

Regular Meeting #34 - 2025
Fairfield County Commissioners' Office
August 26, 2025

Review Meeting

The Commissioners met at 3:00 p.m. in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH. Commissioner Fix called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis and David Levacy. Also present: County Administrator, Aundrea Cordle; Deputy County Administrator, Jeff Porter; Commissioners' Clerk, Rochelle Menningen; Budget Director, Bart Hampson; Information and Communications Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Assistant Prosecuting Attorney, Austin Lines; Utilities Director, Tony Vogel; Economic Development Specialists, Anthony Iachini and Vince Carpico; Interim RPC Director, Holly Mattei; FCFC Manager, Tiffany Wilson; Economic & Workforce Development Director, Rick Szabrak; Clerk of Courts, Branden Meyer; IT Director, Dan Neeley; JFS Program Administrators, Sarah Fortner and Stacy Bergstrom; JFS Director, Corey Clark; DD Superintendent, Dr. David Uhl; and Sheriff's Deputies, Kevin Romine, Tarek Gasser, and Garrett Maziar. Also in attendance: Jerry Starnier, Sherry Pymmer, Cody Tatum, Frank Martin, Barb Martin, Stephanie Taylor, Mary Cullison, Melissa Hoover-Connor, Betty Bennett, and Bob Heath.

Virtual Attendees: Beth Cottrell, Lori Hawk, Lisa, Jim Bahnsen, Shelby Hunt, Sam, Bayley Fields, Jeff Barron, Shannon Ward, Lisa McKenzie, Deborah, Josh Hillberry, Brian Wolfe, Jessica Murphy, Jeremiah Upp, Ashley Arter, Andy Robberts, Lyne Kennedy-Starnier, Nikki Drake, and Steven Darnell.

Welcome

Commissioner Fix opened the meeting by welcoming everyone in attendance. He spoke about the County Commissioners Association of Ohio's Summer Symposium and added that the conference was the reason for adjusting the meeting time.

Listen & Learn, Economic Development

The Economic Development team of Rick Szabrak, Vince Carpico, and Anthony Iachini, provided an update on economic development in Fairfield County.

Rick Szabrak stated that development in the county correlates with the County's Comprehensive Land Use Plan. He added that the Land Use Plan is an important development tool and many years of planning go into an area such as the Rockmill Industrial Park, which had a 15 year planning process.

Anthony Iachini stated that managing growth, including industrial and housing, is a key component to planning and development. He added that it is also important to manage where that growth happens. Growth along the SR 33 corridor in the northern portion of the county has been a focus. A housing study to look at housing availability and housing gaps was completed to determine where future housing should occur. School districts must be considered when housing sites are planned. There is a great deal of work completed before plans are promoted to developers.

Vince Carpico spoke about the Agricultural Industry, the Fairfield 33 Development Alliance, the Revolving Loan Fund (RLF), and the Port Authority. The purpose of the RLF is to help small businesses with low interest loans. Every five years the RLF updates their governing document. The Port Authority can be used to help with the development of land and has the authority to issue bonds.

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Rick Szabrak spoke about the needs of counties in the region and added that Fairfield County will continue to see growth. Manufacturing is expanding and growing as 70% of leads for One Columbus are manufacturing leads. Canal Winchester and Lancaster have seen an increase in industrial growth as they are situated on SR 33 where industry makes sense.

Commissioner Levacy thanked the Economic Development team for their work and presentation.

Commissioner Fix thanked the team and stated the county is fortunate to have a seat at the table with developers and development agencies in Central Ohio.

Harcum House

Cody Tatum of Harcum House stated he is speaking on behalf of the Citizens to Protect Children and the Elderly. He spoke about the Blue Ribbon Run fundraiser and added that it is a fun family event and that it is not mandatory that you run as the route can be taken at your own pace. The event helps to raise awareness of the most vulnerable part of our population.

Commissioner Davis asked for a status on the Harcum House since it was affected by the July flooding.

Cody stated that Harcum House has experienced significant loss. Services are now being provided above the United Way office and Harcum House is moving toward a forever space.

Commissioner Levacy stated he is glad that Harcum House can continue providing services and asked about sponsorship for the Blue Ribbon Run fundraiser.

Cody stated that there are opportunities to sponsor the fundraiser.

Salvation Army USA

Salvation Army Captain, Alex Senak, spoke about his wife, Kelsey, and about growing up in a Salvation Army family. He stated he is happy to be in Fairfield County and added that he has seen a lot of connectivity and support in the community.

Commissioner Davis welcomed Alex and Kelsey Senak and added that the Commissioners' Office has a good relationship with the local Salvation Army.

Commissioner Levacy asked about the Salvation Army capital campaign and its fundraising efforts.

Captain Senak replied that \$2.4M has been raised and the goal is \$4.5M. He added there are three phases to the project. If \$7M can be raised, a chapel and community room can be added.

Commissioner Fix thanked Captain Senak for attending to introduce himself.

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Public Comments

Stephanie Taylor of Habitat for Humanity of Southeast Ohio (Habitat) talked about the social return on investment for activities and projects related to Habitat. Habitat uses the social return on investment tool to monitor the community impact of projects. She added that Habitat will have 10 playhouses in the community and is building two homes per year in Fairfield County. Ms. Taylor stated approximately \$120,000 is raised to build each home. She will be providing a report at a future meeting on how the ARP funding was used that was received from the county.

Commissioner Fix thanked Stephanie Taylor for sharing the update.

Sherry Pymer of Walnut Township stated her disappointment in the decision of the Ohio Power Siting Board regarding the Eastern Cottontail project. She added that those opposed would be continuing the fight and that they would be asking for a rehearing. She added that she believed there are inconsistencies in the process between the Eastern Cottontail and Carnation solar projects.

Commissioner Fix thanked Sherry Pymer for attending the meeting.

Legal Update

There was no legal update.

County Administration Update

- *The County Administration Update was provided by County Administrator, Aundrea Cordle, unless otherwise indicated.*

Week in Review

Commission Meetings

The next Commission meeting is scheduled for Thursday, September 4th at 10:00 a.m. There will not be a meeting on September 2nd or September 9th.

Highlights of Resolutions

Administrative Approvals

The review packet contains a list of administrative approvals.

Resolution Review

There are 14 resolutions on the agenda for the voting meeting.

Resolutions of note:

- The Commissioners have a resolution that was a late addition to the agenda to authorize certifying the Drainage Maintenance Districts to the County Auditor. Drainage Maintenance Districts are special assessments that must be certified annually pursuant to ORC 6131.63

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- Facilities has a resolution to approve the contract bid award to Buena Environmental LLC for the Payment Drive-Thru Renovation Project for \$117,346.00.
- JFS has a resolution authorizing the Fairfield County Prevention, Retention and Contingency Plan (PRC Plan) between Fairfield County JFS and the Ohio Department of Job and Family Services.

Budget Review

Bart Hampson stated that the level 3 budget entry access ends on August 27th. He added that the year-to-date (YTD) sales tax revenue is \$840,000 higher than YTD 2024.

Calendar Review/Invitations Received

- *A review of the Commissioners' Calendar, Invitations Received, and Correspondence received was provided by the Clerk to the Fairfield County Board of Commissioners, Rochelle Menningen*
- Kingsbury Senior Living Grand Opening, August 27, 2025, 11:00 a.m., 1572 Timbertop St., Lancaster
- Veterans Hall of Fame Meeting, August 28, 2025, 12:00 p.m., Commissioner Levacy's Office
- The Event Center at Violet Woods Community Open House, September 7, 2025, 1:00 p.m.-6:00 p.m., 10190 Blacklick Eastern Rd., Pickerington
- Promise and Payback, 2025 Economist Event Featuring Andrew Opdyke from First Trust Portfolios, October 2, 7:30 a.m., The Mill Event Center 431 S. Columbus St., 43130

Correspondence

- Columbus Housing Partnership, Inc. dba Homeport, August 20, 2025, Notice of Pheasant Run Rental Community
- Ohio EPA, Issuance of a Class 3 Draft Permit Modification to Cirba Solutions US Inc.
- City of Lancaster Planning & Zoning Department, Rezoning Hearing for 3790 Wilson Rd., Parcel Numbers 0140112500, 0140112300, 0140101500, and 0140104200
- Email from Representative David Thomas, August 20, 2025, Re: Property Value Updates
- Correspondence Regarding Industrial Solar Projects

Updates from Elected Officials and Department Heads

Auditor Brown stated the sexennial informal hearings continue and her office has conducted more than 800 of those hearings. The BOR filings for 2026 should be filed January through March 2026. The Federal Audit has concluded and there were no findings. She held a Harcum House fundraiser at her home which was successful, and she added her appreciation for those who helped. The Auditor also suggested plaques be placed on the murals in downtown Lancaster.

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Rick Szabrak stated there was a parent night held at the Workforce Center (WFC) which was well attended. Over 100 students have already signed up for the WFC for next year and all eight school districts in the county have students at the Workforce Center this year.

Jon Kochis stated he continues to work on federal and state applications for aid for the July floodings.

Dan Neeley reported that it appears the county will be reimbursed for \$25,000 in cyber security costs from funding made available at the federal level and handed out by the state.

Corey Clark spoke about public assistance error rates. More burden is being shifted to the state when the error rate is above 6%, so there are ten initiatives to bring that error rate down.

Commissioner Fix asked if there is a way that the reimbursement rate could be tied to the county instead of the state.

Corey Clark stated that Fairfield County's error rate is currently 5% due to a case where the customer did not report his earnings

Commissioner Fix added that there was discussion at the CCAO Symposium regarding the difference in error rates for each county.

Old Business

Commissioner Levacy spoke about the Employee Recognition event and complimented those who had organized the event. He added that he attended the retirement party of Susan Nixon-Stoughton.

New Business

There was no new business.

Regular (Voting) Meeting

The Commissioners continued to the Regular/Voting portion of the meeting, and the following Commissioners were present: Jeff Fix, Steve Davis and David Levacy. Also present: County Administrator, Aundrea Cordle; Deputy County Administrator, Jeff Porter; Commissioners' Clerk, Rochelle Menningen; Budget Director, Bart Hampson; Information and Communications Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Assistant Prosecuting Attorney, Austin Lines; Utilities Director, Tony Vogel; Economic Development Specialists, Anthony Iachini and Vince Carpico; Interim RPC Director, Holly Mattei; FCFC Manager, Tiffany Wilson; Economic & Workforce Development Director, Rick Szabrak; Clerk of Courts, Branden Meyer; IT Director, Dan Neeley; JFS Program Administrators, Sarah Fortner and Stacy Bergstrom; JFS Director, Corey Clark; DD Superintendent, Dr. David Uhl; and Sheriff's Deputies, Kevin Romine, Tarek Gasser, and Garrett Maziar. Also in attendance: Jerry Starner, Sherry Pymer, Cody Tatum, Frank Martin, Barb Martin, Stephanie Taylor, Mary Cullison, Melissa Hoover-Connor, Betty Bennett, and Bob Heath.

Virtual Attendees: Beth Cottrell, Lori Hawk, Lisa, Jim Bahnsen, Shelby Hunt, Sam, Bayley Fields, Jeff Barron, Shannon Ward, Lisa McKenzie, Deborah, Josh Hillberry, Brian Wolfe, Jessica

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Murphy, Jeremiah Upp, Ashley Arter, Andy Robberts, Lyne Kennedy-Starner, Nikki Drake, and Steven Darnell.

Pledge of Allegiance

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

Announcements

Clerk Menningen announced the resolution for a network placement services agreement with Family Wellness Solutions, Inc., published August 25th, 2025, under Family and Children First Council, was moved to Job & Family Services.

Approval of Minutes for August 19, 2025

On the motion of David Levacy and the second of Steven Davis, the Board of Commissioners voted to approve the Minutes for the Tuesday, August 19, 2025, meeting.

Roll call vote of the motion resulted as follows:

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

Approval of a Resolution from the Fairfield County Board of Commissioners

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

2025-08.26.a A resolution authorizing certifying Drainage Maintenance Districts to the Fairfield County Auditor's Office

Roll call vote of the motion resulted as follows:

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

Approval of a Resolution from the Fairfield County Auditor - Finance

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Auditor - Finance:

2025-08.26.b A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category –1001 – General Fund

Roll call vote of the motion resulted as follows:

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

Approval of Resolutions from the Fairfield County Board of Developmental Disabilities

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

2025-08.26.c A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category –2060

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2025-08.26.d A Resolution to Appropriate from Unappropriated in a Major Expenditure Object Category for Fairfield County Board of DD; Fund #2060

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Board of Elections

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

2025-08.26.e A resolution to appropriate from unappropriated in a major expenditure object category for Fund #2861 Cyber Security Secretary of State

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Engineer

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

2025-08.26.f A resolution to change bridge load ratings

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from Fairfield County Facilities

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

2025-08.26.g A Resolution to Approve the Contract Bid Award for the Payment Drive-Thru Renovation Project with Buena Environmental, LLC

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

Approval of a Resolution from the Fairfield County Family and Children First Council

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution from the Fairfield County Family and Children First Council:

2025-08.26.h A resolution to request for appropriations for Fund #7521 Family and Children First Council

Roll call vote of the motion resulted as follows:
Voting aye thereon: David Levacy, Steve Davis, and Jeff Fix

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Approval of Resolutions from Fairfield County Job & Family Services

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

- 2025-08.26.i A Resolution regarding an amendment for a previously approved Network Placement and Related Services Agreement between Family Wellness Solutions, Inc. and Child Protective Services Department
- 2025-08.26.j A resolution to approve a memo exp./ memo receipt for the costs of Birth Certificates paid to Fairfield County Health Departments as a memo expenditure for fund# 2072 Public Children's Services
- 2025-08.26.k A resolution authorizing the approval of the Fairfield County Prevention, Retention and Contingency Plan (PRC Plan) between Fairfield County Job & Family Services and the Ohio Department of Job and Family Services

Roll call vote of the motion resulted as follows:

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

Approval of a Resolution from the Fairfield County Prosecutor

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

- 2025-08.26.l A resolution approving a Fund to Fund transfer from the Prosecutor's Local Match Allocation to Fund 2784

Roll call vote of the motion resulted as follows:

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

Approval of a Resolution from the Fairfield County Sheriff

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

- 2025-08.26.m A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category -23100101

Roll call vote of the motion resulted as follows:

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

Approval of the Payment of Bills

On the motion of David Levacy and the second of Steve Davis, the Fairfield County Board of Commissioners voted to approve the following resolution for the Payment of Bills:

- 2025-08.26.n A Resolution Authorizing the Approval of Payment of Invoices for Departments that Need the Board of Commissioners' Approval

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Roll call vote of the motion resulted as follows:

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

Adjournment

With no further business, on the motion of David Levacy, and the second of Steve Davis, the Board of Commissioners voted to adjourn at 9:56 a.m.

Roll call vote of the motion resulted as follows:

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

The next Regular Meeting is scheduled for 10:00 a.m. on Thursday, September 4, 2025.

Motion by: David Levacy

Seconded by: Jeff Fix

Approving the August 26, 2025, minutes by the following vote:

YEAS: David Levacy, Jeff Fix

NAYS: None

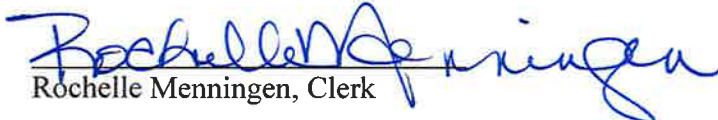
ABSTENTIONS: None

*Approved on September 4, 2025


Jeff Fix
Commissioner

Steve Davis
Commissioner


David Levacy
Commissioner


Rochelle Menningen, Clerk

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