

**Regular Meeting #22 - 2022  
Fairfield County Commissioners' Office  
May 31, 2022**

**Review Meeting**

The Commissioners met at 9:00 a.m. in the Commissioners' Hearing Room of the Historic Courthouse on 210 E Main St., Lancaster, OH. Commissioner Fix called the meeting to order with the following Commissioners present: Steve Davis, Dave Levacy, and Jeff Fix. Also present: Jeff Porter, Rochelle Menningen, Bennett Niceswanger, Dr. Carri Brown, Chris Schmelzer, Bart Hampson, Bryan DeMichael, Ken Culver, Tom Lininger, Temple Custer-Montanez, Dennis Keller, Tony Vogel, Lisa McKenzie, Heather O'Keefe, Ray Stemen, Judy Stemen, Dan Neeley, Jon Kochis, Rick Szabrak, Staci Knisley, Barbara Ramsey, Felicia Downs, Luke Sheets, Elyssa Wanosik, Chloe Griffith. and Scott Barr.

Attending virtually: James Bahnsen, Lori Hawk, Amy Brown-Thompson, Raz Sabaiduc, Park, Jessica Murphy, Jeff Barron, Michael Kaper, Tony Howard, Britney Lee, Ashley Arter, Josh Horacek, Lynette Barnhart, Marcy Fields, and Rachel Elsea.

**Welcome**

Commissioner Fix opened the meeting by welcoming everyone in attendance and spoke about the significance of Memorial Day, and on behalf of the Commissioners, thanked all veterans and their families.

**Listen & Learn – Salvation Army**

Captain Bryan DeMichael from the Salvation Army spoke about the Salvation Army and stated that they have served residents from every community in Fairfield County. He stated that 95% of participants have reported an increase in their quality of life since participating in Salvation Army programs.

Commissioners Davis and Fix expressed their appreciation for the Salvation Army, its Board, and the services and programs they provide.

Commissioner Levacy asked about Salvation Army fundraising practices.

Mr. DeMichael spoke briefly about fundraising and stated he is very confident the Salvation Army will be able to raise the resources.

Commissioner Davis spoke about working with the Salvation Army has a fifth ward councilman.

Commissioner Levacy asked if the fund-raising campaign had seen early support.

Mr. DeMichael stated there are several individuals that have shown they are willing to support the fundraising efforts.

Commissioner Fix complimented Mr. DeMichael's leadership and presentation.

**Auditor Update**

Dr. Brown presented upon the topic of the Auditor's Offices triennial update for tax year 2022 and the calculation of real estate taxes. She stated that the update is a review of valid sales that have occurred over the prior three years, 2019, 2020, and 2021; and that the state will analyze and issue a recommendation based on the relationship between value and sales price. She also stated that the Ohio Department of Taxation has oversight on the process. Dr. Brown mentioned that she previously reported that the state's recommendation for residential values in the

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aggregate was in increase of 31%, and that the county provided statistical information consistent with appraisal standards to show a lower increase of 27.5%, which the state accepted. Dr. Brown stated the state's recommendation in the aggregate was an increase of 27% for agricultural property, and the county provided statistical information to show a lower increase of 21%, which was accepted. She added that the statistical information the county provided was based on fair market value, or the amount a willing buyer and a willing seller are willing to pay in an arms' length transaction in the open market. Dr. Brown commented that the statistical information was for 2019, 2020, and 2021, and that there is no ability to look prospectively as to what the market might do in the future.

Commissioner Davis reported that while he has been in local government a long time, this was the first time he was aware of the state's involvement and supervision of the appraisal process and that he appreciated the additional information.

Dr. Brown went on to describe civic education work about the appraisal process and the calculation of real estate property taxes. She stated that a video was produced earlier about the appraisal process, as well as a new second video about the calculation of real estate taxes, and that there will be a third video about the Board of Revision process. The second video was shown during the meeting and Dr. Brown provided copies of a letter and fact sheet that will be mailed to property owners ahead of the notice of the new valuation for the 2022 tax year.

Commissioner Fix asked about the QR codes on the letter and Dr. Brown stated that one leads to the appraisal video and the other to the video about the calculation. Dr. Brown added that there are also links for the videos.

Commissioner Levacy stated that he believes it is important to keep in mind that an increase in property value does not definitively indicate an increase in property taxes owed.

### **Public Comments**

Chris Schmelzer from Bremen spoke about the oath he took when he joined the military.

Ray Stemen from Lancaster thanked Commissioner Fix for speaking about Memorial Day and spoke about serving in the military.

Judy Stemen spoke about her opposition, and that of some others, to the COVID vaccine.

Scott Barre, an English instructor from Ohio Christian University, spoke about his family living in Amanda for generations, and about the threat to Amanda Township from the proposed solar farms.

Dr. Brown stated that she received positive feedback about the video and that some of those comments came from Tony Howard with the Pickerington Public Library. She added that she wanted to pause and thank Mr. Howard for his partnership in civic education efforts.

### **Legal Update**

There was no legal update.

*Commissioner Fix announced that the Board of Commissioners would pause the Review meeting and proceed after completing the voting portion of the meeting.*

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**Regular (Voting) Meeting**

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Attending virtually: James Bahnsen, Lori Hawk, Amy Brown-Thompson, Raz Sabaiduc, Park, Jessica Murphy, Jeff Barron, Michael Kaper, Tony Howard, Britney Lee, Ashley Arter, Josh Horacek, Lynette Barnhart, Marcy Fields, and Rachel Elsea.

**Pledge of Allegiance**

Commissioner Fix asked everyone to rise as able and led the Pledge of Allegiance.

**Announcements**

There were no announcements.

**Approval of Regular Meeting Minutes for May 24, 2022**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the minutes for the Tuesday, May 24, 2022, Regular Meeting.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

**Approval of Resolutions from the Board of Commissioners**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolutions from the Board of Commissioners:

2022-05.31.a      A resolution authorizing the approval of a proclamation.

Heather O'Keefe, Felicia Downs, Luke Sheets, Elyssa Wanosik, and Chloe Griffith from Job and Family Services accepted the proclamation for Elder Abuse Awareness Month (June).

2022-05.31.b      A resolution to approve an authorized use of American Rescue Plan fiscal recovery funding and appropriate from unappropriated funds for the County ARP fiscal recovery fund, #2876, for contract services to scan recorded documents into the current document management system.

2022-05.31.c      A resolution to approve an authorized use of American Rescue Plan fiscal recovery funding and appropriate from unappropriated funds for the County ARP fiscal recovery fund, #2876, for the purchase of a technology solution for court case management that will allow electronic filing, searching, and communications.

2022-05.31.d      A resolution to appropriate from unappropriated funds in a major expenditure object category for fund# 1001

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2022-05.31.e      A resolution to approve a memo receipt and memo expense to reimburse Family, Adult and Children First Council for employee training.

Jeff Porter added that items b and c were ARP related.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

**Approval of a Resolution from the Fairfield County Board of Elections**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolution from the Fairfield County Board of Elections:

2022-05.31.f      A resolution to approve to appropriate from unappropriated into a major expense object category and approve a refund as a memo expenditure for fund# 2884 to #1001 – Fairfield County Commissioners

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

**Approval of Resolutions from the Fairfield County Engineer**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Engineer:

2022-05.31.g      A resolution to request for appropriations for additional unanticipated receipts of memo receipts and memo expenses for fund 3445 Refugee Rd CR7-1.94

2022-05.31.h      A resolution of increase appropriations, appropriate from unappropriated, account to account and fund to fund transfer for GRE-03 bridge replacement project final retainage

2022-05.31.i      A Resolution to Approve the Contract Bid Award for the Sale of Scrap Metal & Aluminum.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

**Approval of Resolutions from Fairfield County Job and Family Services**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolutions from Fairfield County Job and Family Services:

2022-05.31.j      A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2843 – Ohio Start Grant Fund - Fairfield County JFS

2022-05.31.k      A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2599 – Workforce Fund - Fairfield County JFS

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| 2022-05.31.l | A resolution approving the 2023 Title XX Social Services Block Grant County Profile report   |
| 2022-05.31.m | A Resolution regarding an amendment for a previously approved Network Placement and Related Services Agreement between The Bair Foundation and Child Protective Services Department                  |
| 2022-05.31.n | A Resolution regarding an amendment for a previously approved Network Placement and Related Services Agreement between Journey Home Foster Care and Child Protective Services Department             |
| 2022-05.31.o | A Resolution regarding an amendment for a previously approved Network Placement and Related Services Agreement between The Ohio Teaching Family Association and Child Protective Services Department |
| 2022-05.31.p | A resolution regarding Network Placement and Related Services Agreement between The Twelve of Ohio, Inc and Child Protective Services Department   |
| 2022-05.31.q | A Resolution regarding an amendment for a previously approved Network Placement and Related Services Agreement between The Village Network and Child Protective Services Department                  |

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

**Approval of a Resolution from the Fairfield County Sheriff's Office**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolution from the Fairfield County Sheriff's Office:

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| 2022-05.31.r | A resolution approving an account to account transfer Fund 1001 |
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Commissioner Davis asked Jeff Porter for the jail population update and expressed his appreciation for Sheriff Lape.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

**Approval of a Resolution from Fairfield County Utilities**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolution from Fairfield County Utilities:

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| 2022-05.31.s | A resolution to appropriate from unappropriated in a major expenditure object category Utilities Fund 5044 Sewer Admin |
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Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

**County Administration Update**

**Week in Review**

*ARP Update*

Deputy County Administrator jeff Porter stated there are multiple projects under review and that from the \$15,303,451.00 received as the first tranche of fiscal recovery funds, \$9.7M has been appropriated, \$3.3M expended, and \$4.3M encumbered or obligated. He added that the county has received guidance that the Treasury is preparing to release the second tranche.

Dr. Brown added that she previously provided information about interfund transfers and when such transfers were appropriate prior to residual equity, commenting that with the valid capital project fund for the Fairfield Center, such a pre-residual equity transfer would be subject to approval from a financial perspective in the normal process within CRMS and with an additional process with the State Department of Taxation. She also added that transfers for capital project funds typically occur as residual equity.

Dr. Brown stated she thought it was a goal of the Commissioners and county administration to reflect a positive effect on the general fund cash balance using ARP funds by decreasing expenditures in the general fund. Dr Brown provided an example of a resolution that would accomplish the goal of increasing the expected cash in the general fund using ARP funds and presented a draft which she placed in CRMS with supplemental materials containing documented expenditures. Dr. Brown stated that if such a resolution were passed on a Tuesday, the increased balance of cash would be reflected in the general fund on Wednesday and the decreased balance in the ARP fund would be simultaneously reflected. Dr. Brown reported she wanted to provide this concrete example, targeting about \$5M based on previous conversations, so that the process would seem less abstract.

*Fairfield Center Bid Update*

Dennis Keller provided an update on the Fairfield Center renovation project and stated there was a final bid of about 1.9 million.

*Upcoming Commission Meetings*

Mr. Porter reminded all in attendance the June 14th meeting will be at 7:00 pm at the Pleasantville Community Center and there will not be a meeting for the week of July 4th.

*UHC Contract Finalization*

Mr. Porter stated that the UHC contract renewal was administratively approved.

*HRA Implementation Proceeding*

Mr. Porter stated that the county is working with UHC and NFP to finalize the HRA live implementation date of July 1.

*Unified Communications RFP*

Dan Neeley provided an update on the progress of the new Unified Communications System.

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**Highlights of Resolutions**

*Administrative Approvals and Resolution Review*

Mr. Porter stated the resolutions were motioned on previously, but the review packet contained a list of administrative approvals and there were 19 resolutions for the voting meeting, two ARP resolutions, and a proclamation for World Elder Abuse Prevention Month.

**Budget Review**

Dr. Brown reported that the county was submitting the annual financial report for the period ending December 31, 2021, and the unassigned cash balance of the general fund as of December 31, 2021, was \$25.9 M, rounded, a 16% increase over the prior year, the cash balance policy of the county would be about \$9 M as a minimum, and the county has typically exceeded that minimum. Dr. Brown went on to state that bond rating reviewers examine the unassigned cash balance of the general fund from annual reports (which are provided on a modified accrual basis as opposed the operational cash basis).

Turning to previously discussed airport projects, Dr. Brown stated that she had received query about what types of funding sources were available (in general) for airport capital improvements, and the sources include grants (which Dr. Brown commented that she thought from a previous presentation, grants were being maximized), airport generated revenue (for which there may be contractual agreements about use), bonds, general fund support, and bond anticipation notes. Dr. Brown added that she thought from the information provided thus far that bond anticipation notes, which can be rolled over, say for a period of five years, would be an option to explore because bond financing could be realized later once more was known about the overall project for improvements.

Commissioner Davis asked who would issue the note.

Dr. Brown replied that it would be “outside” financing from a bank or financial institution as the county cannot loan itself funds from the county treasury given the Board of County Commissioners own the land and improvements upon the land. Dr Brown added that to loan itself funds in this situation is contraindicated for the county based on current understanding of accounting standards and the county could approve a cash advance in support of other funding streams, but this would be short-term and is not the same thing as a note that would support the capital improvements.

**Recognition**

Dr. Brown thanked Rachel Enmen and Rachel Elsea for joining her in a meeting about Homestead Exemptions for new homeowners at a Homeowners' Association meeting in Pickerington where there were about 100 people in attendance. Dr. Brown offered a bravo to the Sheriff's Office and law enforcement for their excellent examples of public service and reported she was not able to attend the annual recognition banquet this year but had heard of the stories shared about exceptional work.

**Calendar Review/Invitations Received**

Rochelle Menningen reviewed calendar and correspondence items, and the invitations received as follows:

- Solar 101 – Community Education Workshop, Lancaster Campground, 2151 W. Fair Ave., Lancaster (Fix, Levacy)

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- Fairfield 33 Alliance Meeting, June 1, 2022, 8:30 a.m., Fairfield County Workforce Center, 4465 Coonpath Rd. NW, Carroll (Levacy)
- Utility-Scale Solar Workshop for Public Officials, June 30, 2022, 8:30 a.m.-3:30 p.m., Lancaster, Exact Location TBD
- Rochelle Menningen reported on the District Advisory Council meeting to be held on May 31<sup>st</sup> at 7:00 pm at the Records Center.

Dr. Brown asked if the Board would like an advance copy of the presentation for the DAC meeting, and Commissioner Fix stated it would be helpful.

**Correspondence**

*Items Requiring Response*

There were no items that required a response.

*Informational Items*

There were no new informational items.

*Jail Population*

Mr. Porter reported that the jail population on May 24 was 259 with 33 of those being contracted placements, and on May 31 was 267 with 39 of those being contracted placements.

**Old Business**

Commissioner Davis spoke on the Residential Development Symposium and commended Commissioner Fix for his organization of the event and his foresight on the importance of the issue.

Commissioner Fix spoke on the groundbreaking ceremony for the STARLight Center and expressed his appreciation for ADAMH Director Marcy Fields and her team. The commissioner also touched on the Residential Development Symposium and explained the importance of providing enough affordable housing for the anticipated population boom in Fairfield County.

Economic and Workforce Development Director, Rick Szabrak, spoke about the growth plan for the county that is conducted every ten years and the goal would be to work with the Regional Planning Commission to recognize growth areas and improvements in which the county should focus. Mr. Szabrak added the Economic Development Strategic Plan can include a plan to accommodate a growth plan.

Commissioner Fix stated it is important to support businesses who have been in the county.

Dr. Brown reported that she received a call from Dave Macioci about the license of use provided by the County Commissioners for the DD-related all access sports complex. She added there is nothing the Board needs to do relative to that license for use but had advised the Clerk that it would be helpful to refresh everyone on the past documentation for the license for use. Dr. Brown stated Mr. Macioci may be reaching out to individuals about potential private or public funding to support the project and that Dennis Keller was familiar with the project.



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Dr. Brown also reported she recently had lunch with Jennifer Friel, President of MidWest Fabricating, who has been in the Fairfield County manufacturing industry for more than 30 years. Dr. Brown stated they talked about how transportation and childcare were concerns for retaining employees and how critical affordable housing was to the issue. Dr. Brown suggested an exploration of altering local training grants to include potential support for housing or other services, especially for those businesses who have been a part of the Fairfield County community.

## New Business

None

### Adjournment

With no further business, on the motion of Steve Davis and a second of Dave Levacy, the Board of Commissioners voted to adjourn at 10:29 a.m.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Jeff Fix

The next Regular Meeting is scheduled for 9:00 a.m. on Tuesday, June 7, 2022.

Motion by: Steve Davis

Seconded by: Dave Levacy

that the May 31, 2022, minutes were approved by the following vote:

YEAS: Steve Davis, Dave Levacy, Jeff Fix

NAYS: None

**ABSTENTIONS:** None

\*Approved on June 7, 2022

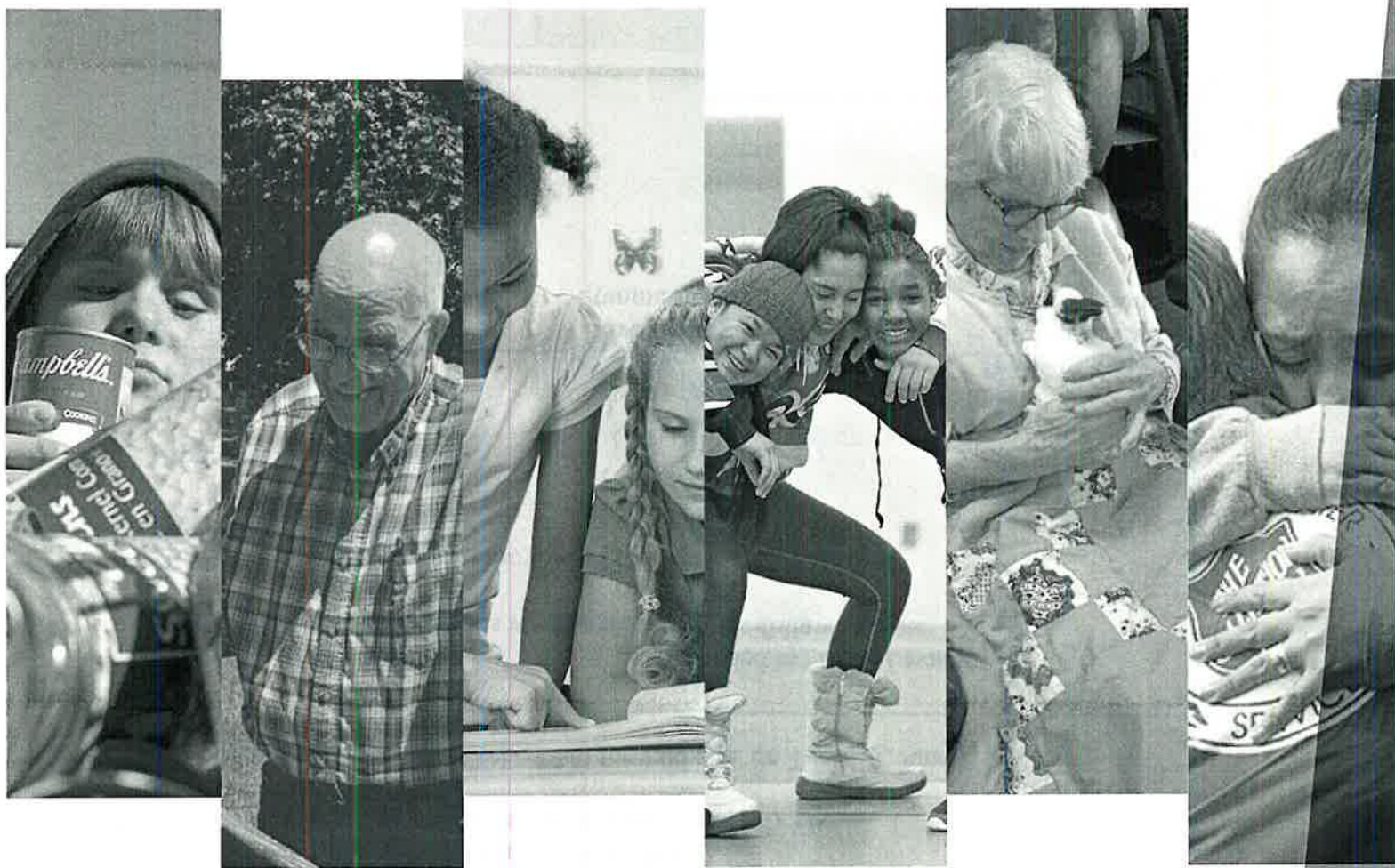
\*Approved on June 7, 2022

  
Jeff Fix  
Commissioner

  
Dave Levacy  
Commissioner

  
Steven A. Davis  
Commissioner

Rochelle Menningen, Clerk



Bringing hope to more people.

**HOPE MARCHES ON.**  
**OUR COMMUNITY NEEDS YOUR HELP.**