

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Review

The Commissioners met at 9:01 a.m. to review legal issues and pending or future action items and correspondence. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Jason Dolin, Staci Knisley, Jeff Porter, Ursula LaVeck, Jim Bahnsen, Bob Clark, Aunie Cordle, Ray Stemen, Dennis Keller, Jon Kochis, and Jon Slater.

- Legal Update

Mr. Dolin stated the Pickerington annexation hearing may need to be moved up in order to be completed within 90 days of receipt, as opposed to being scheduled within 90 days of receipt. Further, he is working on a procedural resolution for the Commissioners to review. This procedural resolution would relate to the conduct of the hearing.

Mr. Davis stated the hearing is analogous to a trial with evidential rulings and the need to have structured participation so that it does not seem as though one side is running it. The Commissioners could appoint someone to run the hearing (such as the Prosecutor) which would then free up the Commissioners to focus on the decision. He likes the idea of Mr. Dolin running the hearing so that the Commissioners could focus on taking a decision based on the merits.

Mr. Kiger stated that a legal background would help in running the hearing.

Mr. Davis added that if the board makes a ruling during the hearing it could wear the perception of preordained intent, appointing someone to oversee the hearing could help the process.

Mr. Levacy stated he would like Mr. Dolin to lead the hearing.

Mr. Dolin stated he would draft a resolution that details the process and if the Commissioners chose to pass it, they can then forward it to participants as an outline for the hearing.

Mr. Davis stated that the Commissioners are completely capable of handling annexations and are very familiar with expedited annexations, but have not seen a regular annexation in quite some time.

Mr. Kiger stated this preparation shows the Commissioners are looking down the road and planning for what is to come.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

- Administration and Budget Updates/Carri's List

- a. Jail/Public Safety Work Group Update

Ms. Brown reported that a group visited the Scioto County jail on April 2. The group consisted of Lt. Churchill, Mr. Morris, Commissioner Levacy, Jason Dolin, Tony Vogel, Dennis Keller, Gary McAnally, Chief Perrigo, and Carri Brown. The group met with Sheriff Donini and his senior deputies. Scioto County operates a newer jail in downtown Portsmouth. The jail was designed and built by our Architects, Wachtel and McAnally. It opened in 2006 and cost about \$12.5 million. The Scioto County general fund budget is about \$15 million. The jail has 190 beds for inmates. Lawrence and Pike Counties also use the jail. There were video arraignments for out of county cases.

The population of the county is about 78,000; the population of Portsmouth is about 20,000. Scioto County uses Corrections Officers in the Jail and have 22 Deputies assigned to Patrol. Thirty employees operate the jail (approximately). It appeared as if the building was well maintained and has held up well. It is a modern facility and will be very similar to our new facility. The group toured housing areas, the kitchen, central control, and many office areas, such as the detective, civil, and radio areas.

Mr. Davis stated his first thought is that one person operating the command center is a heartbeat away from having no one running it.

Ms. Brown continued by stating they observed several classrooms used for inmate programs. They welcome faith-based volunteers and counselors. There is a GED program in place for inmates. Inmates receive rules and guidelines for their time of incarceration and sign off on their understanding of the rules.

The kitchen appeared large and well-maintained. They bring all meals to the housing units three times a day. They contract out for nurses, but the cooks are employees.

The mechanical room was huge with many air handlers, boilers, and other equipment. One interesting thing was a collection of chutes for dropping tear gas to quell riots. It has never been used but was something that the inmates were cognizant of because they can see the chutes.

The "flat" roof was massive and had no problems with water pooling, which differs from our experience.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Cameras on each corner of the building can focus on who is at the door or can be used to see hundreds of feet around the building. Scioto County recommends fencing and added more fencing recently. We discussed many issues with the staff, including the building process with our architect. Scioto County was very happy with the firm. Ms. Brown commented that the Architect took notes during the tour.

Mr. Davis asked what kind of notes Wachtel and McAnally were taking.

Ms. Brown stated that the architect was noting the feedback on what had worked and what hadn't. For example, the console in the command center could be placed a little farther back to improve the line of vision.

Mr. Levacy stated they had the teargas chutes as a deterrent, and that this was something that was added to the architect plans.

