

**Regular Meeting #07-39
Fairfield County Commissioners' Office
September 11, 2007**

9:00 a.m. Meeting with Chester Jourdan

The Board of Commissioners met with Chester Jourdan for an update on regional growth and economic development issues. Present were Mike Kiger, Jon Myers and Judith Shupe. Present also were Bill Arnett and Scott Zody. Mr. Jourdan reported that the Regional Growth Connections/Growth Strategy draft Final Report has been submitted to the MORPC Board and he expects final approval in October. Commissioner Myers asked if this was a final report or an update of an existing report, to which Mr. Jourdan responded that the information he was providing to the Commissioners today was a progress report of activities since 2003, and the Final Report would be distributed once approved by MORPC.

Mr. Jourdan also informed the Commissioners that a Summit on Energy & Environmental issues is scheduled for November 13th & 14th. Information on registration can be found at www.greenohio.org. MORPC plans to announce a new Center for Energy and Environment at this conference, with an emphasis on sustainability and multi-modal connections such as greenways and bikeways.

Mr. Jourdan asked what critical issues are facing Fairfield County that he could be helpful with or be aware of, and Commissioner Shupe provided a brief update on the Fairfield 33 Development Alliance, reporting that all local governments in the corridor are now on board. Commissioner Myers added that the County has provided \$150,000 for this effort, and Commissioner Shupe stated that the Alliance is considering expanding to include "shoulder" communities outside the immediate Route 33 corridor.

Mr. Jourdan mentioned that he was recently in Athens for a similar meeting and regional economic development and Route 33 were among the top issues discussed. Commissioner Shupe asked if Mr. Jordan had any news relative to the Nelsonville 33 by-pass, to which he responded that the project was still a high priority, but funding shortfalls with ODOT have pushed the start date back. Commissioner Myers asked if this was a result of changing priorities with the new state administration, and Mr. Jourdan stated that ODOT HQ was much more involved in District decisions now, but due to concerns over the TRAC process, the General Assembly mandated that ODOT complete all Tier I projects currently in "the pipeline", which has placed a bit of a burden on ODOT. MORPC would like to see the Assembly clarify that law to allow some flexibility. Commissioner Myers asked if Nelsonville was a Tier I project, and Mr. Jourdan believes that it is, the concern is that ODOT projects have been experiencing between 8-12% inflation each year, and revenues are nowhere near enough to complete everything that is currently in line for construction. In addition, large projects such as the downtown Columbus I-70/I-71 realignment are looming, that project alone should cost \$1 billion.

Commissioner Shupe asked why the inflation rate was so high, and Mr. Jourdan replied that fuel costs and the shipping of raw materials to China and India for construction have driven costs higher. In addition, Ohio is still a "donor state" relative to Federal Highway fuel tax funds, such that, for every dollar of Federal gas tax Ohio collects and sends to Washington, only about \$0.92 is returned for construction and maintenance. The 6-year Highway appropriations bill will be up for renewal in 2008, and Ohio and the other 9 donor states will continue their efforts for more parity, but Mr. Jourdan doubts any significant changes will occur.

Commissioner Myers asked if there is any discussion of increasing gas taxes at the Federal or state level. Mr. Jourdan said some groups such as ASHTO and the Truckers Association are talking about a 6-10 cent a gallon raise, but no one is taking that up at this time. In fact there is some discussion going on that the gas tax may no longer be a viable funding mechanism for highway funding, and other new alternatives may be

considered. Regarding state funding, Mr. Jourdan doubts there will be any proposals to raise the state gas tax due to the political climate. Commissioner Myers asked if MORPC planned on sending letters of support to the Congressional delegation relative to the “donor state” issue, and expressed interest in the Commissioners supporting such an effort.

Another pending issue is the question of funding infrastructure such as bridges following the Minneapolis bridge incident. There are approximately 44,000 bridges on state and interstate highways in Ohio alone, and the cost to fix those is staggering. In addition, Mr. Jourdan expressed concern about truck weight limits and the practice of granting exemptions to overweight trucks, which cause damage to roads. Mr. Jourdan would like to see more emphasis on multi-modal or inter-modal transportation, such as rail and air freight, similar to the “Heartland Express/Rickenbacker” partnership between the airport and Norfolk Southern.

Mr. Jourdan is working on organizing a Central Ohio Regional Policy Roundtable to involve all 12 counties to develop regional policies to lobby for with the General Assembly. Policies on Transportation, Regional Economic Development, Energy & Environment, and Local Government could have a profound effect. Commissioner Shupe asked if Mr. Jourdan was seeing more of a regional focus in Central Ohio, to which he responded yes, but much more could be done in that regard. Commissioner Shupe stated she was seeing more of a regional focus for Route 33, and communities are doing better working together.

Executive Session

At 9:45 a.m., on motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to enter into Executive Session to discuss personnel matters.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger.

At 10:00 a.m., on motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to adjourn from Executive Session.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger.

10:00 a.m. Commissioners’ Regular Meeting

A regular meeting of the Fairfield County Board of Commissioners was held on Tuesday, September 11, beginning at 10:00 a.m., with the following Commissioners present: Mike Kiger, Jon Myers and Judith Shupe. Also present were: Lynette Leach, Julia Hilty, Aunie Cordle, Mike Orlando, Mary Jane Gard, Joe Spybey, Staci Knisley and Scott Zody.

Following the Pledge of Allegiance to the Flag, Commissioner Mike Kiger asked all present to remain standing and observe a moment of silence in remembrance and honor of the victims and families of 9/11/01.

Announcements

County Clerk/Manager Scott Zody announced that the Utilities Department requested an add-on resolution for the agenda relative to payment of salaries.

Public Comment

There were no public comments.

Approval of minutes of Tuesday, September 4, 2007

On motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to approve the minutes for Tuesday, August 28, 2007.

Roll call vote of the motion resulted as follows:
Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger.

Approval to bore under Cedar Hill Road

On motion of Judith Shupe and second of Jon Myers, the Board of Commissioners voted to approve a proposal to bore under Cedar Hill Road for a fiber optic line, see resolution 07-09.11.a

Roll call vote of the motion resulted as follows:
Voting aye thereon: Judith Shupe, Jon Myers and Mike Kiger

Approval of Changer Order – West Fair Avenue/Hocking River Bridge

On motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to approve a change order for the Hocking River bridge on West Fair Avenue, see resolution 07-09.11.b

Roll call vote of the motion resulted as follows:
Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger

EMA/Village of Baltimore MOU – Emergency Sirens

On motion of Judith Shupe and second of Jon Myers, the Board of Commissioners voted to approve a Memorandum of Understanding between the Fairfield County Office of Emergency Management and Homeland Security and the Village of Baltimore to transfer ownership of emergency Warning Sirens, see resolution 07-09.11.c

Roll call vote of the motion resulted as follows:
Voting aye thereon: Judith Shupe, Jon Myers and Mike Kiger

Approval of Purchase of Service Contract – FCJFS/Lancaster-Fairfield Community Action

On motion of Judith Shupe and second of Jon Myers, the Board of Commissioners voted to approve a purchase of service contract by and between Fairfield County Job & Family Services and Lancaster-Fairfield Community Action, see resolution 07-09.11.d
Commissioner Kiger asked Lynette Leach with FCJFS to explain the contract. Ms. Leach responded that the agreement would be used for literacy education training and utilize Federal TANF funds.

Roll call vote of the motion resulted as follows:
Voting aye thereon: Judith Shupe, Jon Myers and Mike Kiger

Approval to ratify the approval of grant agreement – Fairfield County Airport

On motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to approve the ratification of the approval of a grant agreement for the Fairfield County Airport – FY 2007 FAA grant, see resolution 07-09.11.e

Roll call vote of the motion resulted as follows:
Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger

Addendum #1 for the contract of county facility roofing projects

On motion of Judith Shupe and second of Jon Myers, the Board of Commissioners voted to approve Addendum #1 for the contract for county facilities roofing project, see resolution 07-09.11.f

Commissioner Kiger asked Joe Spybey to explain the changes. Mr. Spybey explained that due to an \$11,000 cost savings on the Ag Center roofing project, there is sufficient funding to fix the roofs on the old railroad building on the site as well. Commissioner Shupe asked if slate would be used on the roofs similar to the original roofs, and Mr. Spybey stated they could not afford slate, but would be using a long-life shingle that would closely resemble the original slate. Commissioner Myers asked if the funding was sufficient to do both buildings roofs plus gutters and downspouts, and Mr. Spybey replied affirmative.

Roll call vote of the motion resulted as follows:
Voting aye thereon: Judith Shupe, Jon Myers and Mike Kiger

Petition to Vacate Alleys – Village of Geneva – set Viewing and Hearing dates

On motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to approve to set a viewing and hearing date and time for the vacation of alleys in the unincorporated Village of Geneva, Rushcreek Township, see resolution 07-09.11.g

Roll call vote of the motion resulted as follows:
Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger

Financial Resolutions

On motion of Judith Shupe and the second of Jon Myers, the Board of Commissioners voted to approve financial resolutions as follows:

- 07-09.11.h Approval of amended certificate and request for appropriations for additional unanticipated receipts of Memo Expenditure – Fairfield County Engineer – 3445 ODOT Payments
- 07-09.11.i Approval to request Appropriations for Additional Unanticipated Receipts of memo Expenditure – County Engineer – 3445 ODOT Payments
- 07-09.11.j Approval to request Appropriations for Additional Unanticipated Receipts of memo Expenditure – County Engineer – 3445 ODOT Payments
- 07-09.11.k Approval of Account to Account Transfer – County Engineer – Motor Vehicle Fund 2024
- 07-09.11.l Approval to appropriate from unappropriated - Fairfield County Engineer - Fund 2024
- 07-09.11.m Approval to appropriate from unappropriated - Fairfield County Engineer - Fund 2024
- 07-09.11.n Approval to appropriate from unappropriated - Fairfield County Engineer - Fund 2024

Roll call vote of the motion resulted as follows:
Voting aye thereon: Judith Shupe, Jon Myers and Mike Kiger

Financial Resolutions

On motion of Jon Myers and the second of Judith Shupe, the Board of Commissioners voted to approve financial resolutions as follows;

- 07-09.11.o Approval to appropriate from unappropriated – Fairfield County Utilities – Sewer District Fund - Fund 5044
- 07-09.11.p Approval to appropriate from unappropriated – Fairfield County Utilities – Sewer District Fund - Fund 5046
- 07-09.11.q Approval to appropriate from unappropriated – Fairfield County Utilities – Sewer District Fund - Fund 5044
- 07-09.11.r Approval to appropriate from unappropriated – Fairfield County Utilities – Sewer District Fund - Fund 5046
- 07-09.11.s Approval of amended Certificate and appropriate from unappropriated Airport Federal Funds, FY 2007 FAA Grant – Fund 3011
- 07-09.11.t Approval of Advance from the General Fund to FY 2005 – Fairfield County Commissioners – CHIP Fund 2661
- 07-09.11.u Approval of Advance from the General Fund to FY 2005 – Fairfield County Commissioners – CHIP Fund 2660
- 07-09.11.v Approval of Account to Account Transfer – Fairfield County Commissioners/Prisoner Medical Expense – General Fund 1001
- 07-09.11.w Approval of Account to Account Transfer – Fairfield County Commissioners – General Fund 1001
- 07-09.11.x Approval of Account to Account Transfer – Fairfield County Commissioners – General Fund 1001
- 07-09.11.y Approval of Account to Account Transfer – Fairfield County Maintenance Department – General Fund 1001
- 07-09.11.z Approval to appropriate from unappropriated – Fairfield County ADAMH Board – Fund 2066
- 07-09.11.aa Approval for the Payment of a Voucher without an appropriate carry-over purchase order for the Fairfield County Job & Family Services

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger

Payment of Bills

On motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to approve the authorization for payment of bills, September 11, 2007 – check date September 14, 2007; see resolution 07-09.11.bb

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger

Utilities Add-on

On motion of Judith Shupe and second of Jon Myers, the Board of Commissioners voted to approve a transfer of funds within the Water District Fund – Fund 5046, see resolution 07-09.11.cc.

Commissioner Shupe explained that Utilities Director Tony Vogel asked for this resolution to ensure the Department has sufficient cash balances to fulfill payroll obligations for their Water employees.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Judith Shupe, Jon Myers and Mike Kiger

Review Session

The Board of Commissioners met at 10:15 a.m. to review correspondence, pending items, and future action items. Present at the review session were Mike Kiger, Jon Myers, Judith Shupe, Julia Hilty and Scott Zody.

Pending Items

Recycling Center

Commissioner Kiger stated that Bill Arnett is in the process of checking with Mr. Pettitt to see if the City of Lancaster has any interest in the property.

Lancaster Law Director/Misdemeanor Prosecution Contract

Commissioner Myers stated that Dave Landefeld was supposed to be researching the numbers provided by the city, specifically the question about the State Highway Patrol numbers. Julia Hilty stated that the City has a separate arrangement with the City of Pickerington, and Commissioner Myers asked if the City of Lancaster had the ability to pursue other local funding (villages, townships). Commissioner Kiger asked if Pickerington was different because they are a city. Ms. Hilty responded that cities and villages are both considered municipal corporations under the Revised Code. The Commissioner directed Scott Zody to prepare a letter of response to Lancaster counter-offering a 3% increase over the 2007 payment amount for each of the next three years.

The Commissioners also directed Mr. Zody to draft a letter to County Prosecutor Dave Landefeld denying his request to provide health care benefits to a potential part time employee.

Mike Orlando

FCJFS Director Mike Orlando asked for a few minutes to discuss the upcoming Budget Retreat, specifically clarification on what the FCJFS base budget numbers would be and what he could reasonably request for additional funding. Mr. Orlando was concerned how the \$362,000 he received in supplemental funding for FY 2007 would be viewed – as one-time funding, or a continuation. Commissioner Myers stated that it was being considered one-time funding, and not part of the 2008 base.

Mr. Orlando expressed concern at this, and the overall level of General Fund dollars allocated to FCJFS, stating that the agency's funding levels would be 12% less than the level received in 2001.

Commissioner Kiger stated that overall, there is less supplemental funding available this year, due to personnel costs and continuing costs from the previous year.

Mr. Orlando outlined some of the concerns he has with the agency financial situation, specifically Child Protective Services. There are currently 227 children in placement custody today – the normal number for this time of year is 190.

Mr. Orlando estimated that his budget supplemental request would be \$300,000 for Child Protective Services.

Commissioner Shupe stated that the three request categories were guidelines for agencies to consider when making their requests, but that doesn't mean those line items could not be changed depending upon the discussion that would occur at the retreat.. Commissioner Myers questioned Mr. Orlando on how he arrived at the 12% figure and how he feels he is receiving less than the Maintenance Department, which is also down about 9-10%. Mr. Orlando stated that in General Fund dollars, the agency is 12% below 2001 levels. Commissioner Kiger stated he would like to see more clarification of such figures, and Commissioner Myers noted that the Veterans' Service Commission and some other agencies funding levels are up significantly, in part due to those agencies ability to mandate increased funding levels. Mr. Orlando acknowledged that many people he talks to do not understand how the funding works or mandated costs.

Commissioner Kiger asked if FCJFS was receiving any additional funding from the state, to which Mr. Orlando said no, funding have been flat since 2001. Commissioner Myers asked if the \$2.3 million is state money or county money. Mr. Orlando replied it is county dollars – the General Fund provides approximately 10% of FCJFS total funding, the remainder is Federal and state funding, plus a \$1 million grant that expires this year.

Pending Items, cont.

Scott Zody provided updates to the Commissioners relative to two South Central power line easement request. The Commissioners directed Mr. Zody to contact south Central on the Allen Road easement and ask for language to be added to the easement relative to relocation costs, making those the responsibility of South Central. Julia Hilty advised Mr. Zody and the Commissioners to receive written permission from Teppco prior to granting an easement to South Central on the Airport property.

ADAMH Request

The ADAMH Board has requested the Commissioners appoint Sheriff Dave Phalen to an open seat on the Board. Commissioner Myers asked if it is permissible to appoint an elected official to serve on that board. Ms. Hilty said she would research the issue, and Scott Zody would forward a copy of the ADAMH request to Ms. Hilty.

Meal on Wheels Meeting

The Commissioners met with the staff and Board members of Meals on Wheels – Older Adult Alternatives of Fairfield County, Inc. Present were Mike Kiger, Judith Shupe, Jon Myers, Terry Borah, Melissa Gantner, Phyllis Saylor, Karl Justus, Lori Anderson, Carol Seubert Marx, Jack Rupe and Scott Zody.

Ms. Saylor began with an overview of the organization and some of their recent activities, and a discussion of the advisory board they are considering establishing. Commissioner shupe asked if the Board had the original set-up that was proposed, but Ms. Saylor stated that no one could find it. Commissioner Kiger asked why the advisory body was being limited to only 8 members, and Ms. Saylor replied they felt a smaller group would be better to start with, but could be expanded later.

Commissioner Shupe stated that she would prefer a larger, broad-based body that would meet once or twice per year, with a smaller working committee to be more involved in specific issues and meet with service providers each year. Ms. Saylor asked

why, and Commissioner Shupe stated that the Commissioners are responsible for the budget of the agency each year, and has been hearing requests from service providers for more input in agency funding priorities. Ms. Saylor and Ms. Marx questioned the utility of doing that.

Ms. Saylor provided an overview of the funding of the agency as of 7/31/07, including the number of clients served, number of units served and average unit cost. Ms. Saylor provided the Commissioners with a more detailed packet of information on each program.

Ms. Marx stated that the agency's goal is to permeate the needs of seniors, and serve needs as presented by seniors. The agency meets with contract providers each year for improvement suggestions, but are reluctant to give contractors too much say, since they are receiving payment for their services.

Commissioner Kiger stated that he had received phone calls from Mike Sabbatino and Melissa, and was pleased that they are planning to attend the October 19th meeting of the Family, Adult, and Children First Council.

Ms. Marx stated that they had not been very active in attending the Council meetings because they did not seem to address seniors needs or have any senior focus. Ms. Gantner stated that she had the same impression, but that the Older Adult network was very active.

Commissioner Shupe asked about the Information and Referrals request that was not funded. Mr. Rupe stated that I & R asked for \$12,000, but they did not meet all the criteria for full funding, so the Board offered them a grant of \$2,000, which I & R returned. The Board asked I & R to meet and discuss their concerns and I & R refused to do so. Commissioner Shupe stated that her understanding was that I & R needed the full \$12,000 for a match for another grant, Ms. Marx stated the problem was the funding was for a person, not direct services. Ms. Saylor stated that another problem was their calculation of a unit of service (a phone call was worth \$12)

Mr. Rupe stated there are just too many requests and needs to fill with the available funding, and Commissioner Myers stated that is always a problem – there are always people wanting funding or services, but in the end the voters will decide what they want to support.

Commissioner Shupe asked about the advisory board appointments, and would the Commissioners have any authority over any appointments, to which Karl Justus replied he would be opposed to the Commissioners appointing any members. Commissioner Kiger stated that he believes that needs are not being communicated well, and that is why the folks in the room need to go to those meetings and communicate better. Ms. Gantner asked what the appropriate venue would be, and Commissioner Kiger suggested having separate meetings to sit down and talk to them. Ms. Marx stated that in hindsight, maybe they should have done a better job of outreach and that she hopes to establish a better level of trust with the various advocacy groups.

Commissioner Myers stated that they could establish credibility by allowing the Commissioners to make some of the appointments to the advisory board – 2? Ms. Saylor suggested that a Commissioner be a member, which was acceptable to all. Commissioner Shupe stated she would like the Commissioners to have one additional appointment.

Commissioner Shupe asked how funding amounts for grants are determined. Mr. Rupe stated they have to look at available funding and set priorities – ½ of the money spent each year is for meals. Ms. Saylor stated they had also picked up costs for the Lifeline Emergency Reponse system, and some transportation costs as well.

Mr. Rupe stated that they are also looking at some older Adult Protective Services issues to see if they can help in the non-investigatory processes. Ms. Gantner states there are already some dual clients between them and FCJFS, needs to be better coordination. Commissioner Myers asked if it would be better to have one agency handle those issues and needs, and Ms. Gantner stated that Delaware County does that, with Delaware JFS contracting with the local MOW Council to provide services.

Tollgate Road Vacation Hearing

The Commissioners met at 3:00 p.m. to hear public comment relative to the proposed re-alignment and partial vacation of Tollgate Road in Violet Township. Present were Mike Kiger, Jon Myers, Judith Shupe, Wavalene Woolever, Scott Deisler, Daurel Copley, Clayton Warren Jr., Holly Mattei, Brooks Davis, Frank Anderson, Todd May, Allan Reid, and Scott Zody

Frank Anderson reviewed the proposed vacation/realignment, stating that the changes were proposed due to 2 new schools being constructed for Pickerington and to provide access for landowners/homeowners. The realignment would provide a safer intersection and allow the schools to install access roads off the realigned Tollgate Road for safer school ingress/egress. The purpose of the hearing is to seek public input and take questions.

Holly Mattei with the Fairfield Regional Planning Commission spoke, outlining several concerns as follows:

1. RPC would like to request that any approval of the realignment/vacation include a condition that requires coordination with RPC to ensure the proposed realignment/vacation complies with the Fairfield County Subdivision regulations.
2. RPC staff recommends any approval of the realignment/vacation includes a requirement for the school district to build the realigned portions of the road.
3. The proposed right-of-way dedication submitted with the petition for realignment includes right-of-way dedication on adjacent parcels (not just the school property). Is there anything in the petition submitted to the Commissioners that secures these property owners willingness to dedicate the right-of-way? RPA staff believes that it is important to ensure the property owners are willing to dedicate this right-of-way during the realignment process.
4. During the preliminary plan review, some of the utility companies in the area have expressed concern relative to access to their existing easements, if the realignment/vacation is approved. More specifically, Columbia Gas has expressed concerns, because they have an easement outside of (but adjacent to) the existing Tollgate Road. Columbia wants to ensure that there will be access to their easement if and when portions of the road are vacated. RPC staff recommends that adequate easements be provided to the utility companies during the realignment/vacation process.

Other technical comments submitted by Ms. Mattei include:

1. The access drive is labeled as a 60-foot right-of-way on the survey submitted to the Commissioners, but it scales to an 80-foot right-of-way. The proposed preliminary plan for the subdivision shows it as an 80-foot right-of-way.

It appears the boundary for the 6.136 acre right-of-way dedication for the realigned portion of Tollgate road and the .135 acre area to be vacated start at the proposed right-of-way for Refugee Road. Note that the proposed right-of-way for Refugee Road (which will be dedicated with the final plat for the subdivision) is greater than the existing Refugee Road right-of-way. Therefore, if the realignment/vacation becomes effective before the final plat is recorded, there would be an area where the right-of-way for the realigned Tollgate Road would not meet up with the right-of-way for Refugee Road (until the final plat is recorded).

Wavalene Woolever (13110 Tollgate Road) stated her concerns with the proposal, believing that the result would be too much traffic, and a danger to the school. She also stated that the residents of Mamie Drive (about a mile and ½ North) did not receive any notice of the proposal.

Scott Deisler, representing Steed/Hammond/Paul Architects, introduced himself but had no comments.

Daurel Copley introduced himself but had no comments.

Clayton Warren Jr. (13360 Tollgate Road) expressed concern about the amount of traffic currently on Tollgate, and how much more traffic would the realignment cause(?) He also expressed concern about running Tollgate through the school property, stating that many commuters and semi trucks use Tollgate to access US 40/Main Street to the North. Mr. Warren believes it would be better to leave Tollgate as is, and add an access road from the school to Tollgate.

Allan Reid (3815 Roof Rd., Amanda) stated that although he does not live in the area, some of his family does and he is in the area often. He stated the Huntington Hills subdivision just across Refugee is already used as a “pass-through” for commuters, and running the traffic through the school would create more of a problem.

Mr. Deisler then spoke, clarifying that this is a realignment of Tollgate Road, not the creation of an access road to the schools. The schools would have to build access roads from their properties to the realigned portion of Tollgate, therefore none of the regular Tollgate traffic would pass through the immediate school property. He further stated that due to existing traffic regulations, the schools cannot create access points to Refugee Road, and must use Tollgate for access.

Mr. Warren asked why abandon the portion of Tollgate where it currently intersects with Refugee, and Mr. Deisler believes it would be too close to the realignment for safety purposes to keep it open.

On the motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to continue the hearing until Tuesday, September 25, 2007, at 9:00 a.m.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jon Myers, Judith Shupe, and Mike Kiger

Meeting with Rick Axline

The Commissioners met with Rick Axline of Shremshock Architects to discuss the preliminary site analysis report for the proposed Public Safety Facility. Present were Mike Kiger, Jon Myers, Judith Shupe, Allan Reid, Dave Landefeld, and Scott Zody.

Mr. Axline stated the report consists of a summary of results, and introduction, a site impact analysis, and individual site analysis, criteria such as environmental and real estate issues and costs, and an impact comparison chart to compare numbers for each site.

Commissioner Kiger requested an opinion from Mr. Landefeld as to whether the Commissioners needed to enter into Executive Session for this discussion, as it could have financial impacts for nearby property owners or potential contractors. Mr. Landefeld replied that he did not feel an Executive Session was necessary, and the preliminary report would be made public at next week’s budget retreat.

Mr. Axline continued with his report, stating that Kimball & Associates looked at the possibility of “marrying” a Public Safety Facility (PSF) with the local courts to create a “Justice Center” complex, and suggested the Commissioners continue to explore that option pending sufficient funding to do both.

Mr. Axline reported that Site #3, the Liberty Center scored the best of the 4 sites studied, mainly due to existing land base, access, other government uses, and the openness of the site would provide for the most efficient design and layout for a PSF. On the downside, Site #3 is the furthest from the existing Courthouses, but increased or more efficient use of video arraignment would help mitigate that factor and save operational costs.

Site #2, the existing Minimum Security Facility, scored second-highest, Site #4, the Lancaster Glass property, scored third, and Site #1, the existing Maximum Security Facility, scored lowest.

Site #2 would be an acceptable alternative location, and contains enough space to add the Courthouse facilities to it in the future. However, the costs of land acquisition, flood control mitigation, and existing structures on the site are drawback.

Site #4 would help remove what is considered by many to be a downtown eyesore, but demolition, environmental clean-up and construction costs are too high for this site to be viable.

Site #1's main drawback is real estate – the site is too small, and would require a multi-story building, which would increase both construction and operational costs, and would not be expandable in the future. The location is ideal, being directly across the street from the County Courthouse, but the costs are excessive.

The needs assessment conducted by Shremshock looked at current needs vs. projected needs in 2030 – the result is a recommendation to construct a 540 bed facility, approximately 170,000 square feet that would withstand constitutional court challenges. The current estimate to build such a structure is approximately \$35 million.

Courthouse access is an issue, primarily prisoner transport and distance, which could impact staff and operational costs. However, from a statistical standpoint, it makes sense to locate the facility to the North and West of Lancaster, because the center for arrests in Fairfield County is moving that way (towards Pickerington and Canal Winchester) largely due to the population growth in the northwest and the “Columbus influence”.

Regarding Fire, EMS, and medical services for a PSF, such services are generally located within acceptable distances from each of the 4 sites studied. All sites are also located close to schools, but the Liberty Center scores best in that category as well.

Individual Site Analysis

Site #1 – Undersized, old, numerous code violations. Remodeling and/or expansion are not viable options. Liabilities are high, and while there is a potential to expand the site via land acquisition, the land has higher and better uses than a PSF. There would also be schedule penalties, because there would be at least a 3-month delay in construction while the County relocates the existing facility and demolishes the existing structure. Demolition and earthwork alone could cost \$2 million at the existing site.

Site #2 – The site contains just over 9 acres, which is suitable, and land acquisition is estimated at \$550,000. Commissioner Myers stated he thought it would be more in the range of \$1 million, and Mr. Axline agreed that the numbers were conservative. Zoning for the site is compatible, and economic development potential for the site is a bit of an unknown. There might be some environmental issues with the site, due to the filling station, but a Phase I environmental evaluation of the site in 1992 did not find any problems. A Phase II study would need to be conducted. Flood Control mitigation is a significant problem with this site. Mr. Axline estimates it would cost approximately

\$500,000 for earthwork and fill (17,000 cubic yards), as well as a detailed analysis of the floodplain, floodway, and flood fringe areas. Traffic issues are minimal, and demolition costs are estimated at \$550,000. Commissioner Shupe asked why the plans call for the County Maintenance facility to be demolished, and Mr. Axline felt that could stay if needed. The amount of earthwork required for the site is a bit of an unknown, especially with the potential for environmental contamination. One concern for construction on this site is the need for deep foundations, which would add approximately \$1.75 million in cost.

Site #3 – The land base is very good, with 14.43 acres, there are no zoning issues, and since the area is intended for government facilities, there should not be significant economic development issues. While there are no environmental contamination issues, there is a concern about wetlands and the potential mitigation impacts – costs could be in the \$325,000 range. There are no issues relative to flood plains, traffic, roads, utilities, or demolition.

Site #4 – Environmental clean up and mitigation are the big unknowns – A Phase I & II study are needed as well as an asbestos evaluation. Schedule penalties for potential delays at this site are significant – up to 24 months delay at a cost of (\$1.5 million). Demolition costs are estimated at \$650,000.

Site Impact Cost Comparison

2030 projections are included due to impacts on premiums, for example, on Site #1 – if the facility has to go vertical, costs go up significantly. Premium costs for each site are:

#1 - \$7.5 million

#2 - \$3.5 million

#3 - \$1.1 million (depending on wetlands mitigation costs)

#4 - \$8.0 million

Questions

Commissioner Myers asked about the travel time issues and costs. Mr. Axline said travel time costs factored in the Center of Crime issue, and where arrests take place to determine how far a deputy has to travel in order to book a prisoner, as well as travel costs of getting to and from court.

Mr. Reid stated that for Site #2, the City's wellhead protection ordinances could be severe obstacles to overcome.

Mr. Landefeld asked what the building premium is for vertical construction, and Mr. Axline stated it is 10% extra.

Mr. Reid questioned the \$700,000 figure quoted by Mr. Axline and if the is for clean up or to make the land more valuable. Mr. Axline explained that figure is the schedule penalty for Site #3 and reflects penalties for construction delay, mostly for the wetlands mitigation, because the wetlands are at the front of the property.

Mr. Axline asked if there was any possibility of state or federal funding assistance, to which Commissioner Myers and Commissioner Shupe both responded that they were not aware of any at this time. Mr. Landefeld remarked that it is likely that Lancaster will need a substation on the northwest side of town soon, due to growth, and may be interested in space.

Commissioner Myers stated that the number of beds will be a perception problem with the public, to which Commissioner Shupe stated that the facility needs to be constructed such that pods could be added as additional space is needed, and doesn't appear overbuilt. Mr. Axline recommended a minimum of 440 beds, or two pods be constructed initially. Such a facility could be operated using the same number of staff at the current

facilities. Commissioner Shupe asked Mr. Axline if he was sure the same number of staff currently operating the two county facilities could operate a 440 bed facility, and Mr. Axline said yes.

Mr. Axline said the key is to have the ability to add on and to do it right. Efficiency of layout is important also, with the ability to move prisoners (especially medium and minimum security ones) without a guard (guard sits in control booth and opens and closes doors to direct prisoner).

Commissioner Shupe if this information will be discussed with the Hot Zone Committee, and Mr. Landefeld stated a meeting was coming up soon. Mr. Landefeld stated that the average daily population of the current facilities is already at 190, and spikes to 220 at times, and feels a new facility should at least double that because judges are already reluctant to sentence some offenders to jail time because someone else would have to be released to make room.

Commissioner Shupe stated that there was no conceivable way the county could afford a 540 bed facility right now, and Commissioner Myers stated that a 440 bed facility (at least) is needed. Commissioner Shupe agreed that a facility needs to be built to accommodate, but be expandable for future needs.

Mr. Axline said there has been, for the first time, some discussion among state officials that funding for local public safety facilities is needed and they are looking for funding options. Rick is currently working with 6 other counties considering PSF's and stated those who are more ready to go will benefit if any state funding assistance is made available.

Commissioner Myers asked what it would take to get through Phase I and II of preliminary work to be ready for construction, and Mr. Axline said about \$2 million. Commissioner Myers stated that the Commission would need some time to evaluate the report and get feedback from the committee and Budget Retreat.

Meals on Wheel Resolution

On the motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to approve placing the Older Adult Services renewal levy on the March ballot.

Roll call vote of the motion resulted as follows:
Voting aye thereon: Jon Myers, Judith Shupe, and Mike Kiger

On motion of Jon Myers and second of Judith Shupe, the Board of Commissioners voted to adjourn at 4:30 p.m.

Roll call vote of the motion resulted as follows:
Voting aye thereon: Jon Myers, Judith Shupe and Mike Kiger

Mike Kiger
Commissioner

Jon Myers
Commissioner

Judith Shupe
Commissioner

Scott Zody, Clerk/Manager

**THE NEXT REGULAR COMMISSIONERS' MEETING IS SCHEDULED TUESDAY,
SEPTEMBER 18, 2007 AT 10:00 A.M.**