

TUESDAY, FEBRUARY 8, 2022
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, February 8, 2022, with the following members present: Mr. Jay H. Wippel and Mr. Harold R. Henson. April Dengler, County Administrator, was also in attendance. Mr. Gary K. Scherer was absent from today's session.

In the Matter of
Minutes Approved:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the minutes from February 1, 2022, with corrections.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, absent. 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 Jay 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 9, 2022, 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 \$186,742.57 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, absent. 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 Jay Wippel, 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 February 9, 2022, 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 her warrant on this entry in the amount of \$99,822.99 on the County Treasurer to satisfy the same.

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

Attest: Angela Karr, Clerk

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In the Matter of
Fund Transfer Approved:

Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to approve the following requests for the FUND TRANSFER:

\$25,000.00 – 101.1105.5701 – Miscellaneous Transfer Out – Commissioners
TO
249.0000.4901 – EMA Transfer In - Commissioners

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

Attest: Angela Karr, Clerk

In the Matter of
Waiver Approved:

Nancy Graham, Fiscal Specialist, requested a waiver to pay US Bank in a timely manner related to the county credit card. After discussing the request, Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to waive the waiting period to issue payment to US Bank in the amount of \$1,249.69 as follows:

\$ 84.85	248.2030.5901 – LEPC Other Expenses
\$ 140.99	101.1112.5401 – Countywide Contract Services
\$1,023.85	410.7104.5505 – Fairgrounds Capital Improvements Materials & Supplies

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

Attest: Angela Karr, Clerk

In the Matter of
Report Provided by Darrin Flick:

The following is a summary of the report provided by Darrin Flick, EMA Director.

- Last week EOC monitoring of COVID situation and normal operations. Weekly COVID update with Health Dept on and UAS Team Planning and Operations Training Wednesdays, State EOC COVID Directors Call and IT/Cybersecurity Update Thursdays. Mr. Flick attended the Monthly ARES Meeting January 31st, Box 64 Monthly Meeting February 1st and Prep for Ice Storm February 1st-4th.
- This week the EOC monitoring of COVID situation and normal operations. Weekly COVID update with Health Dept on and UAS Team Planning and Operations Training Wednesdays, State EOC COVID Directors Call and IT/Cybersecurity Update Thursdays. Mr. Flick will be attending the SERC Executive Meeting February 9th and Red Cross Meeting February 10th.
- Next Week the EOC monitoring of COVID situation and normal operations. Weekly COVID update with Health Dept on and UAS Team Planning and Operations Training Wednesdays, State EOC COVID Directors Call and IT/Cybersecurity Update Thursdays. Mr. Flick will be attending the Mass Fatality Meeting and Pickaway County Fire Chiefs Meeting February 16th and Quarterly LEPC Meeting February 17th.

In the Matter of
Report Provided by Marc Rogols:

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

- There were no BWC claims filed this week. One unemployment claim filed this week, being a fraudulent claim filed under a PCDD employee's maiden name.

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- There are no current postings on Govedeals.com.
- Mr. Rogols attended the Franklin County Cooperative virtual ThriveOn HR/ Payroll meeting yesterday, Monday, February 7th. ThriveOn to be rolled out February 15th by email and mail.
- Wilson Partners meeting with Mike from CEBCO this week, unanswered questions.
- Mr. Rogols informed that he received resignation from Trevor Swackhamer effective February 12th. Two applications have been received for the part-time custodial position and interviews with Jon Brown still to be scheduled (no change). No new hire packet were sent out this week.
- Mr. Rogols reported that the Building Department front deck is pending per April. Plans received from WDS Group.
- Mr. Rogols attended the PICCA Board meeting Monday, January 31, 2022. Tony Chamberlin resigned from the board and new officers and by-laws were discussed.
- Mr. Rogols will be attending virtually a Drug Court Advisory Committee meeting re-scheduled to Friday, February 25th due to weather.
- Mr. Rogols is working with Lisa Burroughs from the Auditor’s Office to update sick leave donation policy and procedure.
- No Maintenance report due to Jon Brown, Maintenance Supervisor is on sick leave.
- The Cintas contract for the Dog Shelter is scheduled to be renewed. Pending until further discussion with Gary Cramer, Dog Warden.

In the Matter of
Building Department Monthly Report:

The monthly report for the Pickaway County Building Department was filed for the month ending January 2022.

A total of \$40,531.52 was reported being collected as follows:

Permits		
Registration	157	\$11,925.00
Commercial	8	\$8,389.07
Residential	65	\$20,217.45
Total Inspections Performed		
Residential	427	
Commercial	68	
Violations/ Complaints	2	
Total Inspections	497	
Residential Plan Review		

New Home Permits by Jurisdiction:	
Commercial Point	8
Walnut Twp.	1
Total New Homes	9

In the Matter of
Report Provided by Tim McGinnis:

The following is a summary of the report provided by Tim McGinnis, Planning and Development:

- Planning Commission
 - SR 159 (Saltcreek Twsp.) Road Frontage Variance Request. 275 ft total, need 300. 2 current residences on Lot 4 of Hamner Subdivision
 - Harrison Twsp. Rezoning of 2 parcels from Residential to Planned Business for container storage (truck/shipping containers) The 2 parcels would allow for 204 containers.
 - Harrison Twsp. Rezoning of 6 parcels from Agricultural Land to Rickenbacker Business Development District (28 acres) (Coyne Real Estate)
 - Jackson Twsp. Rezoning of 1 parcel from Farm Residential to Planned Rural Business District for the handling/processing of soybeans. The received soybeans will be loaded and transported to an intermodal location for international shipment.
- Outstanding Plats

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- **Double Creeks (Washington Twsp.)** – Awaiting receipt of bond (expected by the end of the year)
- **Pewamo Replat Phase 2, Lot 1 (Pickaway Twsp.)** – Awaiting submittal of plat for signatures
- **Ringgold Northern Road (Walnut Twsp.)** – Awaiting Health Dept. approval, then will collect final signatures
- Lot Splits: Averaging 2-3 lot split approvals per week, with 8-12 applications in process.
- CDBG: Engineering Procurement for Allocation Grant for work to be completed in the Village of Darbyville. Village of New Holland – CDC of Ohio of recommending the Board to award the contract to the best and lowest bidder, CAP-STONE Associates, Inc. dba Columbus Asphalt Paving. Project total: \$948,890.00.
- VanTrust CRA Review: Scott Ziance and his team will be proposing a new CRA agreement which will include a port authority structure as a condition for each building.

In the Matter of
Satisfaction of Mortgage for
Community Housing Improvement Program:

Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to approve and authorize Commissioner Jay Wippel to execute the Community Housing Improvement Program (CHIP) Satisfaction of Mortgage for William E. & Sheri R. Taladay property located at 345 Long Street, Ashville, OH 43103. Said Satisfaction shall be recorded at the Pickaway County Recorder's Office.

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

Attest: Angela Karr, Clerk

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

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 February 2022, at the total probable cost \$2,397.80. Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to approve the JFS Out-of-County Travel Authorization.

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

Attest: Angela Karr, Clerk

In the Matter of
Community Development Block Grant
Village of New Holland Critical Infrastructure and
Neighborhood Revitalization Project Contract
Award to CAP-Stone Associates, Inc.
DBA Columbus Asphalt Paving:

Upon the review of submitted bids that were submitted for the bid opening held January 25, 2022, for the CDBG Grant, Village of New Holland Critical Infrastructure Neighborhood Revitalization Project, it is the recommendation of CDC of Ohio to award to the lowest bidder CAP-Stone Associates, Inc, dba Columbus Asphalt Paving. Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to approve the bid received from CAP-Stone Associates, Inc, dba Columbus Asphalt Paving as the following:

Critical Infrastructure	\$391,814.40
Neighborhood Revitalization	<u>\$557,081.92</u>
Totaling	\$948,896.32

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

Attest: Angela Karr, Clerk

In the Matter of
Annexation Petition Filed for the Type II
Annexation of 344.91 +/- Acres of Scioto Township
Into the Village of Commercial Point for
S & G Commercial Point, Ltd., Michael E. Struckman:

As the first official act related to a Type II Annexation petition filed for the annexation 344.391 +/- acres of Scioto Township into the Village of Commercial Point, the commissioners' clerk informed them that the petition was filed on Monday, February 7, 2022, and is hereby entered upon the Pickaway County Commissioners' Journal #67, pages dated February 8, 2022. Agent for the petitioners is Thomas L. Hart, Painter & Associates, 5029 Cemetery Road, Hilliard, Ohio 43026. In the initial review of the annexation petition, all necessary documents appear to have been to be submitted with the annexation petition, with the exception of the ordinance or resolution from the Village of Commercial Point that it will provide the necessary services. Per ORC §709.023 (C), this must be received within 20 days after the filing of the petition. Per §709.023 (D), the Scioto Township Trustees are to file an ordinance or resolution consenting or objecting to the annexation within 25 days. If no ordinance or resolution is submitted within 25 days, it is presumed to be consent.

The Annexation has been placed as a 10:00 a.m. agenda item on the commissioners' March 22, 2022, regular meeting day schedule.

In the Matter of
Annexation Petition Filed for the Type II
Annexation of 60.962 +/- Acres of Scioto Township
Into the Village of Commercial Point for Ronin Holdings LLC:

As the first official act related to a Type II Annexation petition filed for the annexation 60.962 +/- acres of Harrison Township into the Village of South Bloomfield, the commissioners' clerk informed them that the petition was filed on Monday, February 7, 2022, and is hereby entered upon the Pickaway County Commissioners' Journal #67, pages dated February 8, 2022. Agents for the petitioners is Aaron Underhill, David Hodge and Eric Zartman, Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054. In the initial review of the annexation petition, all necessary documents appear to have been to be submitted with the annexation petition, with the exception of the ordinance or resolution from the Village of Commercial Point that it will provide the necessary services. Per ORC §709.023 (C), this must be received within 20 days after the filing of the petition. Per §709.023 (D), the Scioto Township Trustees are to file an ordinance or resolution consenting or objecting to the annexation within 25 days. If no ordinance or resolution is submitted within 25 days, it is presumed to be consent.

The Annexation has been placed as a 10:15 a.m. agenda item on the commissioners' March 22, 2022, regular meeting day schedule.

In the Matter of
County Administrator Report:

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

- Ms. Dengler presented samples of the award for Ag Hall of Fame Dinner.
- Jason Funderberg, WDC Group has samples coming from two different manufacturers for the composite deck at the Building Department.
- Ms. Dengler presented an updated listing of ARP requests.
- Ms. Dengler is setting up a conference call with MS Consultants regarding the new entrance to the fairgrounds.
- March 15th is the scheduled date for Ice Miller's final report delivery regarding broadband.

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In the Matter of
Solar in Pickaway County:

Justin Barnes started out by discussing with the Commissioners additional information he brought for their review. Steve Garner addressed a resolution being passed by the Commissioners to designate areas as non-solar. Commissioner Wippel addressed the question left in a packet of paperwork left by their group about passing a resolution which does not apply to the Chipmunk Solar Project, it was grandfathered in before Senate House Bill 52. The Commissioner can pass a resolution before a project is filed with the Ohio Power Siting Board regarding projects after the passing of HB52 and that are not grandfathered in. The Commissioner explained that an individual cannot have a conflict of interest in order to vote on the Ohio Power Siting Board. The Commissioners are waiting for notification from the OPSB that a project is filed and certified complete and they will have 30 days to respond. The Commissioners are also watching to see what the outcome is for the Green County projects that are filed and have recommendation of denying the project. The Commissioners explained that a tax abatement request such as PILOT must come through their office for approval and the Commissioners have made it clear to the solar companies that they will not approve a PILOT program. That does not mean that they cannot proceed with the project.

Mr. Barnes provided information regarding the effects on the land from solar and decrease on property values. Mr. Weaver addressed that the representative from Chipmunk Solar told him that they have purchased land from landowners, and he cannot find any records of it. Therefore, they are misinforming and want to leave the liability to the landowners when the project falls. Everyone is driving green energy so hard, but there is no plan to decommission. Mr. Garner stated that this is the only energy that does not have a decommission plan.

Attendees: Suzie Ebenhack, Karla Barnes, Tom Barnes, Justin Barnes, Adriene Barnes, Steve Garner, Marian Garner, Chris Weaver and Stephanie Parker

In the Matter of
Chief Brown Update of Pickaway County Sheriff's Office:

- The Ford Explorers are done and ready, the Ford Expeditions should be done next month.
- They need to purchase two new license plate readers \$2,700.00.

In the Matter of
Executive Session:

At 10:47 p.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel 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 Ryan Scriber and David Glass, P3, Nate Green and Dave Robinson, Montrose Group, Terry Coyne, Developer, Tim McGinnis, Planning and Development Director, Angela Karr, Clerk, and April Dengler, County Administrator and Marc Rogols, Deputy County Administrator in attendance.

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

Attest: Angela Karr, Clerk

At 11:31 a.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to resume Regular Session.

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

Attest: Angela Karr, Clerk

No action taken.

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In the Matter of
National Grid Renewables regarding
Yellowbud Solar Project:

Chris Snider, National Grid Renewables met with the Commissioners to provide an introduction. Mr. Snider has been with National Grid Renewables for about a year now. They are doing the 275 megawatts solar project in Yellowbud. National Grid Renewables are completing the project in Ross County and Pickaway County and may potentially have other projects in the county. Mr. Snider thanked the Commissioners for their time.

In the Matter of
Executive Session:

At 11:39 a.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to enter into Executive Session pursuant to ORC §121.22 (G) (4) to discuss collective bargaining matters pertaining to the Pickaway County Sheriff's Office contract negotiations, with April Dengler, County Administrator and Marc Rogols, Deputy County Administrator, Kelly Babcock, Clemans Nelson & Associates and Chief Brown, Pickaway County Sheriff's Office in attendance.

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

Attest: Angela Karr, Clerk

At 11:52 p.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to resume Regular Session.

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

Attest: Angela Karr, Clerk

No action taken.

In the Matter
Pickaway County Sheriff's Office
Fraternal Order of Police
2022 Contract Negotiations:

Kelly Babcock, Clemans Nelson and Associates, met with the Commissioners to have a final review of the Sheriff's Contract Negotiation Agreements. The final vote shall come next week with the completed contracts for approval. Upon the review of negotiations confidential summary, Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to approve Kelly Babcock to submit final negotiations to Teamsters and prepare contracts for approval and signatures.

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

Attest: Angela Karr, Clerk

In the Matter of
Broadband In Pickaway County
Discussion with Ice Miller:

Lindsay Miller and Chris Magill from Ice Miller, met with the Commissioners to provide an update on broadband. They have gathered additional information from a GAP Analysis regarding local business that would utilize broadband. It is found that it is more of lack of infrastructure than affordability. Mrs.

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Miller and Mr. Magill present the Commissioners copies of the GAP Analysis for their review of the findings. A final report will be completed mid-March 2022.

In the Matter of
Out of County Travel Addendum Approved
For Job & Family Services Employees:

The Commissioners reviewed and signed the Out-of-County Travel Authorization Addendum for numerous Job & Family Services employees to attend various meetings, training sessions, and to conduct home visitations throughout the month of February 2022, at the total probable cost \$20.90. Commissioner Harold Henson offered the motion, seconded by Commissioner Jay Wippel, to approve the JFS Out-of-County Travel Authorization Addendum.

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

Attest: Angela Karr, Clerk

In the Matter of
Weekly Dog Warden Report:

The weekly report for the Wright Poling/Pickaway County Dog Shelter was filed for week ending February 5, 2022.

A total of \$1,943 was reported being collected as follows: \$100 in adoptions; \$300 in dog license; \$825 kennel license; \$103 in additional kennel license and \$615 in private donations.

Three (3) stray dogs were processed in; two (2) dogs were adopted.

With there being no further business brought before the Board, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to adjourn. Voting on the motion was as follows: Commissioner Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, absent. Voting No: None. Motion carried.

Jay H. Wippel, President

Harold R. Henson, Vice President

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

Attest: Angela Karr, Clerk