

TUESDAY, MAY 28, 2024
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, May 28, 2024, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson, and Mr. Gary K. Scherer. April Dengler, County Administrator, was also in attendance.

In the Matter of
Minutes Approved:

Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to approve the minutes from May 21, 2024, with corrections.

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

Attest: Angela Karr, Clerk

In the Matter of
Bills Approved for Payment:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, 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 May 28, 2024, 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 his warrant on this entry in the amount of \$235,604.51 the County Treasurer to satisfy the same.

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

Attest: Angela Karr, Clerk

In the Matter of
Then and Now Certification Approved for Payment:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to adopt the following Resolution:

BE IT RESOLVED, that the County Auditor certifies that both at the time that the following contracts or orders were made and at the time that a certification (Section 5705.41) was completed, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appointed and free from any previous encumbrance. The Then and Now Certification has been found to be properly filed and their respective vouchers shall be cross-referenced to the approving pages dated May 28, 2024, 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, as Taxing Authority are authorizing the Auditor of Pickaway County, Ohio, to draw his warrant on this entry in the amount of \$29,425.04 on the County Treasurer to satisfy the same.

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

Attest: Angela Karr, Clerk

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

In the Matter of
Inactive Funds Status Approved:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the following requests for INACTIVE FUND STATUS:

297.0000.4557 – State Share EIC – Pickaway WORKS
297.5002.5301 – Supplies – Pickaway WORKS

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

Attest: Angela Karr, Clerk

In the Matter of
Report Provided by Preston Schumacker:

The following is a summary of the report provided by Preston Schumacker, Dog Warden.

- Mr. Schumacker reported that they are housing 22 dogs. There were 8 visitors to the shelter last week and 3 volunteers.
- A dog bite incident at Southern Point.
- Deer Creek Dam Days Festival this Saturday.

In the Matter of
Report Provided by Robert Adkins:

The following is a summary of the report provided by Robert Adkins, IT Director.

- Replaced Batteries in Server Room UPS units. Discovered one UPS unit display not reporting correctly.
- Upgrading desktops to Windows 11.
- Mark Yarnell to upgrade Palo Altos in response to ZeroDay vulnerability tomorrow at 3AM.
- Mark will address the SO Courtroom Microphone issue Wednesday as well.
- Awaiting scheduling for migration of PCFinance to PCFinancia by CMI.

In the Matter of
Report Provided by Mike Sherron:

The following is a summary of the report provided by Mike Sherron, EMA Director.

- This week Fair Public Safety Coordination Meeting, Regional ILO Threats Briefing, Safety Plans Meeting with SROs Circleville Cyber Assessment Outbrief and Regional ILO meeting
- Next week Darby Township Trustees Meeting, School Reunification Training (Clark Co) and Police Chiefs Meeting
- General Information
- Run card project continuing
 - Critical Incident Debriefing project continues – developing relationship with Scioto Valley Peer Assistance Team.
 - Disaster Relief Fund – Received organizing documents from Dayton Foundation – Reviewing.
 - County Fair. Working with the Fair Board Safety Committee and Public Safety forces to finalize special event plan.
 - Circleville PSAP Update
 - Scioto River Rescue of three juvenile males Saturday. Both boats were deployed along with the drone for situational awareness for incident command
- EMA Projects
 - Futurity Orion Software – working with vendor to develop some enhanced capabilities.
 - Homeland Security grant of \$58,804 to purchase PPE for law enforcement – approved by OEMA, coordinating with LE agencies for numbers to purchase. Determining the number of SWAT trained officers are in the county to guide purchasing of PPE.

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

- Excess Equipment: Working to distribute portable radios to departments who can use them for trade-in credit on new equipment.
- Replacement of ARES repeaters with County-owned equipment – getting quotes.
- Submitted Circleville PSAP documents for submission to Ohio 911 Program Office. Several additional documents are needed from the Circleville PSAP. They have been notified and awaiting a response.
- Working with CDC of Ohio to develop an application for CDBG funding of storm shelters in our low to moderate income mobile home parks.
- Issues requiring Commissioners Support/Notification: None

In the Matter of
Report Provided by Marc Rogols:

The following is a summary of the report provided by Marc Rogols, Deputy County Administrator:

- There were no BWC claims, or unemployment claims filed for the week. Fraudulent unemployment claims remain at 2 fraudulent and 2 legit claims for 2024.
- GovDeals: Developmental Disabilities is remodeling, and maintenance continues to pick up furniture items (furniture, desks, office pods, tables and more). Thursday, May 23rd working at PDI and postings pending or relocation to other departments.
- Health Insurance benefits: CVS substituting manufacturer's coupons for insurance. Computer data issues. Anthem and CEBCO working to resolve.
- One new hire packet was sent out last week (Port Authority). A total of 48 new hire packets have been handed out in 2024. The part-time custodial positions were posted with one applicant (former terminated employee) and one interview pending. Full-time custodial position posted with no applicants. Dog Shelter Kennel Attendant position posted with six applications received with three interviews pending. EMA Communications Technician Position re-posted with no applicants received. Positions posted for the Clerk of Courts Deputy Clerk position and Treasurer Clerk/ Teller.
- Maintenance:
 - Tower Decommissions- both towers completed. Starting process to sell SR 56 /Salem Road tower property. Working on zoning and legal description.
 - Plumbing and HVAC repairs across the county continue. Easing us quite a bit.
 - Annex Fire alarm System installation completed.
 - Repairing PCSO sprinkler system (attic on office side) Thursday, May 30th.
 - Maintenance completed painting the old Recorder's office. Lighting next.
- Miscellaneous:
 - Superior Petroleum contract approved last week and filed with company.
 - Dog Shelter Cintas contract was approved last week and filed with the company.
 - Verdin contract for the Service Center clock repair was presented last week and not approved. Painting crew will be on location with lift and clock hands will be removed. Angie and Mike are working on a logo to replace. Keeping glass structure.
 - Resurfacing JFS parking lot starting this morning.
- Grant and TJ are moving the EMA Command trailer to Deer Creek Dam Days at 8:30 this morning.

In the Matter of
Executive Session:

At 9:35 a.m., Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to enter into Executive Session pursuant to ORC §121.22 (G) (5) matters required to be kept confidential by federal law or regulations or state statutes; with April Dengler, County Administrator, Marc Rogols, County Deputy Administrator, Preston Schumacher, Dog Warden and Angela Karr, Clerk in attendance.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

At 10:10 a.m., the Commissioners exited Executive Session and Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to resume Regular Session.

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

No Action taken.

In the Matter of
Out of County Travel Approved
For Job & Family Services Employees – June 2024:

The Commissioners reviewed and signed the Out-of-County Travel Authorization for numerous Job & Family Services employees to attend various meetings, training sessions, and to conduct home visitations throughout the month of June 2024, at the total probable cost \$2,318.87. Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the JFS Out-of-County Travel Authorization.

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

Attest: Angela Karr, Clerk

In the Matter of the
Approval of the Ohio Development Services Agency
Office of Community Development OCEAN
Users & Role Assignment Form:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve and authorize Commissioner Jay Wippel to sign the following Ohio Development Services Agency Office of Community Development OCEAN Users & Role Assignment Form.

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

Attest: Angela Karr, Clerk

In the Matter of the
Community Development Block Grant
Release and Settlement Agreement with
Hunt Engineering, LLC for the Village of
Tarlton Harrison Street Improvement Project:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize Commissioner Jay Wippel to sign the Release and Settlement Agreement with Hunt Engineering, LLC for the Community Development Block Grant, Village of Tarlton, Harrison Street Improvement Project.

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

Attest: Angela Karr, Clerk

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

**In the Matter of the
Community Development Block Grant
Contract with Fillmore Construction LLC for the
Village of Tarlton Critical Infrastructure Project:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve and authorize Commissioner Jay Wippel to sign the contract with Fillmore Construction, LLC for the Community Development Block Grant, Village of Tarlton Critical Infrastructure Project.

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

Attest: Angela Karr, Clerk

**In the Matter of the
Chillicothe Carpet Quote for
Pickaway County EMA Office:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the proposal received from Chillicothe Carpet to replace office flooring at the Pickaway County EMA building. Total proposal in the amount of \$2,939.89.

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

Attest: Angela Karr, Clerk

**In the Matter of the
Insight Public Sector Sled
Quote for Pickaway County IT Department:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the proposal received from Insight Public Sector Sled for the purchase of Wasabi Reserved Capacity Storage subscription license. Total proposal in the amount of \$2,162.70.

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

Attest: Angela Karr, Clerk

**In the Matter of
Report Provided by Sheriff Hafey:**

The following is a summary of the report provided by Sheriff Hafey, Pickaway County Sheriff:

- Sheriff Hafey discussed a few tragedy wrecks within the county.
- The cruisers upfitting got pushed out two weeks. Chief Brown presented an invoice for the switch for cruiser to activate body cameras.

**In the Matter of
Ohio Public Defender's
Contract Renewal with Chase Carter:**

Chase Carter, Ohio Public Defender's Office, met with the Commissioners to discuss the FY2025 Public Defender Contract Renewal. There is an increase in caseloads, workloads and compensation for both employees and contractors throughout multi-County region. It has been hard to find attorneys to cover cases. They are expecting it to be at 78%, meaning the county's share would be 22%. The biggest cost they are seeing is appointed council. Capital Improvement Projects are submitted for reimbursement as well. If

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

HB150 is passed it give counties can opt in to have the Ohio Public Defenders Office handle or opt out to have more say of decisions and just submitted for full reimbursement. They are in the process of a study to see what the cost would be to housing a multi-county office to cut building cost.

The term of the contract shall be July 1, 2024, to June 30, 2025. The 2024 contract is at the rate of \$68,932.00 payable in four equally installments due July 1, 2024, October 1, 2024, January 5, 2025, and April 1, 2025. Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the contract for Public Defense Services with Ohio Public Defender, State Agency.

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

Attest: Angela Karr, Clerk

In the Matter of
Community Development Block Grant
2024 Public Hearing with CDC of Ohio:

Thomas Perry, CDC of Ohio, opened the Community Development Block Grant 2024 Public Hearing. The CDBG request is \$138, 000 for the rehab of the Village of Williamsport Community Center, Ashville C/I Randolph Street will be \$500,000, Circleville C/I Waterline Project \$500,000 competitive application. Williamsport RPIG grant request of \$750,000 will be submitted at a later date in August. The \$10,000 for the Tarlton Street Signs Project would be a go if the Williamsport project is not awarded. The Pickaway County EMA Mobile Home Tornado Shelters request is for \$250,000 from the CDBG grant. Crystal Moody thanked the Commissioners for their involvement in the program and with the Harrison Street Project in Tarlton.

In the Matter of
Community Development Block Grant
Fair Housing Program Information
Meeting with CDC of Ohio:

Thomas Perry, CDC of Ohio, opened the Community Development Block Grant Fair Housing Program Information Meeting. Mr. Perry explained Federal Fair Housing Laws, Ohio Landlord-Tenant Law, and resources on tenant rights and the process for reporting discrimination.

In the Matter of
Land Bank Discussion with
Todd Book, By the Book Advisors:

Attendees: Todd Book, By the Book Advisors, Shawn Carvon, State Land Bank Association, Chris Mullins, Engineer, Judy Wolford, Prosecutor, Jamie Fountain, Assistant Prosecutor, John Howley, Brad Washburn, Auditor, Tim Colburn and Tiffany Anderson, P3.

Todd Book opened the meeting by introducing Shawn Carvin, State Land Bank Association. Mr. Carvin started with land bank at the age of 23 and created an account with \$14 million within his first year. Land banks do a lot of property management for county properties. A Land Bank is a nonprofit, non-taxing entity created to acquire, manage, and repurpose vacant, abandoned, and tax foreclosure properties. A Land Bank has the ability to get property once it would not sell at a tax foreclosure instead of being forfeited to the state. Areas that never had housing concern did not have to look to Land Banks, however, with vacant abandoned homes and a shortage of needed homes, counties are now looking to Land Banks as a way to create housing and revitalization in their community. There is specific funding for land banks that is not eligible for entities if a land bank is not formed. Mr. Carvin explained that there is currently \$150 million available for land banks. Mr. Carvin discussed that staffing for land banks around Ohio is mostly through a third-party member such as a Port Authority or staff already employed.

Commissioner Gary Scherer asked if Mr. Carvin knew of any counties that created a land bank, only to dissolve them later and Mr. Carvin stated that no counties that choose to create a land bank have dissolved

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

them as of to date. Commissioner Gary Scherer discussed that the current Treasurer does not have a big delinquent properties list and did not feel there was a need for land banks. Mr. Carvin explained that Medina Treasurer had the same standing and a land bank did help their county with not only delinquent taxed properties but old abandoned vacant properties as well. Mr. Book explained that they are seeing more and more of property being donated to a land bank and this allows for the delinquent taxes to be waived.

Mrs. Foutain asked if an assessment of how many properties in Pickaway County are currently delinquent and how many are going up for foreclosure. Mr. Washburn stepped in by explaining that they have very few and they wait to accumulate in order to keep costs down for filing. Mr. Washburn asked if neighbors get first dibs at a property and Mr. Carvin explained that would be set up by the created board. The Board has to be 5,7 or 9 members. Funding can come from DTAC money (5% to land bank, 2.5% to Treasurer and 2.5% to the Prosecutor).

Tim Colburn discussed how the economic side of a land bank could be beneficial. Other counties have used it to get old plants back into working order such as Post in Fairfield County and a Rolls Royce plant in Knox County. Mr. Colburn has been trying to see if it would be a process that would work for the old GE plant. Mr. Book explained that the Land Bank Associate fee is \$200 per year.

**In the Matter of
Executive Session:**

At 2:20 p.m., Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson to enter into Executive Session pursuant to ORC §121.22 (G) (8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, with Tim Colburn and Tiffany Anderson, P3, Nate Green and Ryan Scribner, Montrose Group, Jason Sparks and Mark Martin, Pickaway Township Trustees, Tim Williams and Steve McAfee, Logan Elm School District, Mike Agosta, and Heidi White, Logan Elm School Board, Jack Tzagournis, Fortressrec Real Estate, Justin Bogard, Bogard Ventures, Bill Scala, Kilonova Real Estate, and April Dengler, County Administrator, Marc Rogols, Deputy County Administrator and Angela Karr, Clerk in attendance.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

At 3:10 p.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to resume Regular Session.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

No action taken.

**In the Matter of
Report Provided by April Metzger:**

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

- Mrs. Metzger has been receiving Tax Budget worksheets.
- The Ohio Department of Development is performing an audit for the Brownfield CDBG accounts.
- WDC Group change order for Memorial Hall Window Project.
- WDC Group Certificate of Substantial Completion for Memorial Hall Window Project.

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

**In the Matter of the
Memorial Hall Window Replacement Project Phase II
Change Order with WDC Group and Stockmeister Enterprise Inc.:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve WDC Group LLC Change Order No. 4A-2 with Stockmeister Enterprises, Inc. Change Order is to provide three dumpsters for use during the course of the project. Use \$2,235.00 of Allowance #2. Delete remaining unused portions of Allowance #1 (\$13,021.50), Allowance #2 (\$1,490.00), and Allowance #3 (\$4,167.00). Deduct a total of \$8,678.50 from the contract.

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

Attest: Angela Karr, Clerk

**In the Matter of the
Memorial Hall Window Replacement Project Phase II
Certificate of Substantial Completion with
WDC Group and Stockmeister Enterprise Inc.:**

Mrs. Metzger presented the Certificate of Substantial Completion for the Memorial Hall Window Replacement Project, Phase II. Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve WDC Group LLC Certificate of Substantial Completion No. 4A with Stockmeister Enterprises, Inc.

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

Attest: Angela Karr, Clerk

**In the Matter of
Community Development Block Grant
PY2022 Critical Infrastructure
Tarlton Harrison Street Improvement Project:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to adopt the following Resolution:

Resolution No.: PC-052824-71

**RE: PICKAWAY COUNTY PY2022 COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) CRITICAL INFRASTRUCTURE TARLTON – RESOLUTION TO PROVIDE \$14,500 OF
PICKAWAY COUNTY GENERAL FUND MONIES TOWARDS THE HARRISON STREET
IMPROVEMENTS PROJECT**

In order to award a contract to Fillmore Construction for the total amount of \$562,918.50, the Pickaway County Board of Commissioners hereby authorize \$14,500 of Pickaway County General Fund Monies to be allocated towards the Harrison Street Improvements project in the Village of Tarlton, Ohio.

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

Attest: Angela Karr, Clerk

TUESDAY, MAY 28, 2024
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

In the Matter of
Weekly Dog Warden Report:

The weekly report for the Wright Poling/Pickaway County Dog Shelter was filed for the week ending May 25, 2024.

A total of \$345 was reported collected as follows: \$105 in dog license; \$60 in dog license late penalty; \$60 in adoptions; \$20 in owner turn ins; \$75 in redemptions and \$25 in microchip fees.

Seven (7) stray dogs were processed in; one (1) dog was adopted.

With there being no further business brought before the Board, Commissioner Scherer offered the motion, seconded by Commissioner Wippel, to adjourn.

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

Jay H. Wippel, President

Harold R. Henson, Vice President

Gary K. Scherer, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Angela Karr, Clerk