

MONDAY, APRIL 28, 2008
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, April 28 2008, with the following members present: Mr. Jay H. Wippel; Mrs. Ula Jean Metzler; and Mr. Glenn D. Reeser. Ryan Scribner, Pickaway County Administrator, was also in attendance.

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

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

Attest: Patricia Webb, Clerk

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

Mrs. Metzler offered the motion, seconded by Mr. Reeser 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 April 25, 2008, 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 \$207,488.87 on the County Treasurer to satisfy the same.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Resolution of Support for
Ohio Job Ready Sites Grant:**

Nate Green, P3 Economic Development Director, met with the Commissioners to obtain a Resolution of support for P3's application to the Ohio Department of Development for a Job Ready Sites grant.

The owner of the site, formally owned and occupied by Thomson Consumer, is Circleville-Pickaway LLC, which is owned Industrial Realty Group (IRG). Intentions are to develop a mix-use project with retail/commercial offices in the front area of the site and industrial space in the back. If the funds are granted, they will be utilized for industrial infrastructure leading to the rear of the property. The site requires some environmental mediation, and existing water and sewer mains will need to be relocated to service buildings that will be constructed on the site.

Mr. Reeser offered the motion, seconded by Mrs. Metzler to adopt the following Resolution.

Resolution No: 042808-1

The maximum \$500,000,000 grant application carries a 75%/25% local match. Mr. Green explained that the local match is already covered with the \$2.2 million purchase of the site, with no financial obligation required from the county. Improvements to existing buildings on the property are also included as part of the match.

Following a brief question and answer session regarding the request, Mr. Reeser offered the motion, seconded by Mrs. Metzler to adopt the following Resolution:

WHEREAS, the State of Ohio, Department of Development, provides financial assistance to local governments for the purpose of filling statewide gaps in Ohio's site offerings market; and

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WHEREAS, the Pickaway Progress Partnership desires to participate by authorizing the receipt of financial assistance for Pickaway Progress Park under the Ohio Job Ready Sites Program; and

WHEREAS, the Pickaway Progress Partnership has the authority to apply for financial assistance and to administer the amounts received from the State of Ohio, Department of Development, through its Ohio Job Ready Sites Program; and

WHEREAS, the Pickaway Progress partnership must direct and authorize the Site Improvement Project Manager to act in connection with the application and to provide such additional information as may be required; then

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners, Pickaway County, State of Ohio and of all members thereof concurring:

SECTION ONE:

That the Pickaway County Board of Commissioners authorizes Pickaway Progress Partnership to file an application to participate in the State of Ohio, Department of Development's, Ohio Job Ready Sites Program, and provide all information and documentation required in the application for submission.

SECTION TWO:

That the Board of Commissioners of Pickaway County, Ohio hereby approves filing an application for financial assistance under the Ohio Job Ready Sites Program.

SECTION THREE:

That the Pickaway County Board of Commissioners hereby understands and agrees that participation in the program will require compliance with program guidelines and assurances.

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

Attest: Patricia Webb, Clerk

Mr. Green then informed the Commissioners that the former Wal-Mart building has been purchased by *Grandview Building Supply*, which plans to open outlet store.

**In the Matter of
Transfer of Liquor License Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Reeser to approve the transfer request of the following Liquor License, with no request for a hearing.

From:
#7644150
S & A Petroleum, Inc.
DBA Circleville Marathon
24655 US Rt. 23
Circleville, Ohio 43113

To:
#5656080
Maya 1, Inc.
DBA Circleville Marathon
24655 US Rt. 23
Circleville, Ohio 43113

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

Attest: Patricia Webb, Clerk

**In the Matter of
Timothy D. and Monica B. McGinnis
Subordination Request Denied:**

A Subordination request was made by Timothy D. and Monica B. McGinnis, recipients of first-time homebuyer downpayment and rehabilitation assistance provided by the Pickaway County FY05 Community

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Housing Improvement Program (CHIP) for the total amount of \$24,997.00. The home located at 13470 St. Rt. 56, Kingston, Ohio 45644.

The request included the consolidation and payoff of non-housing debt (credit cards), and delinquent property taxes, for a combined total of \$14,872. The new interest rate would increase from 6.25% to 10.25%. The county would remain in its current lien position, second to the mortgage lender.

After the Board's review of all aspects of the matter, Mr. Reeser offered the motion, seconded by Mrs. Metzler to deny the request as it is the objective of the first time home buyer program to assist low-to-moderate income families purchase and rehabilitate a home as opposed to paying off consumer debt.

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

Attest: Patricia Webb, Clerk

In the Matter of
Meeting in Executive Session
With Terry Frazier:

Terry Frazier, Director of the Pickaway County Development and Planning Office, met with the Commissioners to discuss a personnel matter.

At 10:02 a.m., Mr. Reeser offered the motion, seconded by Mrs. Metzler to enter into Executive Session.

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

Attest: Patricia Webb, Clerk

At 10:19 a.m., Mrs. Metzler offered the motion, seconded by Mr. Reeser to resume Regular Session.

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

Attest: Patricia Webb, Clerk

No action was taken

In the Matter of Proposal from
James Hartzler, AICP, to
Conduct Local Planning and Zoning Workshops:

Mr. Frazier then spoke to the Commissioners regarding their consideration in approving a proposal from James Hartzler, AICP, in the amount of \$3,650 to provide a series of local planning and zoning workshops. Mr. Hartzler previously performed a considerable amount of planning and zoning consultation services with township zoning commissions and also assisted with amendments to Pickaway County's and the City of Circleville's Subdivision Regulations.

Previous discussions have been held between Mr. Frazier and the county prosecutor to jointly host the workshops to enhance the knowledge and understanding among local key officials of rural zoning, subdivision, and other development tools involved with these processes. There would be two (2) separate workshops to address the group, the first of which would introduce the basics of township zoning, particularly from a legal perspective. The second workshop would be open to those who could not attend the first, as well as those from the first workshop who wish to discuss key topics that may have not been covered or who may require additional clarification. The county would be responsible for providing a suitable location, as well as all advertising, promotion, and notification of the workshops. Discussion was held in reference to scheduling the workshops on a Saturday morning and one in the evening throughout the week in order for key officials to be able to attend. It was determined that it should be mandatory for at least one

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trustee from each township attend a meeting along with the zoning officials. Also discussed was requiring a minimal percentage of Mr. Hartzler's costs to be provided from the townships.

At the conclusion of the discussion, Mrs. Metzler offered the motion, seconded by Mr. Reeser to:

- approve Mr. Frazier and the county prosecutor to move forward with organizing the workshops;
- distribute workshop notification letters to all township trustees and zoning officials that would include requesting a nominal reimbursement from each township for Mr. Hartzler's costs.

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

Attest: Patricia Webb, Clerk

Other topics of discussion included were:

- creating a one-stop planning and development center for the benefit of the public, developers and enterprises. Mr. Frazier distributed a draft listing of potential development review and approval services that could be provided by the one-stop planning/development center;
- subdivision plats for Zoie Estates (Scioto Township) and a re-plat of Lot #2 in Circleville Crossing Subdivision (Circleville Township), both of which will be coming before the Commissioners for approval in the near future;
- development plan approval fee schedules from other counties were distributed by Mr. Frazier for the Commissioners' review and eventual consideration in implementing in the county's development and planning office.

In the Matter of
Appointment of Joe Testa to
800 MHz Advisory Committee:

With the recent resignation of Louis A. McFarland from the **Pickaway County 800 MHz Advisory Committee**, Mr. Reeser offered the motion, seconded by Mrs. Metzler to appoint **Joe Testa, 12792 Fridley Road, Ashville, Ohio 43103** as a member of the committee. Mr. Testa has had many years of experience with the local Red Cross; currently serves as the C.E.R.T. Coordinator with the Pickaway County EMA Office; and has the interest along with a background in radio communications as an Amateur Radio Operator. The three (3) year term is effectively immediately.

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

Attest: Patricia Webb, Clerk

In the Matter of
Pickaway County Investment
Advisory Committee Meeting:

The Pickaway County Investment Advisory Committee met with Dennis Yacobozzi of United American Capital and reviewed the Pickaway County Quarterly Investment for the period of January 1, 2008 through March 31, 2008. Pickaway County Treasurer, Ellery Elick, and Pickaway County Auditor, Melissa Betz, were also in attendance. Copies of the report for the period of October 1, 2007 through December 31, 2007, were also distributed for review.

Following an overview of the current status of the stock market and national economy, Mr. Yacobozzi reviewed the county's portfolio inventory; transactions; interest history details; portfolio analysis; and market analysis.

Copies of the reports are on file in the Pickaway County Commissioners, Treasurer, and Auditor offices.

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Mr. Elick then distributed a spreadsheet of delinquent real estate taxes collected since the third quarter of 2006, reflecting a total of \$848,191.25.

In the Matter of
Meeting with Harrison Township
Trustees Regarding Road Weight Limits:

Harrison Township Trustees, Keith Peters and Paul Welsh, met with the Commissioners to obtain their approval of a **50% road weight reduction on Duvall Road from St. Rt. 23 to Lockbourne Eastern Road**, effectively immediately. The request was made due to the significant increase of commercial vehicles carrying extremely heavy loads causing the road to deteriorate at an accelerated rate.

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

Attest: Patricia Webb, Clerk

In other business discussed, Mr. Welsh stated that in researching whether township residential inspectors can also serve as commercial building inspectors for their respective townships, it has been found that residential zoning inspectors for townships in surrounding counties do provide commercial building inspections. It has been the county's understanding up to this point that the Circleville/Pickaway County Building Department's Chief Building Official must provide commercial building inspections for townships.

It was decided that the topic will be explored and the county prosecutor will be consulted.

In the Matter of
Meeting with Chris Wojno
Regarding CDBG & CHIP Update:

Chris Wojno, Pickaway County's FY08 Community Development Block Grant (CDBG) and Community Housing Improvement Program (CHIP) grant consultant, met with the Commissioners to provide an update and discuss the county's upcoming grant applications to the Ohio Department of Development (ODOD) for both programs.

Mr. Wojno stated that he intends to apply for \$500,000 in CHIP funds that would target homeownership and home repair for the low-to-moderate income population, and focus more on home repair for the elderly. He stated that he would like to partner more with local agencies that would benefit the program, such as PICCA, for weatherization, and furnace testing services, etc.. As part of the CHIP application, plans are to utilize approximately \$100,000 of the county's \$184,056.58 balance in program income as a separate activity over a two-year period. This would involve the acquisition of and rehabilitation to a home or homes located outside of Circleville's corporation limits and sell the home(s) to low-to-moderate income, first-time home buyers.

Mr. Wojno also informed the Commissioners that in reviewing submitted CDBG and CHIP program applications, the ODOD is focusing more on, and gives an extra 5 points in the CHIP application rating scale, for tying the two programs together and center on eligible target areas that are identified within the county. These target areas must be at least 60% low-to-moderate income areas. In the county's FY06 CDBG application, \$10,000 was designated for the planning and development of a Community Distress application for the Village of New Holland. Last week, New Holland Village officials submitted a CDBG FY08 application to the Commissioners requesting \$40,000 of the county's \$113,000 available project funding for a drainage project; Mr. Wojno explained that he would like to also earmark \$100,000 to the New Holland target area in the county's FY08 CHIP application to the ODOD, reflecting a significant impact on the distressed area which is looked upon favorably by the department.

The Commissioners then reviewed the submitted CDBG funding applications to gain a better understanding of what the requests total. After doing so, it was determined that the \$40,000 request from New Holland would be feasible with enough of the county's allocation left to be able to support the majority of the remaining funding requests.

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At the conclusion of the discussion, Mr. Wojno then obtained Commissioner Wippel's signature on several documents required for the county's FY08 CHIP application, which is due to the ODOD on May 2.

In the Matter of
Resolution Adopted for FY08
Community Housing Improvement Program
(CHIP) Application:

Resolution No.: 042808-2

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

WHEREAS, the State of Ohio, Department of Development, provides financial assistance to local government for the purpose of address local housing needs, and

WHEREAS, the Pickaway County Board of Commissioners, State of Ohio, desires to participate in the program to receive financial assistance under the Small Cities Community Development Block Grant Community Housing Improvement Program (CHIP) for FY 2008, and

WHEREAS, the Pickaway County Board of Commissioners has the authority to apply for financial assistance and to administer the amount received from the State of Ohio, Department of Development, through its Small Cities Community Development Block Grant Program, and

WHEREAS, the Pickaway County Board of Commissioners must direct and authorize the contract person to act in connection with the application and to provide such additional information as may be required.

THEREFORE BE IT RESOLVED, that the Board of County Commissioners, Pickaway County, State of Ohio, a two-thirds majority of all members there to concurring:

- Section 1. The Pickaway County Board of Commissioners hereby approves filing an application for financial assistance for up to \$500,000 under the Small Cities Community Development Block Grant CHIP Program.
- Section 2. The Pickaway County Board of Commissioners hereby understands and Agrees that participation in the CHIP program will required compliance with program guidelines and assurances.
- Section 3. The Pickaway County Board of Commissioners hereby authorized the President of the Commissioners to apply for the Small Cities Community Development Block Grant CHIP funds.
- Section 4. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Board and that all deliberations of the Pickaway County Board of Commissioners and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.
- Section 5. The Pickaway County Board of Commissioners hereby declares this Action to be an emergency measure to ensure the health, safety, and welfare of the citizens of Pickaway County, and that the application for the Small Cities Community Development Block Grant CHIP program has strict guidelines.
- Section 6. The Resolution shall take place immediately upon its passage and approval by the Board of Commissioners

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

Attest: Patricia Webb, Clerk

In the Matter of
Developer's Agreement with
Sonic Restaurants, Inc.

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The Commissioners signed a Developer's Agreement with *Sonic Restaurants, Inc.* The agreement sets forth the covenants for the developer for installing all necessary streets, curbs, sidewalks, curb ramps, open ditches, storm sewers, etc. to serve the restaurant that will be located in the Circleville Crossing Subdivision, Circleville Township.

**In the Matter of
Travel Authorization Approved for
County Engineer:**

The Commissioners signed and approved a Travel Authorization in the amount of \$1,115.00 for Robert E. Parker, Pickaway County Engineer, to attend the National Conference on Access Management to be held in Baltimore, Maryland from July 13, - 17, 2008.

**In the Matter of
Appropriation Approved:**

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

1,151.75 to 296.1256.5478 – Misdemeanor Day Reporting-Remittance

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

Attest: Patricia Webb, Clerk

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

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

**87,500 from 101.6102.5499 – Soil & Water Appropriation-General Fund
to
601.0000.4513 – Soil & Water – County Appropriation**

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

Attest: Patricia Webb, Clerk

**In the Matter of
Weekly Dog Warden Report Filed:**

The weekly report for the Pickaway County Dog Shelter was filed for week ending April 19, 2008.

A total of \$502 was reported being collected as follows: \$96 in sales of dogs; \$75 in redemptions; \$45 in donations; \$195 in sales of tags; \$91 in late tag fee penalties.

Eleven (11) 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 Mrs. Metzler to adjourn. Voting on the motion was as follows: Mr. Wippel, yes; Mrs. Metzler, yes; Mr. Reeser, yes. Voting No: None. Motion carried.

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Jay H. Wippel, President

Ula Jean Metzler, Vice President

Glenn D. Reeser
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk