

MONDAY, FEBRUARY 8, 2010
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, February 8, 2010, with the following members present: Mr. Jay H. Wippel; Mr. Glenn D. Reeser; and Mrs. Ula Jean Metzler. Ryan Scribner, County Administrator, was also in attendance.

In the Matter of
Minutes Approved:

Mr. Reeser offered the motion, seconded by Mrs. Metzler, to approve the minutes from February 1, 2010.

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

Attest: _____
Patricia Webb, Clerk

In the Matter of
Approval for 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 February 4, 2010, 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 \$222,062.53 on the County Treasurer to satisfy the same.

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

Attest: _____
Patricia Webb, Clerk

In the Matter of
Travel Authorizations Approved:

Travel Authorizations were signed for numerous Department of Job & Family Services employees to attend various meetings to be held throughout the month of February at a total probable cost of \$1,017.30.

In the Matter of
Meeting with Mark Smith of
Ohio Christian University:

Dr. Mark Smith of the Ohio Christian University met with the Commissioners and provided a brief activity update.

In the Matter of
Meeting with Melissa Betz:

Melissa Betz, County Auditor, met with the Commissioners to review the revenue and expenditure reports for month ending January 2010.

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**In the Matter of
Meeting with Circleville Township Trustees
Regarding Proposed Kingston Mound Manor, Phase III:**

The Circleville Township Trustees, Dale Bower, Ernie Enoch, and Ernest Martin met with the Commissioners to discuss a proposal they received related to the proposed construction Kingston Mound Manor Phase III, and a possible Ph. IV. Also in attendance were Robert Parker, Pickaway County Engineer; Chris Mullins and Anthony Neff, Deputy Engineers; Terry Frazier, Director of the Pickaway County Development & Planning Office; Melissa Betz, Pickaway County Auditor; and Mike Smith of Clear Channel/WKKJ Radio, Chillicothe, Ohio.

The Circleville Township Trustees informed the Commissioners that they wanted to obtain their thoughts and feedback regarding a proposal from Frontier Community Services (FCS) asking for the township trustees' consideration to agree to Payment In Lieu of Taxes (PILOT) to make the township whole. FCS is a not-for-profit Community Based Housing Development Organization (CHDO) that provides housing financed with the federal Housing Tax Credit for low-to-moderate income individuals. Kingston Mound Manor Phase I & II, is situated in Circleville Township.

In summary, through a tax appeal filed by FCS, the Pickaway County Board of Revisions approved the reduction of property valuation assessment for the existing Kingston Mound Manor development from \$4.2 million to \$3.6 million. The Circleville Township Trustees filed a counter-complaint against the Pickaway County Board of Revisions for the reduction. FCS ultimately followed with an appeal to the Ohio Board of Tax Appeals based on a Supreme Court ruling that came down in the meantime (*WODA Ivy Glenn vs. Fayette County Board of Revisions*) claiming that the land appraisal should have been based on a rental income model rather than the model used by the Pickaway County Board of Revisions, however; FCS did not come back to the Pickaway County Board of Revisions with the rental income model to discuss the Supreme Court ruling. The FCS is requesting that the valuation be further reduced to \$1.4 million. The Circleville Township Trustees subsequently filed a complaint related to FCS's appeal to the Ohio Board of Tax Appeals.

The proposal includes the following:

- The Circleville Township Trustees be paid a PILOT that is equal to the difference of the settlement amount with the Pickaway County Board of Revisions and \$5,383 that the township currently receives on the current valuation.
- In exchange for the PILOT, it was proposed that the Circleville Township Trustees agree to:
 1. Support the rezoning of additional project land for this type of development
 2. Drop their complaint related to the FCS tax appeal
 3. Provide a letter of support for the development of a third and possible fourth phase at Kingston Mound Manor.

The Commissioners indicated to the township trustees that that the decision is up to them, however; they feel it is an inappropriate request. In reference to the rezoning request, the question was raised of whether Pickaway County needs this type of additional housing in light of the existing stock.

Following further discussion, it was agreed that FCS should be invited to meet with the Pickaway County Board of Revisions along with all stakeholders, which includes the school districts, in attendance to discuss the matter.

**In the Matter of
Creation of New Line Item Approved:**

Mr. Reeser offered the motion, seconded by Mrs. Metzler, to approve the following request for the CREATION OF A NEW LINE ITEM:

905.1244.5401 – Special Projects Contract-Juvenile

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

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**In the Matter of
Appropriations Approved:**

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

**3,720 to 101.1105.5703 – Contingencies
600 to 905.1244.5401 – Juvenile Special Fees Accessed
1,500 to 101.1105.5703 – Contingencies**

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

Attest: _____
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**In the Matter of
Transfers Approved:**

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

**1,500 from 101.1105.5703 – Contingencies
to
101.1101.5404 – Commissioners-Advertising

3,720 from 101.1105.5703 – Contingencies
to
101.1210.5409 – Common Pleas-Juror Fees**

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

Attest: _____
Patricia Webb, Clerk

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

Ryan Scribner, County Administrator, approved the following request for the TRANSFER and RE-APPROPRIATION OF FUNDS:

**3,148 from 234.2015.5301 – Victims of Crime (VOCA)-Supplies
to
234.2064.5901 – Federal VOCA-Other Expenses**

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

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

10,000 – 903.1109.5901 – Auditor GIS-Other

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

Attest: _____
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In the Matter of
Waivers Approved:

Mr. Reeser offered the motion, seconded by Mrs. Metzler, to waive the waiting period to issue payment to the **Treasurer of the State of Ohio in the amount of \$3,148 from line item #234.2064.5901** for VOCA de-obligation.

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

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Mr. Reeser offered the motion, seconded by Mrs. Metzler, to waive the waiting period to issue payment to **ACM Ohio, LLC in the amount of \$6,217.60 from line item #101.1101.5404** for the listing of Delinquent Real Estate Tax ads for the Auditor's Office.

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

Attest: _____
Patricia Webb, Clerk

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

Sheriff Dwight Radcliff met with the Commissioners to discuss union contract negotiations.

At 3:24 p.m., Mr. Reeser offered the motion, seconded by Mrs. Metzler, to enter into Executive Session to discuss the matter.

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

Attest: _____
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At 3:45 p.m., Mr. Reeser offered the motion, seconded by Mrs. Metzler, to resume Regular Session.

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

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No action was taken.

In the Matter of
Weekly Dog Warden Report:

The weekly report for the Pickaway County Dog Shelter was filed for week ending February 6, 2010.

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A total \$889 was reported being collected as follows: \$96 in sales of dogs; \$15 in redemptions; \$63 in donations; \$702 in sales of tags; and \$13 in late tag fee penalties.

Three (3) dogs were euthanized.

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: Wippel, yes; Mr. Reeser, yes; Mrs. Metzler, yes. Voting No: None. Motion carried.

Jay H. Wippel, President

Glenn D. Reeser, Vice President

Ula Jean Metzler
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: _____
Patricia Webb, Clerk