

**Regular Meeting #38 - 2015**  
**Fairfield County Commissioners' Office**  
**August 25, 2015**

**Review**

The Commissioners met at 9:02 a.m. to review legal issues and pending or future action items and correspondence. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Mary Beth Lane, Jeff Porter, Todd McCullough, Carl Burnett, Kristi Burre, Corey Clark, Aunie Cordle, Ray Stemen, Ron Osgood, Laura Holton, Jason Dolin, Jim Bahnsen, Branden Meyer, Chief Perrigo, Dennis Keller, Michael Kaper, AJ Lacefield, Dan Neeley, Johanna Pearce, Jon Kochis, and Holly Mattei.

- Legal Update

Mr. Dolin stated he did not have a legal update.

- Administration and Budget Update/Carri's List

- a. Highlights of Resolutions/Proclamations

Ms. Brown provided highlights of resolutions.

There were financial resolutions to approve, such as appropriations for special revenues funds of the Family, Adult, and Children First Council; Certificate of Title; Adult Probation; and EMA. There were reimbursements to the Public Assistance Fund to approve. There was an advance for the Victim of Crimes grant. There was an account to account transfer of appropriations to approve for Facilities Operations (Maintenance) and for the Safe Havens grant fund. There were the traditional bill list items (and then and now certifications) to approve.

There were resolutions to approve the Economic Development Revolving Loan Fund loan for Blue Marine. One resolution was for the approval and another was for the disbursement. This transaction was moved ahead of its original schedule to accommodate the closing date. There is a new entity, a real estate holding company, now involved, and we will be sure the committee approves that change, which does not change the project itself.

There was a resolution to release a lien from a property based on a repayment of a Neighborhood Revitalization Project assistance from a property owner.

There was a contract for services to approve for Bennett and Williams, which relates to onsite oversight of environmental professionals during excavation. There were technical services provided within the scope of services relating to our risk mitigation work plan. A schedule was

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estimated within the contract for services, and it is possible that the schedule will need to be adjusted. This was a reasonable estimate for this point in time.

Within the Bennett and Williams contract proposed, an estimated \$85,700 was provided to estimate fill depths at auger cast pile locations (savings costs of up to \$800,000 of the subcontractor). Further, an estimated of \$238,000 for environmental oversight during construction, an estimated \$30,000 for technical consultation, and an estimated \$6,300 for subcontractor scope reviews were included. The review packet contained the proposed contract with Bennett and Williams.

Granger is to provide an overview of the evaluation of subcontractor bids and an update at 11 am (See below.)

Annexation resolutions were proposed for Baltimore and the two Sheridan Drive related annexations. Regional Planning proposed approval of a development agreement.

Commissioner Kiger joined the meeting at 9:04 a.m.

**JFS Mid-Year Update**

The Commissioners met at 9:06 a.m. for the JFS Mid-Year Update. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Mary Beth Lane, Jeff Porter, Todd McCullough, Carl Burnett, Kristi Burre, Corey Clark, Aunie Cordle, Ray Stemen, Ron Osgood, Laura Holton, Jason Dolin, Jim Bahnsen, Branden Meyer, Chief Perrigo, Dennis Keller, Michael Kaper, AJ Lacefield, Dan Neeley, Johanna Pearce, Jon Kochis, and Holly Mattei.

Ms. Cordle thanked the Commissioners for the opportunity to provide an update. She introduced the JFS staff in attendance.

Ms. Cordle reviewed the Strategic Plan, Customer Service, and Finance updates while Mr. Neeley provided an Information Technology update. Ms. Holton spoke about Community Services initiatives, and Ms. Burre went into detail about Protective Services. Ms. Pearce spoke about the County Connections for Children in Crisis (4C) project. Savings from the project were highlighted. Mr. Clark provided an update on Child Support Enforcement and Workforce Development. (Detailed information is attached.)

Mr. Davis thanked everyone for their work and detailed presentation. He added that children from all different situations can go through JFS programs and benefit from the services, turning out alright.

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Mr. Cordle stated she appreciated the cooperation of the Commissioners and other county officials.

Mr. Levacy concurred with Mr. Davis' comments.

Commissioner Davis stated at 9:54 a.m. that the Commission would take a five minute recess prior to the voting pattern.

**Commissioners' Regular Meeting**

A regular meeting of the Fairfield County Board of Commissioners was held on Tuesday, August 25, 2015 beginning at 10:00 a.m., with the following Commissioners present: Steve Davis, Dave Levacy and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Staci Knisley, Jeremiah Upp, Donna Fox Moore, Mary Beth Lane, Carl Burnett, Jeff Porter, Todd McCullough, AJ Lacefield, Johanna Pearce, Aunie Cordle, Kristi Burre, Corey Clark, Dan Neeley, Ray Stemen, Ron Osgood, Jason Dolin, Dennis Keller, Michael Kaper, Holly Mattei, Jim Bahnsen, Branden Meyer, Jon Slater, Jeff Feyko, Mayor Dave Smith, Chief Perrigo, and David Uhl.

**Pledge of Allegiance**

Commissioner Davis asked everyone to rise as able, and he led the Pledge of Allegiance.

**Announcements**

Commissioner Davis asked if there were any announcements.

There were no announcements.

**Public Comments**

Commissioner Davis asked if there were any public comments.

Mr. Ray Stemen of 2444 West Point Road in Lancaster urged everyone to contact their Senators and encourage them to vote against the Iran deal. He believes "This is a bad deal and does not think anyone has read the entire deal as there are also side deals." He added that the deal would allow for Iranian officials to perform their own inspections.

**Approval of Minutes for Tuesday, August 18, 2015**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the minutes for the Tuesday, August 18, 2015 Regular Meeting.

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Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Adult Probation Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Adult Probation Office resolution to appropriate from unappropriated in Fund 2365 Probation Service Fund – Fund 13236500 – Common Pleas Probation; see resolution 2015-08.25.a.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Clerk of Courts - Title Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Clerk of Courts – Title resolution to appropriate from unappropriated in a major expenditure object category Clerk of Courts Title Fund #2326 Certificate/Title Admin; see resolution 2015-08.25.b.

Discussion: Mr. Meyer stated this would provide for two switches (one at each office) which will replace switches that cannot be repaired.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Commissioners' Office Resolutions**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the following Commissioners' Office resolutions:

- |              |   |
|--------------|---|
| 2015-08.25.c | A resolution to approve the annexation of 5.633 Acres, more or less, of Pleasant Township into the City of Lancaster, Pursuant to ORC 709.03, 709.031, 709.032, and 709.033 Petition of Annexation of Land by Somerford Square Purchase Co. LLC; Ida Anne Austin, Trustee; Jill Allen, Trustee; Anna L. Hay; Lana I. Cozzens; Vernon Bright; Slater Inter Vivos Trust; Thomas Douglas, Trustee; Thomas Householder, Trustee; Cynthia S. Cook, Trustee; and the City of Lancaster, Ohio. [Commissioners] |
| 2015-08.25.d | A resolution to approve the annexation of 0.084 Acres, more or less, of Pleasant Township into the City of Lancaster, Pursuant to ORC 709.03, 709.031, 709.032, and 709.033 Petition of   |

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Annexation of Land by James A. & Sylvia Earley; David P. Fouch, et. al.; William R. Hargett; Bruce L. Metcalf & Kelly L. Hurst; Paul R. & Paula A. Stepleton; Fairfield County Board of Commissioners; Ida Anne Austin, Trustee; and the City of Lancaster, Ohio.  
[Commissioners]

- 2015-08.25.e      A resolution to approve the annexation of 7.477+/- Acres, more or less, of Liberty Township into the Village of Baltimore, Pursuant to ORC 709.023, Expedited Type 2 Petition, Annexation of Land by Mary A. Call. [Commissioners]
- 2015-08.25.f      A resolution authorizing the release of liens for assistance provided through the Fiscal Year 2008 Neighborhood Stabilization Program [Commissioners]
- 2015-08.25.g      A resolution approving an account to account transfer in major expense categories– Fairfield County Commissioners/Maintenance [Commissioners]

Discussion: Mr. Davis stated that he was aware of the concerns being addressed by the Sheridan Drive annexations and was happy to be a small part of the solution. Mr. Kiger stated, as a former paramedic, these Sheridan Drive annexations will make responding to Sheridan Drive incidents easier for public safety calls.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Domestic Relations Court Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Domestic Relations Court resolution authorizing an account to account transfer for the purchase of supplies for the Fairfield County Visitation Center to provide services in accordance with the Safe Havens: Supervised Visitation and Safe Exchange Grant Program; see resolution 2015-08.25.h.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Economic Development Resolutions**

On the motion of Steve Davis and the second of Mike Kiger, the Board of Commissioners voted to approve the Economic Development resolution to approve the recommendation of the Fairfield County Revolving Loan Fund Loan Review Committee for a proposal to fund Blue Water Marine LLC as an (RLF-EDA) Project; see resolution 2015-08.25.i.

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Discussion: Ms. Brown thanked Mr. Porter and Mr. Lacefield for quickly pulling together documents to allow for the disbursement of the loan by the end of August. She added that the check would be held until there is documentation that the Economic Development Revolving Loan committee approved the change relating to the real estate holding company. If there needs to be an amendment to the existing resolutions or additional resolutions, we will pursue that.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis and Mike Kiger

Abstaining: Dave Levacy

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Economic Development resolution authorizing the disbursal of funds from the Fairfield County Economic Development Administration Revolving Loan Fund Program RLF/EDA; see resolution 2015-08.25.j.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Emergency Management Agency Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Emergency Management Agency resolution to request for appropriations for receipts for EMA Fund 2735 (subfund 8072) State Homeland Security Grant FY 2014; see resolution 2015-08.25.k.

Discussion: Mr. Kochis stated this was a small project that would put a life vest in each cruisers.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Engineer's Office Resolutions**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the following Engineer's Office resolutions:

- |              |  |
|--------------|--|
| 2015-08.25.l | A resolution to approve the Agreement between Fairfield County and Det Norske Veritas (U.S.A.), Inc. [Engineer]  |
| 2015-08.25.m | A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2362-Levy for treasurer and advertising fees [Engineer] |

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Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Facilities Department Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Facilities Department resolution authorizing the approval of a contract between Bennett & Williams Environmental Consultants, Inc., and the Fairfield County Commissioners; see resolution 2015-08.25.n.

Discussion: Mr. Keller stated this resolution was a follow through with the request from Lancaster to have onsite environmental monitoring during excavation. Mr. Davis stated that now that the Commission's decision is supported by both math and science, they will proceed.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Family, Adult, and Children First Council Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Family, Adult, and Children First Council resolution to appropriate from unappropriated in a major expenditure object category for Fairfield County Family, Adult, and Children First Council Fund; see resolution 2015-08.25.o.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the JFS Resolutions**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the following JFS resolutions:

- |              |  |
|--------------|--|
| 2015-08.25.p | A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Sub Fund 8056 reimbursing Fund 2018 [JFS] |
| 2015-08.25.q | A resolution to request for appropriations for additional unanticipated receipts for WIA Fund 2599. JFS [JFS]                                |
| 2015-08.25.r | A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2758 reimbursing Fund 2018 [JFS]     |

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2015-08.25.s      A resolution to request for appropriations for additional unanticipated receipts for Protective Services Levy Fund 2758. JFS [JFS]

2015-08.25.t      A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018 [JFS]

Discussion: Ms. Cordle stated that several of these resolutions were in preparation of the Financial Director leaving her position. Mr. Davis wished Ms. LeVeck the best of luck and had every confidence the JFS leadership team would be able to fill the role as they search for a new Finance Director.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Prosecutor's Office Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Prosecutor's Office resolution authorizing the approval of an advance from the General Fund to Fund 2784 VOCA (Sub-Fund 8027) [Prosecutor Victims of Crime Act Grant]; see resolution 2015-08.25.u.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Regional Planning Commission Resolution**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the Regional Planning Commission resolution to approve a Development Agreement for the Spring Creek Section 2, Phase 4 Subdivision; see resolution 2015-08.25.v.

Discussion: Ms. Mattei stated while this subdivision was a part of Pickerington, Fairfield County was providing water and sewer services.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

**Approval of the Payment of Bills Resolutions**

On the motion of Dave Levacy and the second of Mike Kiger, the Board of Commissioners voted to approve the following Payment of Bills resolutions:



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2015-08.25.w      A resolution to approve the payment of a vouchers without appropriate carry-over purchase orders for all Departments that are approved by the Commissioners [Auditor- Finance]

2015-08.25.x      A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners' approval [Commissioners]

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis

Ms. Elsea stated the next Regular Meeting is scheduled for Tuesday, September 1, 2015 at 10:00 a.m.

At 10:16 a.m. Commissioner Davis stated the Commission would take a brief recess followed by the continuation of review.

**Review Continued**

The Commissioners met at 10:25 a.m. to review legal issues and pending or future action items and correspondence. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Mary Beth Lane, Jeff Porter, Jason Dolin, Carl Burnett, Dennis Keller, Ray Stemen, AJ Lacefield, Chief Perrigo, and Jon Kochis.

- **Administration and Budget Update/Carri's List (continued)**

- b. **Administrative Approvals & Budget Update**

The review packet contained a list of administrative approvals for the week.

There were no questions about the approvals.

Ms. Brown will be attending a meeting with CCAO August 27<sup>th</sup> to obtain details about the state budget.

A reminder about the level 3 of budget entry closing on Friday was emailed on Monday, August 24<sup>th</sup>.

- c. **Public Safety Facility and Financing Update**

With Granger, we are reviewing the bid responses and gathering all the details necessary to move the project forward. The Bennett and Williams contract for oversight was proposed.

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We expect the Granger presentation to show construction cost of about \$32M and construction manager at risk costs of about \$2M, with the final guaranteed maximum price to come on September 8 with a contract amendment. For now, these numbers are estimates, as the analysis continues. Granger will provide a presentation (see below).

Mr. Davis stated that on October 17, 2013, the Commissioners made the decision to build a jail and where to build that jail. He appreciates the Commission not wavering and sticking to its principles. The decision was based on math and science which the numbers have proven to support.

d. Connection Meeting – August 20<sup>th</sup> – Follow-up

Early in 2016, the IT Department will provide a “white paper” on security. The group brainstormed a number of issues to examine. Issues included bringing about an awareness of protecting passwords and avoiding social hacking, and there will be more discussion about this topic.

In addition, the Going the Extra Mile (GEM) program of employee recognition through an electronic directory will be available for the Leadership Conference.

e. BRAVO

Bravo to **James Mako** with the Regional Planning Commission for his leadership and diligence in preparing the Neighborhood Revitalization Grant applications in connection with the Village of Baltimore for sidewalks, street surfacing, and utilities projects. We learned from the state that the grant was awarded. The grants are provided in a highly competitive environment, and we appreciate the teamwork that goes into the application process. The award is for \$338,300.

Thank you to **Company Wrench** for the “bike build day” and their community spirit. There is a note from the Commissioners for the company.

Thank you to the **Facilities Operations Team** for the lever handle at the HR door in order to improve accessibility.

**BRAVO to Paula Perkins**, Jodi Smith, and Corey Clark for exceptional child support enforcement case management where an obligor paid all arrearages on a case and maintained his passport, which could possibly have been held, in the process.

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**Executive Session to discuss Pending Litigation**

On the motion of Steve Davis and second of Dave Levacy, the Board voted to enter into Executive Session to discuss Pending Litigation at 10:30 a.m.

Discussion: Commissioner Davis stated that the following people be present: Commissioner Davis, Commissioner Levacy, Commissioner Kiger, Carri Brown, Rachel Elsea, a representative from the Sheriff's Office, Jeff Porter, and legal counsel.

Roll call on the motion as follows:

Voting aye thereon: Steve Davis, Dave Levacy, and Mike Kiger

On the motion of Mike Kiger and second of Dave Levacy, the Board voted to exit Executive Session at 10:37 a.m.

Roll call on the motion as follows:

Voting aye thereon: Mike Kiger, Dave Levacy, and Steve Davis

**Review Continued**

The Commissioners met at 10:37 a.m. to review legal issues and pending or future action items and correspondence. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Mary Beth Lane, Jeff Porter, Jason Dolin, Carl Burnett, Dennis Keller, Ray Stemen, AJ Lacefield, Chief Perrigo, and Jon Kochis.

- **Old Business**

- a. **Economic Development Director Position**

- The posting for the Economic Development Director occurred on Wednesday, July 29. There is a transitional plan in place to keep things moving ahead. Applications were due by August 18. Initial interviews are in progress. On September 1, a second round of interviews will be held with the Board of Commissioners, and the Port Authority leadership and 33 Alliance leadership are invited to participate.

- b. **Buckeye Lake State Park Dam**

- The review packet contained a fact sheet on the US SBA Economic Injury Disaster Loans. SBA approved the state's application (as discussed last week) for all three counties. An invitation was received for an ODNR Open House this coming Wednesday evening. Commissioner Levacy and Jon Kochis will attend.

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c. Annexation/Road Vacation Update

There are two annexations pending as well as two vacations.

- New Business

*Table request from the City of Lancaster; Bench request from Community Action*

The City of Lancaster has requested a table for the park on Broad Street. The Commissioners are fine with this donation.

Mr. Kiger mentioned that Community Action had requested a bench. Mr. Davis stated that was fine with him and that they could always order more if they needed to.

Mr. Keller stated they could move the bench at the Chamber of Commerce.

There are four tables remaining in inventory.

- General Correspondence Received (none)

- Calendar Review/Invitations Received

- a. ODNR Open House – Buckeye Lake State Park Dam Improvement Project – Wednesday, August 26<sup>th</sup> – 5:30 p.m. to 7:00 p.m. at Millersport Elementary School.
- b. Fairfield Soil and Water Conservation District's Annual Meeting/Banquet – Thursday, September 10<sup>th</sup> at 5:30 p.m. at Alley Park
  - 1. Commissioners Levacy and Kiger will attend.
- c. DACO Members Opening for Early Visions of Ohio Exhibit – Friday, September at 5:30 p.m.
- d. Mid-Ohio Food Bank Agency Celebration Luncheon – Wednesday, September 30<sup>th</sup> – 11:00 a.m. to 2:00 p.m.

- FYI

- a. Candidacy Notice for Sheriff Paul David Phalen

We received a Court of Common Pleas Court journal entry concerning the qualifications of Sheriff Phalen, in accordance with the ORC.

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b. Clarence E Miller Building

The Clarence E. Miller request for proposals expires on August 28. Mr. Davis stated that the Commission has given residents plenty of time for comments and ideas.

c. Sensory Trail Update

We are targeting October 20 for a resolution to propose to transfer property to the Parks District for the long term plan of a Sensory Trail Park. We are connecting with stakeholders and partners to prepare the documents needed.

d. Mid-Ohio Food Bank SNAP Challenge

Mid-Ohio Food Bank invites the Commissioners to take the SNAP Challenge the week of September 14<sup>th</sup>. FYI: We have agreed to participate in the food drive with Community Action, as has been the historical practice.

e. Rural Planning Transportation Organization Update

Holly Mattei and Carri Brown will travel to Pickaway County on August 31 to talk about the Rural Planning Transportation Organization ideas. There is a TID meeting today, and this topic will be reviewed.

f. Ohio Children's Trust Fund Approval

The Ohio Children's Trust Fund leadership approved Fairfield County's application; the grant agreement has been signed, and the first draw was also signed on August 21, 2015. The first draw is for \$25,624.50. This was a topic of discussion on the morning of August 21 in the FCFACF Council Meeting. By the afternoon, the approvals had been made.

g. CareWorks Q&A re: Administration and Absence Management

The review packet contains the CareWorks materials sent to employees.

h. MAPSYS Data Imaging

The MAPSYS data imaging project is progressing, with document types under review at this time.

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i. Attorney Fees

After review, there is no plan in 2015 to alter the amount for attorney fees which are reimbursement for services provided to indigent clients. We continue to monitor the expenditures.

j. Leadership Conference/Customer Service Seminar

In connection with the Leadership Conference, we are working on providing a customer service seminar option for all employees, possibly held in the fall as the Government Services Building. Input on the agenda for the Leadership Conference is being accepted at this time.

- Issues Bin (none)
- Open Issues (none)

**Meeting with Granger, Construction Manager at Risk**

The Commissioners met at 10:45 a.m. with representative from Granger. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Jason Dolin, Dennis Keller, Mary Beth Lane, Carl Burnett, Jim Bahnsen, Chief Perrigo, Ray Stemen, David Uhl, Branden Meyer, Jon Slater, Rick Smith, Todd Butler, and Rob Train.

Mr. Keller presented the Guaranteed Maximum Price information prepared by Granger and stated an amendment was scheduled for approval on September 8<sup>th</sup>. This leaves time for review. They were presenting the cost numbers and were happy to report it would work. The total costs for subcontracted work was \$31,317,000. Total project costs were under \$35 million.

Mr. Train introduced himself. He will be serving as the Senior Project Manager. Mr. Butler will serve as the onsite project manager. He reviewed the process thus far and also reviewed the GMP exhibits (attached).

Mr. Davis asked at what point the subcontractors were confirmed.

Mr. Train replied that would be as soon as the GMP is authorized.

Mr. Davis asked if there was any likelihood that a subcontractor would change.

Mr. Train replied that was a very low possibility. There is always the potential that Granger will make the award and the subcontractor will not accept. If that were to

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happen, Granger is responsible for making sure the work gets done. If Granger wants to make a change in subcontractors, they will get the Commissioners approval.

Mr. Train went on to add that the total completion date is listed as August 24, 2017. It is projected that inmates will be in the new facility in June of 2017, but the old facility will not be demolished until later.

Mr. Davis asked how many workers were expected to be onsite at any given time.

Mr. Butler replied they expected to have 70-80 people on site at peak construction.

Mr. Keller stated they were working on parking logistics for the workers and that all other storage and parking had been taken care of in the planning stages.

Mr. Train stated they expect the superintendent who will be working on the project to be available sooner than originally thought as another current project is ahead of schedule. The superintendent is most experienced with correctional facility buildings.

Mr. Train went on to add they have self-performed work in the proposal, including an employee who will do general construction. This individual will be hired by Granger from Fairfield County and will be able to do jobs quickly instead of waiting for a subcontractor. They anticipate hiring this individual in the Spring of 2016. Ms. Brown suggested that the posting happen in connection with Job and Family Services, who can provide interview space at the Government Services Building when the time comes.

Mr. Davis asked if there were any concerns with completion due to potential weather problems.

Mr. Butler replied that while construction in the winter is not ideal, they are able to get it done and plan accordingly. Weather conditions will not compromise the schedule or quality of the project.

Mr. Train added that timing and weather concerns were addressed in the bids.

Mr. Train stated that vendors were asked to hold prices for 90 days in case the Commissioners decide to add an item that is on the Voluntary Alternates list.

Mr. Davis stated he was incredibly encouraged to see local contractors so involved and asked what happened with the painting bids.

Mr. Train replied that no bids were received from prequalified contractors. They will rebid this and included costs in the estimates.

Mr. Davis asked what challenges the Board should be worried about now.

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Mr. Train stated that what is under the ground is always the biggest concern. He was pleased that the Commission has done its due diligence in that area. Once they are above ground, the risk greatly decreases.

Mr. Davis stated that one reason why the Commissioners chose the site was because it was a blighted property that no developer would touch. The Commission is aware of the risks, but if they don't develop it, they don't think anyone will.

Mr. Kiger asked that the final punch list might look like.

Mr. Butler replied it would be a self-performing punch list that they go through as the project is completed to insure everything is ready by move in.

Mr. Kiger mentioned that the Engineer's Office was not grounded when it was built. This resulted in the loss of many computers during an electrical storm. He asked if they would need to worry about this with the new jail.

Mr. Train replied that the building would be ground per code requirements.

Mr. Levacy asked if there were any alternate items Granger thought they should reconsider. He thought LED lighting would be a good thing to include as it would have long term savings potentially.

Mr. Train replied that it might be good to include LED lights as they would pay for themselves. He will get an ROI estimate for the Commissioners.

Mr. Keller added that he and Chief Perrigo spent several hours looking at all of the alternates and tried to include what is really needed.

Chief Perrigo added an example would be the solid counter tops that see 24/7 use. These were included.

Ms. Brown added that the addition of shower upgrades was another item added that was based on what was learned from the Scioto County tour.

Mr. Davis asked when the construction would start, assuming they accept the GMP on September 8<sup>th</sup>.

Mr. Keller replied that they would first need to modify the existing building. This will start on or about September 21<sup>st</sup>.

Mr. Butler added that excavation for the building pad would start in November.

Mr. Davis asked if the subcontractors would need to increase their workforce and if they were allowed time to do so.



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Mr. Train replied that Granger felt the subcontractors would be able to complete their projects in the timeline. Cranes will start coming in November with the high point of construction (masonry) taking place in the Spring.

Mr. Davis stated that staff and legal would review the GMP for approval in two weeks and asked if there was any concern with the timeline.

Mr. Train replied they would like to get a Notice to Proceed if possible so they can start some work now (such as bringing in the office trailer)..

Mr. Davis asked Mr. Keller if there was any reason why they could not do that.

Mr. Keller replied there was not, but he would review this would legal counsel.

Mr. Davis informed Mr. Train the Commissioners could likely work something out to be helpful.

Mr. Train thanked the Commissioners for the opportunity to work with them.

**Review Continued**

The Commissioners met at 11:28 a.m. to review legal issues and pending or future action items and correspondence. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis, Dave Levacy, and Mike Kiger. Also present were Carri Brown, Rachel Elsea, Jason Dolin, Dennis Keller, Mary Beth Lane, Carl Burnett, Jim Bahnsen, Chief Perrigo, Ray Stemen, David Uhl, Branden Meyer, Jon Slater, Rick Smith, Todd Butler, and Rob Train.

Ms. Brown stated the Commissioners were invited to the Fairfield Medical Center 100 Years of Caring Event. Please RSVP on or before September 8 to Rachel Elsea.

Ms. Brown added that they would also be working with the Auditor's Office on a potential review regarding tax payments, at a time that was okay with the Auditor's Office. She had reached out to Warren County, and she expected our experience to similar to that of Warren County.

**Adjournment**

With no further business, on the motion of Dave Levacy and a second of Mike Kiger the Board of Commissioners voted to adjourn at 11:30 a.m.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy, Mike Kiger, and Steve Davis.

**Regular Meeting #38 - 2015**  
**Fairfield County Commissioners' Office**  
**August 25, 2015**

The next regular meeting for the Board of Commissioners is scheduled for Tuesday, September 1, 2015, at 10:00 a.m.

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Motion by: Levacy      Seconded by: Kiger

that the August 25, 2015, minutes were approved by the following vote:

YEAS: Levacy, Kiger, Davis      NAYS: None

ABSTENTIONS: None

\*Approved on September 1, 2015

  
Steven A. Davis  
Commissioner

  
Dave Levacy  
Commissioner

  
Mike Kiger  
Commissioner

  
Rachel A. Elsea, Clerk