

TUESDAY, APRIL 20, 2021
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, April 20, 2021, 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 Gary Scherer, to approve the minutes from April 13, 2021, 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 Gary Scherer offered the motion, seconded by Commissioner Harold 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 April 21, 2021, 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 **\$707,392.40** 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

**In the Matter of
Appropriation of Expense Line Item Approved:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the following requests for the APPROPRIATION OF EXPENSE LINE ITEM:

\$80,000.00 – 101.1105.5703 – Contingencies – Auditor

\$5,000.00 – 276.6125.5901 – Autie Howard Maintenance Ditch Other Expenses - Engineer

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
Transfer and Reappropriations Approved:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the following requests for the TRANSFER AND REAPPROPRIATIONS:

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\$80,000.00 – 101.1105.5703 – Contingencies – Auditor
TO
101.1114.5901 – Data Processing - Auditor

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 Marc Rogols:

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

- There were no BWC claims filed this week. There was a lost wage claim for an employee that will be off duty until mid-May. This is the first lost wages claim in 2021. There was one new unemployment claim filed for the week for a PCSO former employee.
- Mr. Rogols reported the 2001 Case 650 H Bulldozer on Govdeals.com sold on behalf of the Engineer's Office/ Highway Garage was picked up last Tuesday. A 2018 service body truck bed was posted on Govdeals.com for the Engineer's Office/Garage. The current bid is at 525.00.
- Mr. Rogols reported that the surveillance camera project is still underway with IPS. Installation is staking place today for the new IT Office and Judge Harsha's new courtroom. There are 30 interior cameras installed, plugged in, and aimed at the Pickaway County Sheriff's Office. The fiber optic backbone continues. POD C is scheduled for Wednesday, April 21st, POD D Thursday, April 22nd and POD E set for Friday, April 23rd.
- Mr. Rogols reported that the new Building Inspector, Ryan Wilkins will begin Monday, May 3rd and the new Custodial Worker, Ronald Jones started yesterday, April 19th.
- The Health and Safety Committee's wellness bingo contest started and will go through April 21st.
- Veteran Services proposed a wall separating two office spaces. Mr. Rogols is working with Pine Valley for estimates.

In the Matter of
Report Provided by Tim McGinnis:

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

1. A&A Acres single lot subdivision for approval and signature. Granted approval by the Planning Commission at last week's meeting.
2. Delong CRA: Previously agreed to CRA agreement was never fully drafted. Can get our legal firm to kick-start the process to get finalized if that is agreeable.
3. VanTrust projects near Commercial Point: Mr. McGinnis inquired if the County wants a blanket agreement for all future projects, or separate agreements for each new phase/building.

In the Matter of
Report Provided by Darrin Flick:

The following is a summary of the report provided by Darrin Flick, EMA Director & Pickaway County 911 Coordinator.

- Last week EOC monitoring of COVID situation and normal operations. State EOC COVID Directors Call Tuesday and Thursday. Mr. Flick is still monitoring civil unrest throughout the state and coordinating information with law enforcement and other first responders throughout the county. Continued Countywide Vaccinations – Ages 16+. Mr. Flick attended the Ohio EMA Spring Directors Conference April 13th and 14th, Local Emergency Planning Committee Meeting and Frontier Communications Redundancy Meeting April 15th.
- This week the EOC will be monitoring the COVID situation and normal operations. State EOC COVID Directors Call Tuesday/ Thursday. Mr. Flick will be monitoring civil unrest throughout state.

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Coordinating information with Law Enforcement and other first responders throughout the county. Ops update with Public Health on Wednesday. Mr. Flick will be attending Continuing Countywide Vaccinations – Ages 16+, Monthly County Fire Chiefs Meeting and Continuity of Government Planning Meeting April 21st and Emergency Operations Plan review April 19th-23rd.

- Next Week the EOC will be monitoring COVID situation and back to normal operations. State EOC COVID Directors Call Tuesday/ Thursday. Mr. Flick will be monitoring civil unrest throughout state. Coordinating information with Law Enforcement and other first responders throughout the county. UAS Team Planning and Operations Training Wednesdays and Decon Trailer Support to Ohio Health Berger: Sept 2020-Sept 2021. Wednesday Ops Update with Public Health. Mr. Flick will be attending the Continuing Countywide Vaccinations – Ages 16+, County ARES Meeting April 26th and County communications Training at EOC April 28th.

Tom Swisher provided a recommendation of the layout of board seats for the Advisory Committee. They are trying to gather information and give the opportunity for the Committee to voice concerns. This will allow for a greater chance of receiving grant funding. Commissioner Scherer asked if a user group called to meet 3-4 times a year would be more effective. Commissioner Wippel relayed that he would like to see it restructured and takes Mr. Flick and Mr. Swishers opinion highly. Commissioner Henson explained that he is happy with the leadership and that plays a role in having a team or advisory team. Mr. Flick and Mr. Swisher will continue to work on restructuring.

**In the Matter of
Sheriff's Office IT Department:**

Robert Adkins, IT Director, met with the Commissioners to give an update of the network at the Sheriff's Office. Mark Yarnell is working on the network and there are some concerns of findings. The systems seem to be working partially on the old system and partially on the new systems. Either the Sheriff's Office IT Director did not fully understand or tried to make quick fixes when issues arose. The system has not been backing up and backups need to be done before it can be upgraded to a new system. Mr. Adkins is going to ask Sheriff Hafey and Lt. Rhoads to not allow the Sheriff's Office IT Director to make any changes until approved. Commissioners Wippel explained that sometimes starting over is the best option even if it is the most painful. Robert backed up a few days of data on Saturday, however, it is not even nearly all of it. Commissioner Wippel asked when Mr. Adkins will have a road map of what needs to be done after Mark finishes his evaluation of the Sheriff's network. Mr. Adkins will be meeting with Mr. Yarnell.

**In the Matter of
Executive Session:**

At 9:50 a.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to enter into Executive Session pursuant to ORC §121.22 (G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation, etc., of a public employee with April Dengler, County Administrator, Marc Rogols, County Deputy Administrator, Darrin Flick, EMA Director 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 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.

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In the Matter of
Engineers Office:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution which authorizes participation in the Ohio Department of Transportation's (ODOT) annual winter road salt bid (2020) for the purchase of road salt/sodium chloride:

Resolution No. PC-042021-23

RESOLUTION AUTHORIZING PARTICIPATION
IN THE ODOT ROAD SALT CONTRACTS AWARDED IN 2021

WHEREAS, the Pickaway County Board of Commissioners (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the road salt contract; and
- d. The Political Subdivision's electronic order for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically **submitted** salt quantities from its awarded salt supplier during the contract's effective period; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Friday, April 30 **by 5:00 p.m.** The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

NOW, THEREFORE, be it ordained by the following authorized person(s) that this participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt 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

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In the Matter of
Hargus Lake Rehabilitation Project
Roadway Use and Maintenance Agreement for
Pickaway County Engineer's Office:

Chris Mullins, Engineer, met with the Commissioners to request to enter into a Road Use Maintenance Agreement during the Hargus Lake Dam Rehabilitation Project. The RUMA Agreement is a contract for maintenance and repair of road(s) during a construction project. Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approved to enter into a RUMA Agreement with Ruhlin Company for the maintenance and repairs of roads, as outlined in the agreement, during the Hargus Lake Dam Rehabilitation 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
Engineer's Office and Fiber Optics:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve install previous acquired material by directional bore method. Cost for approximately 11,100 linear feet including handholes for \$118,500.

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

Mr. Mullins provided an update that the cost to replace the Warner Heights Sewage Plant will roughly cost \$2.5 million. Mr. Mullins is getting estimates to paint Water tower Orient. Commissioner Wippel informed Mr. Mullins that the Fair Board is wanting to gravel the entire parking lot at the fairgrounds. It would not include the camping area. Mr. Wippel asked if \$38,000 was a good price to have that done with 3" gravel/ limestone after the sod is removed and Mr. Mullins advised that the quote is a great price. There are a lot more events being held, and a gravel parking lot would eliminate the mud. The Fair Board is requesting that the Commissioners fund the project of graveling the lot with the Fair Board reimbursing the County for 25% of the cost in September 2021. Mr. Mullins stated that once it is graveled, it can be chipped sealed in phases.

In the Matter of
Accurate Heating and Cooling Estimate
For Park District Office:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the Accurate Heating and Cooling for the HAVC System replacement at Park District Office. The estimate is to furnish and install unit at \$4,930.00.

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

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**In the Matter of
Allocation of February 2021 Sales Tax Collections:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to allocate the February 2021 Sales Tax collections in the following manner:

**\$32,752.00 to 401.0000.4121 – Capital Fund
\$786,052.44 to 101.0000.4121 – General Fund**

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
Contract and Contract Addendum for
2021 Pavement Marking of Various Roads
For Pickaway County Engineer Department:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve and sign the Contract and Contract Addendum for Pickaway County 2021 Pavement Marking of Various Roads with The Aero-Mark Company, LLC of Streetsboro, 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

**In the Matter of
Jim and Ramona Edman:**

During business conducted while in session, Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson to adopt the following Resolution:

Resolution No. PC-042021-24

WHEREAS: Jim and Ramona Edman have dedicated countless hours of community service to Mary Virginia Crites Hannan Park by serving on the Friends of the Circleville Park Board for over 15 years, and

WHEREAS: Jim and Ramona's compassion and hard work has made a difference in their organization of volunteers at the park each year and their efforts have not gone unnoticed or underappreciated, and

WHEREAS: although Jim and Ramona have held the position from wetlands to the weeding and mulching of beds for many years, they have unselfishly chosen to remain involved in continuing their volunteerism with the Circleville Park Board and Mary Virginia Crites Hannan Park, then

THEREFORE, BE IT RESOLVED that we, the Pickaway County Commissioners, are honored to bestow their appreciation to Jim and Ramona Edman for their charitable work by proclaiming Tuesday, April 20, 2021, to be:

**Jim and Ramona Edman Day
in
Pickaway County, Ohio**

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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
County Administrator Report:**

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

- Ms. Dengler received a call from Caleb Cox with concerns regarding bonds at the Building Department. Pickaway County is current at a \$10,000 bond requirement. Fairfield and Fayette are at \$10,000, Franklin County is at \$25,000 and Ross County is \$15,000. It cost the contractor more to have higher bonds.
- Ms. Dengler addressed funding for body cameras for the Sheriff's Office. Ms. Dengler will schedule for Sheriff Hafey to come in next Tuesday to discuss.
- Ms. Dengler will be joining the OBM Webinar next Thursday regarding the American Rescue Plan.

**In the Matter of
Yellowbud Solar Project:**

William Risse and Derek Hasek, Nationalgrid Renewable, met with the Commissioners to discuss the Yellowbud Solar Project. Their company was founded by a farmer as Geronemo Energy and is now known as Nationalgrid Renewables. They did want to approach the Commissioners today regarding their PILOT in offering the full \$9,000 payment and asked if a path working together could still be established even though the Commissioners rejected their application. Their approach is building long term relationships with landowners and stakeholders. They are wanting to know what they could do better establishing relationships. Commissioner Scherer started by informing them that the Atlanta Project had touched base with the Commissioners before going to the siting board and it seemed that Nationalgrid just wanted the Commissioners stamp of approval. Mr. Risse thought that they had more time working with AEP and the appeals process and then found out that it needed to happen in a quicker process and Mr. Hasek takes fault on the rush. Mr. Risse stated that they would be willing to meet with the county's economic development team. They feel that a lot of other development companies come in and claim to have permission for the project and technically have not followed through. Commissioner Wippel asked when Nationalgrid engaged with the Ross County Commissioners and Mr. Risse believed that they met with them March 2020. COVID had made it a little harder to meet. Acquired the acres from First Solar December of 2019. Four projects that they had to spend a lot of time buttoning up to try to salvage the project because leases have run out. They had to get leases in place to get permits. Pickaway County was July 2020 of signing up landowners. Megawatts rough estimates of 14-16 now in Pickaway County. Split between townships. Scherer asked if they had seen the Columbus Dispatch this morning regarding Amazon investing in solar project and Yellowbud is one of them. Mr. Hasek explained that Amazon will never own the project and that the article is misleading, they are working with a data center company in the northeast and will be the off taker of the power that they produce. They would buy the power to save on their energy goals over 15 years. This is purely a financial transaction and the power stays in Ohio. A payment stream would be over 15 years and there are a lot of those transactions going on. Companies are interested in purchasing renewable energy from Nationalgrid.

Commissioner Henson explained that he has a philosophical thought of covering up some of the best farmland in Pickaway County with solar panels and as a businessperson it does not make sense to him. If you are willing to pay this much to landowners as a lease, why not buy the land. Mr. Hasek explained that most people that they have worked with are long time farmers that want to keep the farm in the family and not sale. There are some smaller landowners that will take on to an area to jump on to the opportunity. They use it as a long-term revenue stream and Mr. Henson really values the right of a property owner to choose what they want with their property; however, the full price should be paid. Wippel stated that let's break it down to megawatt and per megawatt price with the pilot. 40 megawatts now with technology has come down to 15 megawatts. The Commissioners have asked the question many times and have not gotten an answer. Approval from the siting board can be received without the Commissioners approval and the property taxes paid. Mr. Hasek explained that there is an element of a moving target for taxes. The \$2000 per megawatt and the schools have to adjust for the pilot. It is not dealt of at the standard millage rates and

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does carve out a benefit to the schools and does not impact their funding. The dollars paid out over the project of 25 years you will receive more money in the end. They would be paying less in taxes and the county would have the flow of money coming in over the life of the project. Leases are 25 years with a 10-year extension. The project is front loaded and once it is built it is passive technology and the resource is free. The maintenance is very low cost and the ability to sell the power into the market. It could be a penny a megawatt and they would still be able to pay because the project is paid for and the maintenance is low. Cheaper operating and maintenance plan. Mr. Risse explained that they benefit with a tax decrease. They work with Voreys.

Commissioner Wippel asked if 100 acres are leased for panels do they pay for every sq foot of acreage or just the acres where the panels are placed. Mr. Hasek explained that if only 80 acres of the 100 are utilized for panels they will be paying for only the 80 acres. Commissioners Wippel stated that if there not using, they are not paying for it. Mr. Hasek stated if there is a pond or unused acreage that the farmer cannot utilize, Nationagrid will pay for the average as used. It is a case-by-case basis. Mr. Risse stated that they have a fence boundary around the project and if it is inside the fence it is paid for if it is outside the fence, the farmer can farm it. Mr. Risse addressed how taxes work and the PILOT program, and they will be working on additional project in Pickaway County and will be touching base with the Commissioners. They apologized that they did not reach out to the Commissioners sooner and would like to develop a relationship for future. 250-megawatt range and major land owners that they are working with. There is a level of competition out there but there is an element that does have a material impact on our economics. If they are not getting a pilot here but getting in another county it can affect the project. Even if approval is not needed from Counties, it does seem pretty important to have, stated Commissioner Wippel. They can offer a more competitive price having a pilot versus not having. Is there a limited number of projects that can go into a PJM and Mr. Hasek stated that yes, and it is a moving target as coal energy removes. Mr. Hasek stated that Pickaway County has a lot of big power lines running through it but the 345 has 700 megawatts to a Gig. It is a dwindling resource that will be gone and is a fleeting resource. Commissioners stated that they get the additional information, and they will discuss. Nationalgrid Renewables will be back in Pickaway County in May for an Open House to the public. Yellowbud Ross County will be started in July-August and start making payments. Some folks planted wheat and will be taking the crop off in June-July.

In the Matter of
Pickaway Agriculture and Event Center
Parking Lot Renovation:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the proposal with Darby Creek Excavating for \$38,000.00. The proposal includes cost to remove grass is islands in East parking lot of the fairgrounds and install 3" of #411 Limestone. Area is approximately 90,000 square feet.

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
A&A Acres Plat:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve and sign the single lot subdivision for A&A Acres in Washington Township on Trimmer Road.

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

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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 April 117, 2021.

A total of \$415 was reported being collected as follows: \$100 in adoptions; \$120 in dog license; \$80 in owner turn-in; \$40 in owner turn-in puppy; \$35 private donations and \$40 in transfer out-rescue.

Zero (0) 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, yes. Voting No: None. Motion carried.

Jay H. Wippel, President

Harold R. Henson, Vice President

Gary K. Scherer, Commissioner
BOARD OF COUNTY COMMISSIONERS
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Attest: Angela Karr, Clerk