

MONDAY, AUGUST 31, 2009
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, August 31, 2009, with the following members present: Mrs. Ula Metzler; Mr. Glenn D. Reeser; and Mr. Jay H. Wippel. Ryan Scribner, County Administrator, was also in attendance.

**In the Matter of
Minutes Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the minutes from August 24, 2009.

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 August 31, 2009, in the Commissioners' Voucher Journal, 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 \$128,051.22 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
Resolution Adopted Accepting
Amounts & Rates as Determined by the
Budget Commission and Authorizing the Necessary
Tax Levies for 2010**

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

Resolution No.: PC-083109-1

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET
COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING
THEM TO THE COUNTY AUDITOR
(BOARD OF COUNTY COMMISSIONERS)
Rev. Code, Secs. 5705.34, 5705.35**

WHEREAS, this Board of County Commissioners in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2010; and

WHEREAS, the Budget Commission of Pickaway County, Ohio has certified its action thereon to this Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part there of is without, and what part within the ten mill tax limitations; then

THEREFORE BE IT RESOLVED by the Board of Commissioners of Pickaway County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and

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BE IT FURTHER RESOLVED that there be and is hereby levied on the tax duplicate of said County the rate of each tax necessary to be levied within and without the ten mill limitation as shown on **Schedule A, Summary of Amounts Required from General Property Tax Approved by Budget Commission, and County Auditor's Estimated Tax Rates** that is filed in the Pickaway County Commissioners' and County Auditor's Offices,; and

BE IT FURTHER RESOLVED that the Clerk of the Board be, and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

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
Contract with the Village of Williamsport
Signed for Building Inspection Services:

The Contract for Building Inspection Services was signed with the Village of Williamsport permitting the Pickaway County Building Department to provide any necessary administrative services, inspections, and otherwise take all action necessary to enforce the building regulation of the village. The duration of the agreement shall be for a period of one year, commencing September 1, 2009.

In the Matter of
FAA Grant Signed for
Pickaway County Airport Authority:

A U.S. Department of Transportation, Federal Aviation Administration Grant Agreement, Project #3-39-0030-1009, in the amount of \$124,092 was signed for the Pickaway County Memorial Airport for the installation of perimeter fencing.

In the Matter of
Bid Opening for Sheriff Department/Jail
Roof Re-cover Project:

The Commissioners conducted a bid opening for the Sheriff Department/Jail Roof Re-cover Project. Jack Middaugh, Administrative Assistant, and Jim Willeford, Maintenance Supervisor for the Pickaway County Sheriff Department; Joe Zupi of B & B Roofing, Inc.; Brandon Meade of Meade Construction, Inc.; Jack Ware of K & W Roofing, Inc.; and George Dennis of Carl T. Johnson, Inc., were in attendance.

Project Estimate: \$90,000

The following bids were received and read aloud:

Carl T. Johnson Co., Inc. P.O. Box 71 Logan, Ohio 43138	\$161,500.09
Meade Construction, Inc. 19325 Zolman Rd. Fredericktown, Ohio 43019	\$166,800.00
K & W. Roofing, Inc. 8356 National Road Pataskala, Ohio 43062	\$251,200.00
Division 7, Inc. 72 Holmes Street	\$167,000.00

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Galena, Ohio 43021

B & B Roofing, Inc.
150 Cooks Hill Rd., Box 6351
Chillicothe, Ohio 45601

\$185,140.00

The bids were turned over to Mr. Middaugh and Mr. Willeford of the Pickaway County Sheriff's Department for review. With the significant difference between the bid amounts and the project estimate, the estimate will be reexamined. Mr. Middaugh and/or Mr. Willeford will report back to the Commissioners with their findings.

In the Matter of
Meeting Regarding Connection of Knollwood Village and Circle Hills Subdivisions to
City of Circleville's Wastewater Treatment Plant and/or Earnhart Hill Regional
Waster & Sewer District:

Robert Parker, County Engineer/Sanitary Engineer, and Chris Mullins, Deputy Engineer met with the Commissioners regarding the connection of Knollwood Village and Circle Hills wastewater package plants to the City of Circleville's Wastewater Treatment Plant (WWTP) and/or the Earnhart Hill Regional Water & Sewer District (EHRWSD). Eric Clark of Michael E. Clark & Associates Engineers & Surveyors was also in attendance.

Pickaway County received letters from the Ohio Environmental Protection Agency dated May 28, 2009, stating that at the time of its compliance evaluation inspections, the Circle Hills Subdivision and Knollwood Village Subdivision WWTPs were operating marginally satisfactorily. According to the letters, the marginal rating was due to the consistent effluent violations, which are believed to be caused by equipment failures and questionable tank integrity. In order to avoid escalated enforcement action, the letters stated that the two subdivision collection systems should be connected to the City of Circleville's WWTP.

Several meetings have since taken place regarding the issue. The City of Circleville's Mayor, Chuck Taylor, met with the Commissioners on June 8, 2009, who verified that the city has the capacity to accommodate the additional effluent. On June 15, 2009, Mr. Mullins met with the Commissioners and informed them that he had held a meeting with representatives from the City of Circleville and EHRWSD and both entities expressed their interest in servicing the subdivisions. During that meeting, Mr. Mullins requested Eric Clark to provide proposals for the technical approach for each subdivision. The proposals, which will provide four alternatives for consideration, and will be based on the assumption that sufficient upgrades will be made to the collection systems to eliminate any significant infiltration. Home connections to the mains will need to be evaluated for infiltration as well.

Following further discussion and a question and answer session, Mr. Mullins informed the Commissioners that he will be meeting with them again on Tuesday, September 8, at 11:00 a.m. to further discuss the matter after they have had the opportunity to review the proposals.

In the Matter of
Amended Certificate Approved for
Tax Increment Financing Fund:

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

Resolution No.: PC-083109-2

WHEREAS, the Pickaway County Budget Commission did grant an AMENDED CERTIFICATE in the amount of **\$50,180.53** for the **TIF Fund, #312**, then

THEREFORE BE IT RESOLVED that the Pickaway County Commissioners hereby appropriate the following sum for expenditure for period ending December 31, 2009.

TIF Fund #312
50,180.53

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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
Fund Name Changes Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the following requests for FUND NAME CHANGES:

**Fund 210
From: Stepping Stones
to
ARRA**

**Fund 212
From: Federal Funds JAG
to
JAG/ARRA-Probation**

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
Creation of New Line Items Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the following requests for the CREATION OF NEW LINE ITEMS:

**210.0000.4537 – ARRA-VAWA
210.5024.5102 – ARRA-Salaries
210.5024.5201– ARRA-PERS
210.5024.5202 – ARRA-Medicare
210.5024.5205 – JAG/ARRA-Workers Compensation
212.1230.5102 – JAG/AARA-Salaries
212.11230.5201 – JAG/ARRA-PERS
212.1230.5202 – JAG/ARRA-Medicare
212.1230.5205 – JAG/AARA-W.C.
212.0000.4565 – JAG/ARRA-IMPACT
212.1233.5102 – JAG/ARRA- Salaries
212.1233.5201 – JAG/ARRA-PERS
212.1233.5202 – JAG/ARRA- Medicare
212.1233.5205 – JAG/ARRA- Workers Compensation
212.0000.4537 - JAG/ARRA-DIVERSON
212.1232.5102 – JAG/ARRA- Salaries
212.1232.5202 – JAG/ARRA- Medicare
212.1232.5501 – JAG/ARRA-Workers Comp.
212.1232.5501 – JAG/ARRA-EQ**

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

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Appropriations Approved:

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

30,000 to 401.7115.5530 – Capital-Unplanned Expenditures
35,433.50 to 312.8115.5603 – TIF-Bonds-Principal
5,076.37 to 312.8215.5604 - TIF Bonds-Interest
312.0000.4101 – TIF-Real Estate Tax
500 to 902.1116.5401 - CHIP Housing Revolving Loan Fund

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
Travel Authorizations Approved:

The Commissioners signed Travel Authorizations for numerous Job & Family Services employees to attend various meetings and training session to be held throughout the month of September at the total probable cost of \$1,163.36.

In the Matter of
Funding Approved for Muhlenberg Township
Land Use Development Plan; Contract
Signed for Purchase of Real Estate Related to CHIP Program:

Terry Frazier, Director of Development & Planning Office, met with the Commissioners regarding several development and planning matters. Judy Wolford, Pickaway County Prosecutor, was also in attendance.

Topics discussed included:

- The next Pickaway County Planning Commission meeting is scheduled for Tuesday, September 15, at 9:00 a.m. in the second floor meeting room of the Pickaway County Service Center.
- The Commissioners have previously pledged financial support up to \$15,000 to several townships and villages for the adoption of land use development plans. Assistance from the development and planning office has also been provided. The Muhlenberg Township Trustees are now ready to move forward and have chosen planning consultant, Jim Hartzler, AICP, to develop a basic plan. Mr. Hartzler's proposal in the amount of \$5,200 was presented with the Pickaway County Planning Commission as the contracting agency. After the Commissioners' review, they agreed to pledge the entire \$5,200; therefore, Mr. Reeser offered the motion, seconded by Mr. Wippel to **approve a \$5,200 appropriation into the Pickaway County Planning Commission's relevant line item for payment to James Hartzler, AICP, for his services related to the development of basic land use plan for Muhlenberg Township.**

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

- Judy Wolford then discussed the purchase of the real property located at 181 Powell St., Ashville, Ohio, the with Community Housing Improvement Program (CHIP) funds that Mr. Frazier and the Commissioners discussed last week. The property was recently turned over to the Citizens Bank of Ashville due the previous owner's inability to meet the mortgage payments. The property's total appraised value is \$72,100 and the Citizens Banks is asking \$55,000. In lieu of the county owning the property, last week Mr. Frazier had informed the Commissioners that he thought the county could create an office of economic development to serve as a pass-through agency which could purchase

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the real property with CHIP funds, bid out and complete the necessary rehab to bring it up to residential standards, and then sell it without a profit to an income-eligible buyer. In researching the concept, the prosecutor referred to sub-sections of §307.07 of the Ohio Revised Code where it states that “the purchase of real property to convey to a county land reutilization corporation is to be used in accordance with its public purposes”, which does not apply to this case. Mrs. Wolford stated, however, that a 501 (3) (C) organization, such as PICCA, could serve in the pass-through capacity and the property could be placed in the organization’s name until the rehab project is complete and the real estate is sold. After further discussing the matter, a Real Estate Purchase Contract was signed with the Citizens Bank of Ashville for cash at closing in the amount of \$55,000. The required \$500 deposit shall be applied on the purchase price or returned when the transaction is complete.

- Mr. Frazier informed the Commissioners that with the Circleville Township Trustee’s Crites Road Extension project and an issues have come up regarding frontage and access to the historical octagon house situated behind the Super Wal-Mart. Though the road improvement project was not taken before the planning commission for review and approval, Mr. Frazier stated that the county engineering department is working on the township trustees to come up with a plan to address the problems.

In the Matter of
Meeting in Executive Session Regarding
Personnel Matters:

At 3:15 p.m., Mr. Wippel offered the motion, seconded by Mr. Reeser to enter into Executive Session with Al Sheldon and Ryan Wilkins of the Pickaway County Building Department regarding a personnel matter at the request of Terry Frazier and Judy Wolford, County Prosecutor.

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 3:44 p.m., Mr. Wippel offered the motion, seconded by Mr. Reeser to Resume Regular 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

Mr. Wippel offered the motion, seconded by Mr. Reeser to place Al Sheldon, Pickaway County Building Department Chief Building Official; and Ryan Wilkins, Pickaway County Building Department Inspector, on paid administrative leave until further notice.

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
Weekly Dog Warden Report:

The weekly report for the Pickaway County Dog Shelter was filed for week ending August 29, 2009.

A total \$337 was reported being collected as follows: \$160 in sales of dogs; \$60 in redemptions; and \$-0- in donations; \$104 in sales of tags; and \$13 in late tag fee penalties.

Six (6) dogs were euthanized.

No firearms were discharged.

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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