, by TLC Ashville, LLC, for Thomas Williamson, Managing Member, for 146.042 acres of land, designated as Valley Vista of Ashville located in Harrison Township, to be annexed into the Village of Ashville. The southern boundary of land is contiguous to the present corporate limits of the Village of Ashville.

The hearing date and time for the proposed annexation are scheduled for April 23, 2007, at 1:30 p.m., and will be held in the Pickaway County Board of Commissioners office.

Attest: Patricia Webb, Clerk

**In the Matter of
Meeting with Perfection Group, Inc.:**

Jim Duckworth, Account Executive, and Bruce Searight, Director of Business Development, from Perfection Group, Inc., in Dublin, Ohio, provided a Power Point presentation outlining the services their company has to offer. Dave Conrad, Pickaway County Maintenance Supervisor, was also in attendance.

The presentation covered how the company can provide, among other things, mechanical and electrical engineering consulting services to assist governmental agencies in effectively upgrading existing building infrastructures in efforts to reduce the long range cost of energy by way of mechanical systems replacement, energy system installation, lighting retrofit, and plumbing upgrades. Also discussed in the presentation was HB300, legislation enacted in 1994 for the purchase, installation, and financing of energy conservation improvements to county buildings. The basic concept of the bill is that savings in energy costs will more than pay for the cost of installing energy conservation measures in existing buildings. Pickaway County previously utilized the various provisions of HB300 in 1995, for the installation of energy conservation windows in the Pickaway County Courthouse and retrofit lighting in the Pickaway County Service Center.

At the conclusion of the presentation and a brief question and answer session, the Commissioners informed Mr. Duckworth and Mr. Searight that the county recently entered into contract with Korda/Nemeth Engineering, Inc. for professional engineering services related to the HVAC/Electrical assessment project for the Pickaway County Courthouse to essentially accomplish the same energy conservation mission, and stated that when it is completed they would like to review the assessment report before moving forward or making a decision at this time.

**In the Matter of Permission Granted to
Pickaway County Engineer Department for the
Purchase of One (1) Extended Cab Pickup Truck:**

Mrs. Metzler offered the motion, seconded by Mr. Wippel authorizing Jim Bingman, Superintendent of the Pickaway County Engineer Highway Garage, who met with the Commissioners to gain their approval for the purchase of the following vehicle:

Participate in the State of Ohio Department of Administrative Services Cooperative Purchase Program through contract #GDC093E for the purchase of one (1) 2WD, Extended Cab Pickup Truck, 8,500 GVWR.

The motion also provides the opportunity for local dealers to submit a proposal for the same vehicle, as per exact specifications, to allow local dealers to bid on and sell the same type of truck at a lower price than that of the Ohio Department of Administrative Services Cooperative Purchase Program contract as provisions provide by Ohio law.

The Engineer's estimate for the purchase of the vehicle is \$26,000.

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

Attest: Patricia Webb, Clerk

**In the Matter of Permission Granted to
Pickaway County Engineer Department for the
Purchase of One (1) Tandem Axle Cab Chassis Truck:**

Mrs. Metzler offered the motion, seconded by Mr. Wippel granting the Pickaway County Engineer's Department permission to purchase one (1) Tandem Axle Cab Chassis Truck through the State of Ohio Department of Transportation Cooperative Purchase Program.

The Engineer's estimate for the purchase of the vehicle is \$72,000.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Permission to Advertise for
Bids for Purchase of Used Hydraulic Boom Excavator:**

Mrs. Meltzer offered the motion, seconded by Mr. Wippel granting the Pickaway County Engineer's Department permission to advertise for bids for the purchase of one (1) Hydraulic Boom Excavator, as per specifications. This used excavator will replace Unit #80.

The Engineer's estimate for the purchase of the equipment is \$75,000.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Travel Authorization Approved for
800 MHz Communications Advisory Board Chairman:**

The Commissioners signed a Travel Authorization approving the attendance of Jim Bingman, Chairman of the Pickaway County 800 MHz Communications Advisory Board, at the International Wireless Communication Expo to be held in Las Vegas, Nevada from March 26 – 30, 2007, at a total probable cost of \$1,850.

**In the Matter of
City of Circleville and Circleville Township Trustees
Annexation Agreement Update:**

Louis McFarland, P.E. City of Circleville Director of Public Service, along with Circleville Township Trustees Dale Bower, Robert Kuhlwein, and Ernest Martin met with the Commissioners to provide an update in reference to the annexation agreement, or economic development plan, the two entities entered into one (1) year ago. Terry Frazier, Director of the Pickaway County Development and Planning Office was also in attendance.

The annexation agreement, for which the county contributed \$10,000 towards its cost, is applicable to three (3) commercial development areas within Circleville Township known as the North Court Street, U.S. Route 22 East, and Kingston Pike Development Districts that are slated for development. A small map amendment to the original agreement with the inclusion of approximately five acres in the Juhl Road area to the North Court Street Development District was discussed, for a total of approximately 1,750 acres for all three districts.

A primary objective to the agreement is to provide sound land use planning to the proposed growth areas, thereby promoting sound use of private and public infrastructure funds. Advantages to the agreement include, but are not limited to: fostering a business friendly environment to attract quality businesses to the three districts; land uses are set in advance of developers; better control of community design; streamlining the development process; and the overall improvement of resident's quality of life. The agreement allows Circleville Township to remain "whole" so as property is annexed its territory and revenues are not consumed and income tax revenue will continue to be realized by the City of Circleville. Mr. McFarland stated that a keynote to remember is that territory is annexed only upon petition by the property owner. The agreement also addresses responsibility for services such as water, sanitary sewer, storm sewer, road maintenance, snow removal, and other activities.

Positive points for the county related to the annexation agreement includes Terry Frazier's seat on the comprehensive land use planning board; providing a quality tool to shape development, infrastructure, and future land use within the county; the possibility of future intergovernmental service contracts which would lead to more efficient government; and streamlining future expedited annexations.

**In the Matter of Waiver Approved for
Payment to the Pickaway County Agricultural Society:**

Mrs. Metzler offered the motion, seconded by Mr. Wippel to waive the waiting period to issue payment to the Pickaway County Agricultural Society in the amount of \$38,000 from line item #401.7115.5508. This amount reflects the proceeds from a promissory note signed by the Pickaway County Commissioners on behalf of the Agricultural Society for the purchase and installation of new signage at the Pickaway County Fairgrounds.

The Treasurer of the Agricultural Society previously signed an Indemnification Agreement stating it will be responsible for the repayment of the loan and hold the Pickaway County Commissioners harmless from and against any and all claims, damages, liabilities, or obligations arising from or incurred as a result of the promissory note.

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

Attest: Patricia Webb, Clerk

**In the Matter of Waiver Approved for
Payment to the Savings Bank:**

Mrs. Metzler offered the motion, seconded by Mr. Wippel to waive the waiting period to issue payment to the Savings Bank of Circleville for a total amount of \$64,478.57 to be paid from line item # 303.8205.5603 (principal) and line item #303.8205.5604 (interest) for the final payment on the Pickaway County Downtown Annex loan.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Technical Meeting Regarding
Van Der Burg Dairy Farm:**

The Commissioners devoted the remainder of the day in attending a Technical Meeting at the Soil & Water Conservation District Office regarding the proposed Van Der Burg Dairy Farm to be located in

Monroe and Darby Townships. The Technical Meeting will be attended by pertinent elected officials and representatives from the Ohio Department of Agriculture. An informational meeting open to the public will be held at Westfall School District at 7:30 p.m.

**In the Matter of Travel Authorization
Approved for Pickaway County Sheriff:**

The Commissioners approved a Travel Authorization for the attendance of Dwight E. Radcliff, Pickaway County Sheriff, at the National Sheriff's Mid-Winter Meeting to be held in Washington D.C. from January 31 through February 4, 2007, at a total probable cost of \$1,526.80.

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

The weekly report for the Pickaway County Animal Shelter was filed for week ending January 27, 2007.

A total of \$613 was reported being collected as follows: \$224 in sales of dogs; \$15 in redemptions; \$101 in donations; \$273 in sales of tags; \$0 in late tag fee penalties.

Seven (7) dogs and no cats were destroyed.

No firearms were discharged.

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

Glenn D. Reeser, President

Jay H. Wippel, Vice President

Ula Jean Metzler
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk