

TUESDAY, NOVEMBER 8, 2016
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, November 8, 2016, with the following members present: Mr. Brian S. Stewart and Mr. Jay H. Wippel. Harold R. Henson was absent. Brad Lutz, County Administrator, was also in attendance.

In the Matter of
Minutes Approved:

Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to approve the minutes from November 1, 2016, with corrections.

Voting on the motion was as follows: Commissioner Henson, absent; Commissioner Stewart, yes. Commissioner Wippel, 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 Stewart, 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 November 9, 2016, 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 \$773,015.37 on the County Treasurer to satisfy the same.

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

Attest: Patricia Webb, Clerk

In the Matter of
Report Provided by Dustin Hube:

The following is a summary of the report provided by Dustin Hube, Fiscal Specialist/Deputy EMA Director:

- Mr. Hube informed the commissioners that the waiver approved last week for payment related to the Roundtown Trail Project was inadvertently made to be paid to the Pickaway County Engineering Department. The waiver was voided and corrected to be made payable to Darby Creek Excavating in the amount of \$32,244.22 from line item #918.6206.5401. Therefore, Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the corrected waiver.

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

Attest: Patricia Webb, Clerk

- Mr. Hube and Mr. Conrad installed 3 free smoke detectors provided by the Red Cross in a home on Five Points Pike last Friday after a resident contacted the Red Cross requesting them.
- In anticipating the birth of Mr. Hube's and his wife's first child next week, Mr. Hube will be taking paternity leave beginning next Tuesday.

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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 attended the Pickaway County Fire Chief's Association meeting held last Thursday evening and Tom Swisher, Countywide Radio Communications System Coordinator, reported on the county EDAC System and the programming of new radios related to NG911 compliance by the end of 2017.
- Mr. Conrad will be participating in an International Association of Public Safety Communications Officials (APCO) conference call at 1:00 p.m. today. It is expected that discussion will be held about possible revisions to O.R.C. §128 related to the .25¢ surcharge counties have been receiving from each cell phone in their respective counties that designated to be used in preparation to become NG911 compliant. Many counties are expecting the revision will be about ultimately diverting the .25¢ surcharge to the state for providing a statewide NG911 network for counties to hook into. It was noted that Pickaway County has expended the cell phone surcharge funds strictly for radio communications infrastructure improvements and not associated salaries as some other counties have.
- Next Tuesday, Mr. Conrad will be attending an Ohio EMA Regional Training & Exercise Planning workshop in Logan County. The workshop will be addressing county's uniform documentation of how the federal funding they will receive will be expended for the next 3 years related to local emergency training and exercise planning. A total of 20 counties have been invited.

In the Matter of
Report Provided by Erica Tucker:

The following is a summary of the report provided by Erica Tucker, RPHF Joint Solid Waste Administrative Assistant:

- Mrs. Tucker and Tom Davis attended the Organization of Ohio Solid Waste Districts of Ohio (OSWDO) and the Ohio EPA will be conducting a recycling education workshop in March of next year. The next OSWDO meeting will be held during the County Commissioners' Association of Ohio's Winter Conference on December 5th, which Mrs. Tucker and Mr. Davis will be attending.
- Mrs. Tucker and Mr. Davis met with RRS last week regarding the recycling contract for the RPHF Solid Waste District.
- A Recycling Outreach meeting was held last Friday and a tour of First Capital Enterprises that provides the collection and destruction of documents related to the county's office paper recycling program.
- Mrs. Tucker will be attending the Pickaway County Planning Commission meeting with Terry Frazier that is scheduled for later in the day.

In the Matter of
Report Provided by April Dengler:

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

- It was reported that the unofficial total of tires collected at the Tire Recycling Event that was held Saturday, November 12th, was 1,568. A total of \$890 was collected. A total of 204 tires brought in by townships were collected on Friday. A lot of good feedback was received from the public regarding their appreciation of an economical way to dispose their tires. Brief questionnaires that were prepared were answered by the public regarding how they learned about the event and other information. Discussion was held about holding 2 such events again next year.
- A total of 69 employees took advantage of the free flu shots offered last week.
- A 2002 Ammco 4-post lift, a 1989 Sweepster pull-behind broom, and an iPhone 5s have been posted on the govdeal.com website.
- The advertisement for an available part-time Maintenance Worker I position, and an available part-time Custodial Worker I position ends tomorrow.

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**In the Matter of
Work Experience Program
Cooperative Agreements Signed with the
Pickaway County Commissioners' Office and the
Wright-Poling/Pickaway County Dog Shelter:**

The commissioners reviewed a Work Experience Program (WEP) Cooperative Agreement for their office and a WEP Cooperative Agreement for the Wright-Poling/Pickaway County Dog Shelter, as sponsors of the WEP in cooperation with the Job & Family Services Department. The purpose of the WEP is to provide work experience and training to employable TANF and Food Stamp recipients who are otherwise not able to obtain employment; to aid their transition into regular employment; have them perform jobs that provide a useful public service while enhancing their skills and abilities; and to instill a strong work ethic.

Following the review, Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to execute the agreements, authorizing Commissioner Stewart to sign.

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

Attest: Patricia Webb, Clerk

**In the Matter of
Resolution Authorizing the Execution of a
Community Reinvestment Area Agreement with the
NorthPoint Development, LLC and Granting a Fifteen-Year
One-Hundred Percent Tax Exemption:**

Dave Robinson, Brent Miles, and Matt Piorier, of NorthPoint Developers, LLC, met with the commissioners along with Terry Frazier, Development & Planning Director, regarding the Community Reinvestment Area Agreement (CRA) between the county and NorthPoint Development, LLC, for a 15-year, 100% tax abatement on improved real property taxes related to the first phase of three for the construction of NorthPoint's speculative industrial warehouse project in the Northern Industrial Community Reinvestment area on parcels situated in Harrison Township.

Mr. Frazier presented copies of the CRA Agreement between the county and NorthPoint that were signed by Judy C. Wolford, Pickaway County Prosecutor, with her approval as-to-form for the commissioners' review. Also reviewed were the Resolutions for the approval of the CRA Agreement, the Compensation Agreements with NorthPoint and the Teays Valley Local School District and the Eastland-Fairfield Technology Schools, and the Tax Increment Financing (TIF) Agreement. The Teays Valley Local School District and the Fairfield Career & Technical Schools Joint Vocational School District adopted Resolutions on August 15, 2016, and September 21, 2016, respectively, waiving the notice requirements of O.R.C. Sections 3735.671, and 5709.83, and approving the negotiated Compensation Agreements.

After reviewing all documents, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to approve and execute the Northern Industrial Area CRA Agreement with NorthPoint, the Compensation Agreements between the Teays Valley Local School District and the Eastland-Fairfield Career and Technology Schools, and the TIF Agreement, resulting in the adoption of the following Resolutions:

**A RESOLUTION AUTHORIZING THE EXECUTION OF A COMMUNITY
REINVESTMENT AREA AGREEMENT WITH THE NORTHPOINT
DEVELOPMENT, LLC AND GRANTING A FIFTEEN-YEAR ONE-HUNDRED
PERCENT TAX EXEMPTION FOR EACH BUILDING CONSTRUCTED**

Resolution No.: PC-110816-1

WITNESSETH:

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WHEREAS, this Board (“Board”), by Resolution adopted on July 10, 2006, has previously established the Northern Industrial Community Reinvestment Area specified in that Resolution (the “CRA Area”) as a “Community Reinvestment Area” (“CRA”) pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 – 3735.70 (the “CRA Act”); and

WHEREAS, effective August 28, 2006, the Director of Development of the State of Ohio determined that the CRA contains the characteristics set forth in R.C. Section 3735.66 and certified said area as a CRA Area No. 12933978-01 under R.C. Section 3735.66; and

WHEREAS, this Board has encouraged the development of real property and the acquisition of personal property located in the area designated as the CRA; and

WHEREAS, NorthPoint Development, LLC (NorthPoint) desire to construct commercial facilities and related improvements (the “Project”) at a site within the boundaries of Harrison Township (the “Harrison Township Land,” which is described in Exhibit A attached hereto [*] and incorporated herein by this reference), provided that the appropriate economic development incentives are available to support the economic viability of the Project; and

WHEREAS, this Board, having the appropriate authority, desires to provide NorthPoint incentives available for the development of the CRAA Land under the CRA Act by entering into an Ohio Community Reinvestment Area Agreement (the “CRA Agreement”) substantially in the form on file with the Pickaway County Prosecuting Attorney; and

WHEREAS, pursuant to the CRA Agreement, this Board desires to provide NorthPoint with a 100% tax exemption for fifteen (15) years for each building constructed on the CRAA Land; and

WHEREAS, the CRAA Land is located in the Teays Valley Local School District (the “School District”) and the Eastland-Fairfield Career & Technical Schools Joint Vocational School District (the “JVSD”). The School District waived any notice requirements of R.C. Sections 3735.671, and 5709.83, pursuant to a resolution dated August 15, 2016, and the JVSD waived any such notice requirements pursuant to a resolution dated September 21, 2016; and

WHEREAS, NorthPoint agreed to provide compensation to the School District and the JVSD pursuant to the terms of one or more written compensation agreements; and

WHEREAS, in connection with the compensation to be provided to the School district pursuant to its compensation agreement, the Board of Education of the School District pursuant to a resolution dated August 15, 2016, has approved the CRA Agreement, and the CRA Exemption provided therein; and

WHEREAS, in consideration of the above;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Pickaway, State of Ohio, that:

Section 1. The CRA Agreement relating to the provision of the real property tax exemptions, in the form presently on file with the Pickaway County Prosecutor, providing for, among other things, the provision of the real property tax exemptions, is hereby approved and authorized with changes therein and amendments thereto not inconsistent with approved and authorized with changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this County and which shall be approved by the Board of County Commissioners of the County of Pickaway, State of Ohio. The Board of County Commissioners of the County of Pickaway, State of Ohio, for and in the name of this County, is hereby authorized to execute the CRA Agreement, provided further that the approval of is hereby authorized to execute the CRA Agreement, provided further that the approval of changes and amendments thereto by members of that Board, and their character as not being substantially adverse to the County, shall be evidenced conclusively by their execution thereof. This Board further hereby authorizes and directs the Pickaway County Prosecutor, and other appropriate officers of the County, to sign those instruments and make arrangements as are necessary to carry out the purposes of this Resolution.

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Section 2. This Board ratifies and confirms all acts and actions previously taken with regard to the CRA Agreement.

Section 3. The Clerk of this Board is hereby directed to deliver a copy of this resolution to the County Auditor within fifteen days after its adoption and a copy of the CRA Agreement to the Director of the Ohio Development Services within fifteen days after its complete execution.

Section 4. This Board finds and determines that all formal actions of the Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

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

Attest: Patricia Webb, Clerk

[*] On file in the commissioners' office.

Resolution No.: PC-110816-2

A RESOLUTION DECLARING THE IMPROVEMENT TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; REQUIRING THE OWNER OF THE PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; APPROVING COMPENSATION AGREEMENTS WITH NORTHPOINT DEVELOPMENT, LLC AND EACH OF THE TEAYS VALLEY LOCAL SCHOOL DISTRICT AND THE EASTLAND-FAIRFIELD CAREER AND TECHNICAL SCHOOLS; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT DIRECTLY BENEFIT THE PARCEL; AUTHORIZING THE EXECUTION OF A TAX INCREMENT FINANCING AGREEMENT; AND AUTHORIZING THE FILING OF AN AMENDED DECLARATION OF COVENANTS.

WHEREAS, Sections 5709.77 through 5709.81 of the Ohio Revised Code (collectively, the "TIF Statutes") authorize a board of county commissioners, by resolution, to declare the improvement to each parcel of real property to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a redevelopment tax equivalent fund for the deposit of those service payments to be used to make payments to school districts affected by that exemption from taxation or to pay costs of constructing or repairing the public infrastructure improvements benefiting the parcels subject to that exemption from taxation, and specify public infrastructure improvements made or to be made or in the process of being made that directly benefit, or that once made will directly benefit, each parcel; and

WHEREAS, the parcel of real property identified and depicted in Exhibit A attached hereto [*] (irrespective of whether as currently configured or subsequently divided and/or combined, the "Parcel") is located in Pickaway County, Ohio (the "County"), and the County has determined to declare the Improvement (as defined in Section 1 of this Resolution) to the Parcel to be a public purpose; and

WHEREAS, the NorthPoint Development, LLC ("NorthPoint"), as owner of the Parcel, intends to make or cause to be made certain improvements to the Parcel; and

WHEREAS, the County has determined to provide for the construction of the public infrastructure improvements described in Exhibit B attached hereto [*] (the "Public Infrastructure Improvements"), which, once made, will directly benefit the Property; and

WHEREAS, Teays Valley Local School District (the "School District"), the County and NorthPoint have negotiated the terms of a compensation agreement to be effective as of November 8, 2016, and the Eastland-Fairfield Career and Technical Schools (the "Joint Vocational School District" or "JVSD"), the

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County and NorthPoint have negotiated the terms of a compensation agreement to be effective as of November 8, 2016 (each a "Compensation Agreement," and together, the "Compensation Agreements"), each providing for compensation to the School District and JVSD for their loss of real property taxes during the period of the exemption from taxation granted in Section 1 of this Resolution (the "TIF Exemption"); and

WHEREAS, a community reinvestment area (the "Northern Industrial CRA") was created on August 6, 2007, and the County and NorthPoint have entered into a Community Reinvestment Area Agreement as of November 8, 2016, granting a real property tax exemption for fifteen (15) years on one hundred percent (100%) of the value of the structures of industrial facilities to be developed in the Northern Industrial CRA; and

WHEREAS, this Board has determined to provide for the execution and delivery of a Tax Increment Financing Agreement; and

WHEREAS, the Board of Education of the School District and the Board of Education of the JVSD have approved this Resolution, approved each party's respective Compensation Agreement, and waived their right to future notice as prescribed in Sections 5709.78 and 5709.83 of the Ohio Revised Code; and

WHEREAS, in connection with the addition of property to the CRA Agreement and the approval of this Resolution, it is necessary for NorthPoint to file an Amended and Restated Declaration of Covenants Related to Millage Differential Payments and Service Payments to ensure that the covenants to make the Service Payments (defined below) and the Millage Differential Payments (described in the CRA Agreement) run with the land (the "Declaration");

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Pickaway, State of Ohio, that:

Section 1. Authorization of Tax Exemption. This Board hereby finds and determines that one hundred percent (100%) of the increase in assessed value of the Parcel subsequent to the effective date of this Resolution (which increase in assessed value is hereinafter referred to as the "Improvement" as defined in Section 5709.77(D) of the Ohio Revised Code) is hereby declared to be a public purpose and shall be exempt from taxation for a period commencing with the first tax year that begins after the effective date of this Resolution and in which an Improvement due to the construction of a structure on that Parcel first appears on the tax list and duplicate of real and public utility property and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the County can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes. Notwithstanding any other provision of the TIF Agreement (as defined in Section 6 hereof) or this Resolution, the TIF Exemption granted pursuant to this Section 1 and the payment obligations established pursuant to Section 2 of this Resolution are subject and subordinate to the tax exemption applicable to the Improvement granted under the CRA Agreement pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code and the property tax exemption granted pursuant to Section 4582.46 of the Ohio Revised Code.

Section 2. Service Payments and Property Tax Rollback Payments. Subject to any tax exemption applicable to the Improvement granted under the CRA Agreement pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code or any property tax exemption for a Parcel granted pursuant to Section 4582.46 of the Ohio Revised Code, as provided in Section 5709.79 of the Ohio Revised Code, the current owner of the Parcel and then any future owner shall make service payments in lieu of taxes with respect to the Improvement allocable thereto to the Treasurer of Pickaway County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against that Improvement if it were not exempt from taxation pursuant to Section 1 of this Resolution, including any penalties and interest (collectively, the "Service Payments"). The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by Sections 319.302, 321.24, 323.152 and 323.156 of the Ohio Revised Code, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), shall be allocated and distributed in accordance with Section 4 of this Resolution.

Section 3. Compensation Agreements. Pursuant to Sections 5709.78 and 5709.82 of the Ohio Revised Code, this Board hereby approves the Compensation Agreements in the form on file with this Board and authorizes their execution by one or more representatives of this Board.

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Section 4. Redevelopment Tax Equivalent Fund. Pursuant to and in accordance with the provisions of Section 5709.80 of the Ohio Revised Code, this Board previously established the Northern Industrial Redevelopment Tax Equivalent Fund (the "Fund"). The Fund will continue to be maintained in the custody of the County and shall receive all distributions to be made to the County pursuant to Section 5 of this Resolution. Those Service Payments and Property Tax Rollback Payments received by the County with respect to the Improvement of the Parcel and so deposited pursuant to Section 5709.80 of the Ohio Revised Code and this Resolution shall be used solely for the purposes authorized in the TIF Statutes or this Resolution, including, but not limited to, making the payments to the School District and JVSD as specified in the Compensation Agreements and paying costs of the Public Infrastructure Improvements. The Fund shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used in accordance with Section 5, after which time the Fund shall be dissolved and any surplus funds remaining therein transferred to the County's General Fund, all in accordance with Section 5709.80 of the Ohio Revised Code.

Section 5. Distribution of Service Payments and Property Tax Rollback Payments. Pursuant to the TIF Statutes, the County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments to the County for deposit into the Fund to be used (i) to make payments to the School District and JVSD as provided in the Compensation Agreements and (ii) to pay costs of the Public Infrastructure Improvements. All distributions required under this Section 5 are to be made at the same time and in the same manner as real property tax distributions.

Section 6. Public Infrastructure Improvements. This Board hereby designates the Public Infrastructure Improvements and any other public infrastructure improvements hereafter designated by resolution as public infrastructure improvements made or to be made that directly benefit the Parcel.

Section 7. Tax Increment Financing Agreement. The County shall enter into a Tax Increment Financing Agreement (the "TIF Agreement") in the customary form not inconsistent with this Resolution and not substantially adverse to the County, which TIF Agreement shall be approved by at least two of the County Commissioners, any and all of whom are hereby authorized, for and in the name of the County, to execute the TIF Agreement.

Section 8. Non-Discriminatory Hiring Policy. In accordance with Section 5709.823 of the Ohio Revised Code, this Board hereby determines that no employer located upon the Parcel shall deny any individual employment based solely on the basis of race, religion, sex, disability, color, national origin or ancestry.

Section 9. Further Authorizations. This Board hereby authorizes and directs any of the County Commissioners, the County Auditor, the Clerk of this Board or other appropriate officers of the County, to make such arrangements as are necessary and proper for collection of the Service Payments. This Board further hereby authorizes and directs any of the Commissioners, the County Auditor, the Clerk of this Board or other appropriate officers of the County to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution.

Section 10. Filings with Ohio Development Services Agency. Pursuant to Section 5709.78(1) of the Ohio Revised Code, the Clerk of this Board is hereby directed to deliver a copy of this Resolution to the Director of the Ohio Development Services Agency within fifteen (15) days after its effective date. Further, and on or before March 31 of each year that the Exemption set forth in this Resolution remains in effect, an authorized officer of the County shall prepare and submit to the Director of Development of the State of Ohio the status report required under Ohio Revised Code Section 5709.78(I).

Section 11. Tax Incentive Review Council. The Tax Incentive Review Council established by the Board shall review annually all exemptions from taxation resulting from the declarations set forth in this Resolution and any other such matters as may properly come before that Council, all in accordance with Section 5709.85 of the Ohio Revised Code.

Section 12. Declaration of Covenants. This Board hereby approves the Declaration.

Section 13. Open Meetings. This Board finds and determines that all formal actions of this Board and any of its committees concerning and relating to the adoption of this Resolution were taken in an open meeting of this Board or committees, and that all deliberations of this Board and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Section 14. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

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

Attest: Patricia Webb, Clerk

[*] On file in the commissioners' office

Commissioner Stewart thanked the NorthPoint representatives for their work in being good neighbors to the community related to the project and some hurdles that were overcome that NorthPoint faced and Mr. Miles and Mr. Robinson thanked the commissioners for their cooperation and assistance related to the project.

A brief conversation was held regarding the cooperative agreement with the Columbus-Franklin County Finance Authority that would enable the NorthPoint project to benefit from the capital lease structure that has been previously discussed. The cooperative agreement is expected to be provided to the commissioners for their review next week.

In discussing the implementation of NorthPoint's first and largest speculative warehouse, Mr. Miles stated that it is anticipated that the sewer will be installed over the winter and grading for the warehouse should begin around February or March 2017.

In the Matter of
Re-appointments of Jeffrey Rawlins, Gwen Wolford, and
Greg Miller to the Pickaway County Board of Developmental Disabilities:

Mike Pelcic, Superintendent of Pickaway County Board of Developmental Disabilities (PCBDD), along with Marie Wilbanks, met with the commissioners to review the PCBDD's draft 2017 Program & Expenditures Plan. Prior to the presentation Mr. Pelcic stated that Jeffrey Rawlins' (Immediate family member) term on the PCBDD expires in December 2016, and Gwen Wolford's (At-Large) and Greg Miller's (Immediate family member) terms expire January 2017. Mr. Pelcic stated that all were interested in being appointed to another 4-year term and he noted that this will be the third and final terms for Ms. Wolford and Mr. Miller. The commissioners appoint 5 of the 7-member board, with the other 2 members being appointed by the Pickaway County Juvenile/Probate Judge.

After discussion regarding the matter, Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to re-appoint Gwen Wolford, Jeffrey Rawlins and Greg Miller's to an additional 4-year term on the PCBDD.

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

Attest: Patricia Webb, Clerk

The commissioners will be providing the Oath of Office for the re-appointments following PCBDD's reorganizational meeting in January 2017.

When Commissioner Stewart mentioned that he has been contacted by an individual who is interested in serving on the PCBDD, Mr. Pelcic stated that there is a commissioner appointee to the board whose third and final term will expire December 2017. It was recommended that the individual contact Mr. Pelcic regarding his interest and perhaps begin becoming involved in attending the meetings with the eventual intent of the possible appointment to the PCBDD.

In the Matter of
Pickaway Board of Development Disabilities
Draft 2017 Program & Expenditures Plan Reviewed:

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Mike Pelcic then presented the PCBDD's draft 2017 Program & Expenditures Plan, first reporting that the Brooks-Yates school-page program's relocation to the Teays Valley School District went well, and the following is an Executive Summary of the plan with questions received from the commissioners throughout:

- The 2017 Program and Expenditures Plan requests a spending level of \$5,822,000 for the programs and services of PCBDD. From total expenditures, \$1,327,949 will be used as local match for Medicaid Waiver to generate an additional \$3,648,772 for services that are directly paid from the State to providers.
- PCBDD is serving approximately 400 persons, and increase of 40 persons from 2016, and enrollment is expected to increase at the same rate in 2017. To serve the growing number of people enrolled, an additional Service and Support Administration position is planned for the first quarter.
- The number of Level 1 Medicaid Waivers for refinancing costs will increase. Residential funding will increase by enrolling ten people on Individual Options (O/I) waivers and six people on Self Empowered Life Funding (SELF) waivers. To address the waiting list for waivers, the Ohio Department of Developmental disabilities (DODD) will fund five of the I/O waivers and three of the SELF waivers. The PCBDD will contribute local funds for five I/O waivers and three SELF waivers for people with increased needs of service and supports. The estimated local match cost for the combined additional Medicaid Waivers will generate \$225,000 in federal match for home and community based services and employment.
- The PCBDD will continue efforts on the Employment First Initiative by participating in the Bridges to Transition program. The program offers transition age students the opportunity for summer employment and career exploration. This program prioritizes community employment in an integrated setting and furthers PCBDD's goal to increase community employment for people by more than 5%. Furthering efforts on the Employment First Initiative, PCBDD will offer Employment Navigation services to correspond with new rules for career planning and employment. A new position, Employment Navigator/Service and Support Administrator, will specialize in specific employment-related supports and services for adults to increase employment.
- The PCBDD will continue to accomplish goals from and new three-year strategic plan (2016 – 2018). The plan incorporates benchmarks created by the DODD Strategic Planning Leadership Group. The essence of the plan focuses on moving services and supports to integrated community settings.
- Revenues for 2017 are projected to be \$5,535,300. This total is a combination of \$4,584,000 from tax collection, \$182,500 from local revenue, \$424,000 from state revenue, and \$344,800 from federal revenue.
- A review of the Program Accomplishments for 2016, goals for 2017, and the Expenditures Plan for provided programs followed the Executive Summary.

A Public Forum will be held next week to receive comments regarding the draft 2017 Program & Expenditure plan and will go back to the PCBDD in December.

Mr. Pelcic reported that the PCBDD has plans to go back to the voters in 2024 for a levy renewal with an increase. The last increase requested was back in 2005.

Commissioner Stewart took a few moments to thank Mr. Pelcic and the PCBDD for their patience related to the commissioners' consideration of having the building located at 1005 S. Pickaway St. transferred to the county with concept of the possibility of relocating the Pickaway County JFS Department into the facility. Joy Ewing, JFS Director, is interested in the building; however, the unofficial drawings of the renovations that would be needed to make the space conducive to the JFS Department's needs and the estimated costs have not yet been received from the architect. Mr. Lutz reported that he has placed another call to the architect.

At the conclusion of the meeting, the commissioners thanked Mr. Pelcic for the overview.

In the Matter of
County Administrator Update:

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

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- The new and used vehicle sales chart was reviewed, showing a total of 575 being purchased between September and October, a decrease from 642 the same time last year. Pickaway County's unemployment rate for September was 4.5%, an increase from the prior month's 4.2%. Foreclosures through September 2016 were reported to be 122, compared to 120 for the same timeframe in 2015, and 143 in 2014.
- Mr. Lutz reported that he met with John Bialy, of Bialy Corp, last week and the body shop tenant in the ground floor of the building the county purchased earlier this year on the frontage of the fairground on Lancaster Pike has been evicted due to 2 months of non-payment of rent. The tenant was sent a certified letter notifying him of the eviction, who in turn provided a letter of notification that he is vacating the space by today. Mr. Bialy stated that he would assist with locating another tenant of the space if the commissioners so desire; however, there is Pickaway County Fairgrounds Revitalization Master Plan to consider before deciding whether or not to rent the space.
- The next Courthouse Security Committee meeting is scheduled to be held on Wednesday, November 9th, at 3:30 p.m.
- The Public Kick-off for the Haven House "Re-Building Lives Capital Campaign" is scheduled to be held on Monday, November 14th, at 111 Island Road.
- The General Fund revenue and expenditure reports through October were reviewed and no areas of concern were noted. No additional appropriations are expected to be needed before the end of the year with the possible exception of a few payroll line items related to the 3% pay increase that was approved in the middle of this year.
- A notice from the County Risk Sharing Authority related to the Department of Labor's new FLSA rule was distributed; however, there are no salaried county employees that will be affected by the new rule.
- A spreadsheet prepared by Scot Burbacher of Community Benefits Insurance Agency, which reflected the county employees share for healthcare insurance is lower than those from various surrounding municipalities.

**In the Matter of
Pickaway County Planning Commission Meeting:**

The Pickaway County Planning Commission meeting held in the commissioners' conference room. Commissioners Stewart and Wippel were unable to attend the meeting due to previous engagements. Minutes of the meeting and actions taken by the commission can be obtained from the Pickaway County Development & Planning Office.

**In the Matter of
Fund Transfer Approved:**

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

**5,761.76 from 101.1105.5704 – Victims of Crime-County Match
To
234.0000.4556 – 234.0000.4556 – Victims of Crime-Local Share**

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

Attest: Patricia Webb, Clerk

**In the Matter of
Line Item Name Change Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the following LINE ITEM NAME CHANGE request:

**TUESDAY, NOVEMBER 8, 2016
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO**

**251.0000.4571 from CDBG FY03 - Revenue
To
CDBG FY16 – Revenue**

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

Attest: Patricia Webb, Clerk

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

Commissioner Wippel offered the motion, seconded by Commissioner Stewart, to approve the following requests for the CREATION OF A NEW LINE ITEM:

**251.6255.5522 – CDBG FY16 – Fair Housing
251.6225.5521 – CDBG FY16 – Administration
251.0000.4571 – CDBG FY16 - Revenue**

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

Attest: Patricia Webb, Clerk

**In the Matter of
Appropriations Approved:**

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

**4,896.25 to EMA-Equipment
8,789.90 to 101.1105.5703 – Contingencies
2,500 to 201.3007.5495 – Engineer-ALGT/Bridges & Culverts-Equipment Rental
5,000 to 201.3006.5313 – Engineer – Garage Supplies & Materials**

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

Attest: Patricia Webb, Clerk

**In the Matter of
Transfers Approved:**

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

**8,789.90 from 101.1105.5703 – Contingencies
To
101.1101.5204 – Commissioners-Unemployment

500 from 101.1105.5703 – Contingencies
To
101.2001.5301 – EMA-Supplies**

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

**TUESDAY, NOVEMBER 8, 2016
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO**

Attest: Patricia Webb, 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 November 5, 2016.

A total of \$508 was reported being collected as follows: \$140 in adoption fees; \$48 in boarding revenue; \$120 in dog licenses; \$15 in dog license penalties; \$40 in owner turn-in euthanasia; \$100 in private donations; \$45 in redemptions.

Two (2) stray dogs were processed in; six (6) dogs were adopted; no (-0-) shelter-initiated euthanasia.

No firearms were discharged.

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

ABSENT

Harold R. Henson, President

Brian S. Stewart, Vice President

Jay H. Wippel, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk