

TUESDAY, OCTOBER 3, 2017
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 Tuesday, October 3, 2017, with the following members present: Mr. Brian S. Stewart, Mr. Jay H. Wippel, and Mr. Harold R. Henson. Brad Lutz, County Administrator, was also in attendance.

In the Matter of
Minutes Approved:

Commissioner Stewart offered the motion, seconded by Commissioner Henson, to approve the minutes from September 26, 2017, with corrections.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Bills Approved for Payment:

Commissioner Wippel offered the motion, seconded by Commissioner Henson, 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 October 4, 2017, in the Commissioners' Voucher Journal, the date in which checks will be cut; 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 \$950,540.31 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Report Provided by Erica Tucker:

The following is a summary of the report provided by Erica Tucker, RPHF Solid Waste District Administrative Assistant/Recycling Outreach Specialist & Special Projects Assistant:

- Mrs. Tucker began assisting with the training process for Angela Karr, the new Fiscal Specialist/Administrative Assistant in the commissioners' office, and reported that process it is going well.
- The Parks & Trails levy fundraiser that was held last Thursday and the Mary Virginia Crites Hannan Park went well, and a total of \$2,020 was raised.

In the Matter of
Report Provided by Dave Conrad:

The following is a summary of the report provided by Dave Conrad, EMA Director:

- Mr. Conrad has begun compiling the list of equipment purchased for first responders with Homeland Security grant dollars beginning with the 2011/2012 grant recycle as requested by the Ohio EMA. The county was awarded its \$66,000 Ohio EMA grant for the next grant cycle.
- The countywide monthly emergency siren testing will take place at 1:00 p.m. tomorrow.

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- A Local Emergency Planning Committee (LEPC) meeting is scheduled for tomorrow at Berger Health System, beginning at 8:00 a.m.

In the Matter of
Report Provided by April Dengler:

The following is a summary of the report provided by April Dengler, Deputy County Administrator:

- It was reported that the new Deputy Dog Warden and new Custodial Worker 1 are doing well.
- A meeting was held last week with David Duckworth, the new Chief Building Official (CBO) independent contractor, and he will be coming in the latter part of every Monday to review and sign documents in the Pickaway County Building Department.
- Memos will be sent out to county elected officials and department heads regarding the 2018 employee/employer cost share for healthcare insurance.
- A request to pull a contractor bond in the Building Department was made by Robert Huffer, attorney, related to failed inspections and the contractor walking off the job. The paperwork will be provided to Pickaway County Prosecutor for review.

In the Matter of
Travel Authorization Signed for
Job & Family Services Employees:

The commissioners signed the out-of-county Travel Authorization for numerous Job & Family Services employees to attend various meetings, seminars, and to perform multiple home visits throughout the month of October, at the total probable cost of \$1,335.96.

In the Matter of
Resolution Adopted Authorizing
Sale of Two 1999 Ford Transit Vans:

Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution:

Resolution No.: PC-100317-1

WHEREAS, the Pickaway County Board of Commissioners has property that is no longer needed for the use in which it was acquired then,

THEREFORE BE IT RESOLVED that, pursuant to ORC §307.12 (B) (1), the Pickaway County Board of Commissioners hereby authorize the sale of two (2) 1999 Ford Transport Vans (VIN #1FBSS31L2XHA77353 & VIN #1FBSS31L4XHA77354) to the Pike County Sheriff Office in the amount of \$300 each, for a total cost of \$600, that were previously utilized by the Pickaway County Sheriff Office.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Resolution Adopted Creating a
County Medicaid Sales Tax Transition Fund for the
Recipe of State Transition Aid Under HB 49 (State Budget):

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to adopt the following Resolution:

Resolution No.: PC-100317-2

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RESOLUTION CREATING A COUNTY MEDICAID SALES TAX TRANSITION FUND FOR THE RECEIPT OF STATE TRANSITIONAL AID UNDER HB 49 (STATE BUDGET)

WHEREAS, the state biennial budget for fiscal years 2010-2011 (Am. Sub. House Bill 1 of the 128th General Assembly) subjected health care services purchased from Medicaid managed care organizations (MCOs) to the sales tax beginning October 1, 2009; and,

WHEREAS, the Centers for Medicare and Medicaid Services (CMS) advised Ohio that taxing a subset of health care providers at the same rate as a statewide sales tax is not permissible and that a new method be implemented by July 1, 2017; and,

WHEREAS, the state biennial budget for fiscal years 2018-2019 (Am. Sub. House Bill 49 of the 132nd General Assembly) replaces the sales tax on Medicaid MCOs with an assessment on health insuring corporations that will result in the loss of over \$200 million annually in revenue for counties and transit authorities; and,

WHEREAS, Am. Sub. House Bill 49 of the 132nd General Assembly also includes a onetime allocation of \$207 million in state fiscal year 2018 for a Medicaid Local Sales Tax Transition Fund to mitigate the loss of this annual revenue; and,

WHEREAS, Division (C) of temporary law provision 387.20 (MEDICAID LOCAL SALES TAX TRANSITION FUND) of Am. Sub. H.B. No. 49 requires each county and transit authority to establish a County Medicaid Sales Tax Transition Fund by October 15, 2017 for the purpose of receiving distributions of transitional aid; and,

WHEREAS, Division (A) of this temporary law provision requires such aid to be “used to mitigate the effects of, and assist in the adjustment to, the reduced sales tax revenues of counties and affected transit authorities caused by the repeal of sales tax collected by Medicaid health insuring corporations on health care transactions;” and,

WHEREAS, Divisions (D) and (E) of temporary law provision 387.20 provides for a distribution of transitional aid to Pickaway County in the amount of **\$1,784,530.62** in two equal installments on or before November 1, 2017, and between January 1, 2018 and February 1, 2018; and,

WHEREAS, the establishment of a County Medicaid Sales Tax Transition Fund is mandated by Division (C) of temporary law provision 387.20 and thus the approval of the state auditor and tax commissioner otherwise required by RC 5705.12 is not necessary; and,

NOW, THEREFORE, BE IT RESOLVED, that the board of county commissioners of Pickaway County, Ohio, hereby authorizes the creation of the County Medicaid Sales Tax Transition Fund which is to be used to receive and distribute transition payments from the Ohio Tax Commissioner; and,

THEREFORE, BE IT FURTHER RESOLVED, that the clerk is directed to send a copy of this resolution to the Pickaway County Auditor, Pickaway County Treasurer, and Pickaway County Prosecutor; and it is found and determined that all formal actions of this board concerning and relating to the adoption of this resolution were adopted in an open meeting of this board, and that all deliberations of this board that resulted in such formal actions were in meetings open to the public, in compliance with all requirements of law.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Approval of the Pickaway County
Tax Incentive Review Council’s Recommendation for the
Continuance of Existing Tax Incentive Agreements:**

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In reference to the meeting held on September, 5, 2017, with Terry Frazier, Pickaway County Enterprise Zone Manager, regarding the Pickaway County Tax Incentive Review Council's recommendation for the continuance of current tax incentive agreements throughout the county, Commissioner Wippel offered the motion, seconded by Commissioner Stewart, agreeing with TIRC's recommendation to approve the continuance of the following:

- E.G. Industries/Florida Production Engineering Enterprise Zone Agreements (EZ)
 - 2006 EZ Agreement
 - 2012 EZ Agreement
- Aleris Rolled Products
 - 2012 EZ Agreement
- Sofidel America 2016 EZ Agreement
- Northern Industrial Community Reinvestment Agreement with the Columbus Regional Airport Authority (CRAA) and the Tax Incentive Financing (TIF) Agreement
- Pickaway County Redevelopment TIF
- Columbus Regional Airport Authority CRA and TIF – Madison Township

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

Commissioner Wippel then offered the motion, seconded by Commissioner Stewart, to also approve the continuance of NorthPoint Community Reinvestment Area Agreement and TIF.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, abstain. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Letter Signed Terminating Memorandum of Understanding with
Signet Capital, LLC/Signet Securities/ LLC:

In accordance with the terms in the Memorandum of Understanding (MOU) with Signet Capital, LLC/Signet Securities/ LLC, dated February 13, 2017, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to sign the letter terminating MOU as the Pickaway County Board of Commissioners believe it is in the best of the Pickaway County Fairgrounds Revitalization Project to pursue alternative options related to financing Project.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Report Provided by Brad Lutz:

The following is a summary of the report provided by Brad Lutz, County Administrator:

- A Courthouse Security Committee meeting is scheduled for tomorrow at 3:30 p.m. in the courthouse. All security items previously discussed with committee members have been addressed with the exception of keypad lock on some specified doors that are wooden and the key pads are not conducive to the wooden doors and frames.
- The logistics have been worked out for the county auditor's office to remain operational during the installation of new carpet in the office. The carpet will be installed during the week of Pumpkin Show.
- The County Maintenance Dept. will re-route the gutter outlet on the west side of the Pickaway County Annex that is causing water infiltration in the Board of Elections office.

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- An email was received from Michele Lockard of the Board of Elections (BOE) asking that Robert Adkins, IT Manager, be available after hours on Election Day. With Mr. Adkin's agreement being for a specified number of hours, it was recommended that Mrs. Lockard contact Info-Link Technologies to work out a separate agreement with BOE.
- The completed renovation plans/drawings from WDC Group for the county's building on S. Pickaway St. were reviewed with the commissioners for the first, second, and lower levels. The cost for the renovations are expected to be received by the end of this month.
- Jim Dean, Clerk of Courts, provided the following year-to-date foreclosure numbers filed: 2014 – 131; 2015 - 103; 2016 – 113; 2017-101.
- Austin Ridenour requested permission to use the county's logo on the right shoulder of 5K uniforms that he created for himself and a few friends. Permission was granted by the commissioners.

In the Matter of
Meeting Regarding Heritage Ohio's
Ohio Main Street Program:

Brenna Gibson, Tony Jankiewicz, downtown business owner, and Tom Spring, of Circleville City Council, met with the commissioners to speak about the Ohio Downtown Affiliate Communities Program, part of the Ohio Main Street Program, administered by Heritage Ohio. Ohio Heritage works with communities across the state to foster cooperation and collaborative efforts to revitalize their historic or traditional commercial areas. The Heritage Ohio Affiliate Program is the first step for communities with the goal of becoming an official Ohio Main Street Community. Eventually, a non-profit organization made up of local stakeholders would need to be formalized and form a board, hire an executive director that would be accountable to downtown merchants, and ensure that a plan that is organized is adhered to in order to become an Ohio Main Street Community.

Mr. Jankiewicz first congratulated Commissioner Stewart and panel members at the Berger Health System's (BHS) Town Hall meeting held the evening before that explained BHS's initiative that will be on the November 2nd ballot, and he noted the parallel between it and the Ohio Main Street Program, and how the community needs to embrace change in order to be successful.

The group spoke about the program, which they said was a proven business model that works, and answered questions from the commissioners throughout. Mr. Jankiewicz noted that while community downtowns across the state are facing the same thing, concerns about the number of empty storefronts and the lack of people traffic in downtown Circleville were mentioned. Mr. Jankiewicz stated that the program is about changing the current environment, and the Ohio Main Street Program is a model that drives local economic development growth and has been successfully implemented in 25 communities across the state. He said that while we have well-intentioned business owners, organizations, and people working to improve downtown's economic development and enhance the community so it can thrive, no one is held accountable in a structured way, and the Ohio Main Street structured program can change that. The group expressed their enthusiasm about the program that they feel would help create an atmosphere and environment that would bring people in who want to visit our shops, restaurants, seek goods and services, attend community events, and even choose to live here.

Mr. Jankiewicz spoke of the information session that was held at the St. Phillips Parish Hall attended by about 70 local stakeholders there is a and people where Jo Hamilton, Director of the Ohio Main Street Program, the city and county being discussed its four-point methodology, being: Organization – the building of consensus and cooperation between the groups that play a role in downtown; Design – that involves improving the downtown's physical appearance; Promotion – that involves promoting the downtown's unique characteristics to shoppers, investors, new businesses, tourists and others; and Economic Vitality – that strengthens and diversifies the existing economic base of the downtown.

It was explained that there would be three major players in banning together for funding to make this successful, being the city, county, and downtown property owners, merchants, in addition to community events. Mr. Jankiewicz stated that he and Mrs. Gibson have already met with numerous people who are well onboard with the program that includes, but not limited to: Tim Colburn, of BHS, Jeff Farthing, of the Savings Bank, and Ryan Scriber, of P3, in addition to the Downtown Business Association, the group said could serve as a marketing arm. A meeting is scheduled with Craig Brown, of the Ohio Christian University, who Mr. Jankiewicz said is very excited about the program. Mrs. Gibson noted that OCU's small business incubator and entrepreneurs can go hand-in-hand in what they are trying to achieve in filling-in vacant

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storefronts. She said that there are a lot things are happening in the community such as Sofidel Manufacturing, the Pickaway County Fairgrounds Revitalization Project, and creating a downtown that is a fun place for them to eat and shop was mentioned.

Mr. Jankiewicz explained that the program has been discussed for quite some time, and to become a Downtown Affiliate Community it will require a \$5,000 assessment fee for a Downtown Assessment Resource Team (D.A.R.T.) from the Ohio Main Street Program to assess the downtown area. It was stated that Mayor McIlroy and some council members are enthusiastic about the program and are willing to pay for the fee because changes are needed to be made. First, on November 30th, the D.A.R.T. will take a tour of downtown Circleville on its own and then meets for a stakeholder lunch, which is followed by a second tour of downtown with stakeholders. Mrs. Gibson stated that the D.A.R.T. wants to see the good, bad, and the ugly in the downtown area. The team then meets with stakeholders at 7:00 p.m. and the public will be invited to attend. On November 30th, the D.A.R.T. will provide a presentation of its assessment. Mr. Jankiewicz stated that they would love to have any or all of the commissioners attend the stakeholder meetings. Within 30 days following the assessment, the D.A.R.T. would provide a one-year action plan for what needs to be done. It was noted that Ohio Heritage – Ohio Main Street program will monitor the steering committee to ensure the plan is being followed. Mr. Jankiewicz stated that so far, more than 20 stakeholders have been organized that are interested in serving on the volunteer steering committee that want to see this program move forward, and there are 20 more that have shown interest.

In discussing the part of the plan to improve downtown's physical appearance and making it cohesive, the question was raised as to how to make downtown businesses and/or building owners want to do this and how would it be paid for. Mr. Spring spoke about Downtown Redevelopment Districts and Downtown Revitalization Plan grant resources that would help fund the city's contribution in funding the program, and some of those grant proceeds could also be used to help downtown businesses and property owners pay for small improvements. He also mentioned an ordinance, which a number of communities across the state have adopted, that Circleville's City Law Director, Gary Kenworthy, has worked on relating to establishing a vacant building registry program, and Mr. Spring mentioned the national vacant building program database. The idea behind establishing the program that is that there would be annual \$400 registry fee for owners of vacant buildings, especially commercial, that would double each year up to a maximum \$6,400. In order for the building owner to keep from paying the vacant building annual registry fee is to either put the building up for sale, lease it so it is beneficially occupied, or sign a contract to do some improvements to the building and lease it to get it back to productive use. It essentially takes the burden of unproductive empty buildings from the community and returns it to the property owners where it belongs. He said that this is one of the many tools in the tool box that downtown redevelopment districts and cities can do regarding vacant buildings.

Mrs. Gibson stated that if the city, county, P3, OCU, and others could collaborate on where different pots of grant funding is available, it would be beneficial. When the question was raised as to an annual budget, Mr. Jankiewicz stated that an average number is \$70,000 to \$90,000 a year. To become an Ohio Main Street Program Community, a full-time executive director would need to be hired, which would be the largest expense. The average salary mentioned that is paid to an executive director, the only paid position, would probably be in the \$45,000 to \$50,000 range.

After further discussion regarding the matter, the group thanked the commissioners for their time and said that they hope they will consider being stakeholders and provide some funding in the future. The commissioners verified the upcoming D.A.R.T. meeting dates in November, and thanked the group for meeting with them.

In the Matter of
Fund Transfer Approved:

Commissioner Wippel offered the motion, seconded by Commissioner Henson to approve the following FUND TRANSFER request:

247,736.71 from 101.1105.5701 – Transfers Out
To
301.0000.4901- HB295 Energy Bond-Transfer in

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Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriations Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson to approve the following requests for the APPROPRIATION OF FUNDS:

**15,000 to 101.1105.5703 – Contingencies
200,000 to 301.8101.5603 – HB295-Principal
100,000 to 101.1105.5703 – Contingencies
60,000 to 101.1105.5703 – Contingencies
47,736.71 to 301.8201.5604 – HB295-Interest**

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Transfers Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson to approve the following requests for the TRANSFER & APPROPRIATION OF FUNDS:

**268.35 from 318.8119.5603 – DS Drainage Principal
To
318.8203.5604 – DS Drainage-Interest**

**100,000 from 101.1105.5703 – Contingencies
To
101.1112.5405 – Professional Services**

**15,000 from 101.1105.5703 – Contingencies
To
101.1112.5402 – Repairs**

**60,000 from 101.1105.5703 – Contingencies
To
101.1112.5401 – Contract Services**

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Change Order #1 Approved Related to
2017 Pickaway County and Township Roads Surfacing Program-Contract B:**

Anthony Neff, Deputy County Engineer, met with the commissioners to review and obtain their approval of Change Order #1 in the negative amount of -\$23,135.04 related to the 2017 Pickaway County and Township Road Resurfacing Program-Contract B.

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Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve and sign the Change Order.

Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

Note: Commissioner Wippel was not present for the remainder of the day's session.

In the Matter of
Meeting with Mike Pelcic, of Pickaway County
Board of Developmental Disabilities (PCBDD), Regarding
Revised PCBDD Budget; and Discussion Regarding
Applications for County Commissioners' Appointment to the PCBDD:

Mike Pelcic, Superintendent of the Pickaway County Board of Developmental Disabilities (PCBDD), met with the commissioners along with Bob Hively, PCBDD Financial Manager, and shared the revised 2018 budget as a result of a rollback of the 2 mill levy from 2005. Mr. Pelcic mentioned the meeting he had with the commissioners in August when he informed them that the PCBDD not to collect 25% of the levy for year 2018, due to a cash balance that will keep the PCBDD secure for many years. After that meeting, Mr. Pelcic and Mr. Hively met with the Pickaway County Budget Commission, which Mr. Pelcic stated has the authority and decided on a 33% rollback instead for the next three years to hold it flat during reappraisals. He stated that the PCBDD had already been considering the rollback again next year and possibly the following year. Mr. Pelcic stated that if something would change at the national level that would have an impact on PCBDD, the rollback could be readjusted.

Lastly discussed was the two applications the commissioners received for consideration related to appointing an at-large member to the PCBDD to replace Jessica Mullins who will be fulfilling her third and final term on the board on December 31st. The commissioners' office solicited interested individuals and applications were received from Jennifer Rainey, Marketing Manager for The Savings Bank, and Bill McGowan, who works for the Heinzerling Foundation, a large intermediate care facility in Franklin County. In regards to Mr. McGowan, Mr. Pelcic stated that at this point, there is no conflict of interest; however, in the past, the PCBDD has sent five or six residents to the facility and there could be the potential for others to go there in the future. Mr. Pelcic stated that Mr. McGowan is also a member of the Teays Valley Board of Education and mentioned that the PCBDD is doing more and more with Teays Valley with its school now located there. Mr. Pelcic duly noted that Mr. McGowan is very community-involved citizen who is very aware of the needs and services for developmentally disabled individuals, and while the decision is up to the county board of commissioners, he stated that he just wanted to provide them with the information. Commissioner Stewart stated that they appreciate the feedback; however, there should be no conflict of interest if there is no personal gain involved in any decision making as a member of the PCBDD, and he and Commissioner Henson will discuss the topic further with Commissioner Wippel. The commissioners will be required to make their decision by November 30th.

In the Matter of
Meeting with Mike Schmidt of Cramer & Associates
Regarding Internal Campaign Kick-Off for the Pickaway County Fairgrounds Revitalization Project:

Mike Schmidt, of Cramer & Associates, met with the commissioners to review the final details related to the planning of the internal campaign kick-off meeting for the Pickaway County Fairgrounds Revitalization Project scheduled for October 5, 2017, from 4:30 p.m. 6:00 p.m., in the fairgrounds coliseum. During the review, Mr. Schmidt mentioned that he has also been in contact with the Pickaway Historical & Genealogy Library and he commended the research that was performed on the fairgrounds and that photos were found from the 1940's and 1950's when the coliseum and AG buildings were being built. He said that the individuals he spoke with are very excited about the revitalization project.

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In the Matter of
Weekly Dog Warden Report:

The weekly report for the Wright Poling/Pickaway County Dog Shelter was filed for week ending September 30, 2017.

A total of \$625 was reported being collected as follows: \$120 in adoption fees; \$120 in dog licenses; \$45 in late dog licenses fees; \$120 in owner turn-ins; \$50 in private donations; \$50 in redemptions; and \$120 transfer-out rescues.

Five (5) stray dogs were processed in; three (3) dogs were adopted.

With there being no further business brought before the Board, Commissioner Stewart offered the motion, seconded by Commissioner Henson to adjourn. Voting on the motion was as follows: Commissioner Stewart, yes; Commissioner Wippel, not present. Commissioner Henson, yes. Voting No: None. Motion carried.

Brian S. Stewart, President

Jay H. Wippel, Vice President

Harold R. Henson, Commissioner
BOARD OF COUNTY COMMISSIONERS
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Attest: Patricia Webb, Clerk