Mr. Davis stated that he would really need to think about that concept as it seemed very old.

Mr. Levacy stated the double fencing was good in preventing the public from throwing things inside and also was good for fire drills, from the perspective of jail operations.

The next work group meeting is April 24 at 10 a.m. Representatives from Bennett & Williams will attend.

Further, next Tuesday, there is a resolution planned to approve financial advisory services in connection with the bonds for the jail. We previously received information and a presentation from Rockmill Financial Consulting with respect to how their involvement would result in savings and a good rate for bonds. Savings estimates range from \$139,200 to \$902,711, taking into account the present value of money. The costs of the financial advisory services are noted in the draft contract for services to not exceed \$110,000, and these services include the out of state travel expenses related to bond ratings. \$90,000 is set aside for services, and \$20,000 is set aside for out of state travel. Ms. Brown requested that out of state expenses be transparently invoiced, following the existing guidelines of the county reimbursement policy, as compared to a reported industry standard to include such costs as part of the bond issuance. The invoicing is a more transparent activity, and we will not pay interest on these travel expenses given this method of billing. It is possible and likely that the services of an underwriter will also be required. The options are broad, however, as noted in the previous presentations.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Ms. Brown also reported that she reached out to Dennis Schwallie, bond counsel, who confirmed that there are changes in the industry which make arrangements such as the one we are considering more common, in terms of financial advisory services compared to underwriting services. Ms. Brown reported that the services were connected with the jail financing, but the vendor partner was desirous of working on advising for multiple projects in various areas. If there were other projects worked on, the billing would reflect that so that the invoice could be charged appropriately.

Mr. Davis stated that he recently heard from a few of the Hocking County Commissioners that their out of county housing rates were over \$60 per day and that they had inquired if and when the Commissioners would be able to house inmates if they would be willing to house Hocking County inmates. Mr. Davis told them that Fairfield County would probably be able to beat \$60 a day but that it would be several years away. He will keep the Commissioners aware of Hocking County's interest.

Mr. Levacy stated that Scioto County charges \$45 a day.

Mr. Davis stated that the county's analysis is such that variable costs would be covered in the short run to capture some of the hard or fixed costs overall, meaning our charge would not capture full costs but would recover some of the costs.

b. Transportation Alternative Program Grant

Ms. Brown reported that she met with Perry Orndorff, Amy Boyer, and Art Brate on Friday, April 4. Mr. Orndorff, Ms. Boyer, and Mr. Brate are gathering pertinent data and budget information to further the grant for the sensory trail and the bridge, which is within the category of bicycle and pedestrian facilities. The total budget for the project will be about \$230,000, which will require a match. The match will need to be appropriated by the County, but it will be provided or reimbursed by a donation. There will be a resolution and an agreement forthcoming. The target date for a draft to review is April 22. The deadline for the proposal to ODOT is May 4.

c. Clarence E. Miller Building

Ms. Brown reported that the review packet includes an agenda for the public meetings, which are not required but are helpful ways to obtain stakeholder input. There have been several people to turn in hard copies of surveys. The electronic survey is also live and will be announced again

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

during the meetings. Ms. Elsea has tweeted the opportunity and emailed the media and employees.

Yesterday, Ms. Brown and Mr. Keller toured the building with Jeff Porter and members of the Heritage Association. Other tours can be arranged with Mr. Keller. Mr. Keller or his designee needs to be present for tours for safety. David Fey with the Park District requested to give tours, and tours can be scheduled with Mr. Keller, if Mr. Fey or others have suggestions for tours.

The assessment of the property will be outlined during the public meetings. It is also available online within the survey. The appraisal of the property is a work in progress, commissioned to help inform future decisions.

Mr. Kiger stated at 9:25 that the Commission would take a five minute recess.

Review Continued

The Commissioners met at 9:28 a.m. to continue review of legal issues and pending or future action items and correspondence. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Jason Dolin, Jon Slater, Staci Knisley, Jeff Porter, Jon Kochis, Jeff Barron, Aunie Cordle, Jim Bahnsen, and Ray Stemen.

Executive Session to discuss Impending Litigation

On the motion of Steve Davis and second of Dave Levacy, the Board voted to enter into Executive Session to discuss Impending Litigation at 9:29 a.m.

Discussion: Commissioner Davis stated that the following be present: Commissioner Davis, Commissioner Levacy and Commissioner Kiger, Carri Brown, Rachel Elsea, Aunie Cordle, Jon Slater, Jeff Porter, representatives from CORSA, and Jason Dolin.

Roll call on the motion as follows:

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

On the motion of Dave Levacy and second of Steve Davis, the Board voted to exit Executive Session at 9:51 a.m.

Roll call on the motion as follows:

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

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Review Continued

The Commissioners met at 9:51 a.m. to continue review of legal issues and pending or future action items and correspondence. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Jeff Porter, Jon Slater, Jason Dolin, and Aunie Cordle.

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 9:51 a.m.

Discussion: Commissioner Davis stated that the following be present: Commissioner Davis, Commissioner Levacy and Commissioner Kiger, Carri Brown, Rachel Elsea, Tony Vogel, and Jason Dolin.

Roll call on the motion as follows:

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

On the motion of Steve Davis and second of Dave Levacy, the Board voted to exit Executive Session at 9:54 a.m.

Roll call on the motion as follows:

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

Review Continued

The Commissioners met at 9:54 a.m. to continue review of legal issues and pending or future action items and correspondence. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, and Jason Dolin.

Commissioner Kiger stated at 9:54 a.m. that the Commission would be in recess until the Regular Meeting at 10:00 a.m.

Commissioners' Regular Meeting

A regular meeting of the Fairfield County Board of Commissioners was held on Tuesday, April 8, 2014 beginning at 10:00 a.m., with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Staci Knisley, Jason Dolin, Bob Clark, Branden Meyer, Jim Bahnsen, Jon Slater, Jon Kochis, Mary Beth Lane, Ray Stemen, Jeff Camechis, Jeff Porter, Ursula LaVeck, Aunie Cordle, and Jeff Barron.

**Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014**

Pledge of Allegiance

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

Announcements

Commissioner Kiger asked Ms. Elsea if there were any announcements. There were no announcements.

Public Comment

Commissioner Kiger asked if anyone from the public who would like to speak or offer comments. No comments were made.

Approval of Minutes for Tuesday, April 1, 2014

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the Minutes for Tuesday, April 1, 2014.

Roll call vote of the motion resulted as follows:

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

Approval of the Commissioners' Office Resolutions

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

- | | |
|--------------|--|
| 2014-04.08.a | A resolution of the Board of County Commissioners of Fairfield County, Ohio, for the purpose of supporting State Issue 1, the renewal of the State Capital Improvements Program.
[Commissioners] |
| 2014-04.08.b | A resolution approving the reappointment of Ms. Cindy Herd to the Fairfield County District Library Board. [Commissioners] |
| 2014-04.08.c | A resolution authorizing the President of the Fairfield County Board of Commissioners to sign closing documents needed to complete the ODOT Warranty Deed approved by resolution 2014-02.04.d
[Commissioners] |
| 2014-04.08.d | A resolution to establish a date for a public hearing to consider closing a portion of Lockville Road, Pleasantville Road, and Carroll Southern Road. [Commissioners] |

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

- 2014-04.08.e A resolution authorizing the 2014 allocation to the 2014 Pickerington Violet Festival – Fairfield County Commissioners [Commissioners]
- 2014-04.08.f A resolution approving the grant agreement with the Ohio Environmental Protection Agency (EPA) for the 2014 Statewide Glass Initiative Grant – Grant#14-SGIG-008 – Fairfield County Commissioners [Commissioners]
- 2014-04.08.g A resolution authorizing a fund to fund transfer for the 2nd half 2014 Allocation for Soil & Water -Fairfield County Commissioners [Commissioners]
- 2014-04.08.h A resolution approving an account to account transfer into a major expense category - Fairfield County Commissioners [Commissioners]
- 2014-04.08.i A resolution to appropriate from unappropriated into a major expense category for fund # 2807 – Ohio EPA grant, 2014 Statewide Glass Initiative Grant – Fairfield County Commissioners [Commissioners]
- 2014-04.08.j A resolution authorizing the approval of a service agreement with MAPSYS System Solutions [Commissioners]
- 2014-04.08.k A resolution to approve change order# 2 for the Village of Carroll CDBG Curb Installation Project FY2012 CDBG Formula project – Fairfield County Commissioners [Commissioners]
- 2014-04.08.l A resolution authorizing fund to fund transfers for debt service General Fund # 1001 to: #4640, #4483, #4529, #4485, #4663 & #4809 [Commissioners]

Roll call vote of the motion resulted as follows:

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

Approval of the Economic Development Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the Economic Development resolution to appropriate from unappropriated in a major expenditure object category (Economic Development) (Fund #2633 Enterprise Zone); see resolution 2014-04.08.m.

Roll call vote of the motion resulted as follows:

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

**Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014**

Approval of the Engineer's Office Resolutions

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

- | | |
|--------------|--|
| 2014-04.08.n | A resolution to approve a revision to an LPA Federal Project Agreement with ODOT for the Julian Road/Strickler Road Intersection Improvement Project. [Engineer] |
| 2014-04.08.o | A Resolution to Approve Advertising for the Purchase of Liquid Asphalt. [Engineer] |
| 2014-04.08.p | A resolution to purchase a 2015 Ford F250 Ext. Cab Pickup. [Engineer] |
| 2014-04.08.q | A resolution to purchase a new John Deere Model 624K Wheel Loader. [Engineer] |

Roll call vote of the motion resulted as follows:

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

Approval of the JFS Resolutions

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

- | | |
|--------------|---|
| 2014-04.08.r | A resolution regarding approval of a Contract Amendment by and between Fairfield County Job & Family Services (FCJFS), and Fairfield Information Services & Associates d.b.a. American Court Services [JFS] |
| 2014-04.08.s | A resolution regarding Network Placement and Related Services Agreement between Synergy Family Foster Care, Inc., and Fairfield County Child Protective Services Department [JFS] |

Roll call vote of the motion resulted as follows:

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

Approval of the Juvenile/Probate Court Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the Juvenile/Probate Court resolution to appropriate from unappropriated in a major expenditure object category – Juvenile Court Fund# 2481 Juvenile Recovery Fund; see resolution 2014-04.08.t.

**Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014**

Roll call vote of the motion resulted as follows:

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

Approval of the Soil and Water Conservation District Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the Soil and Water Conservation District resolution to amend Resolution #2013-04.30.v., approval of Amendment 1 to the cooperative agreement with the Ohio Department of Agriculture; see resolution 2014-04.08.u.

Roll call vote of the motion resulted as follows:

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

Approval of the Treasurer's Office Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the Treasurer's Office resolution to appropriate from unappropriated into a major expense category for fund # 2804 – DRETAC; see resolution 2014-04.08.v.

Roll call vote of the motion resulted as follows:

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

Approval of the Payment of Bills Resolutions

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

- | | |
|--------------|--|
| 2014-04.08.w | A resolution to approve the payment of vouchers without appropriate carry-over purchase orders for all Departments that are approved by the Commissioners [Auditor- Finance] |
| 2014-04.08.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, Steve Davis, and Mike Kiger

Ms. Elsea announced that the next regular scheduled meeting for the Board of Commissioners will be Tuesday, April 15, 2014 at 10:00 a.m.

Commissioner Kiger stated at 10:06 a.m. the Commission would take a short recess before reconvening in his office.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Review continued

The Commissioners met at 10:22 a.m. to continue review of legal issues and pending or future action items and correspondence. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Jason Dolin, Mary Beth Lane, Jon Kochis, Bob Clark, Dennis Keller, Aunie Cordle, Branden Meyer, Ray Stemen, Staci Knisley, Jeff Barron, and Ed Laramee.

- **Old Business**

- a. **Energy Aggregation**

Ms. Elsea reported that the information sessions went very well and that Palmer has been answering additional questions as they come in. While they cannot do a direct mailer, we are working with them to make sure we do all the outreach we can.

- b. **Dine Downtown**

We sent a global email and flier on Monday. Other groups have joined the effort to promote downtown dining, and that is encouraging. Ms. Brown reported that during a JFS all team meeting on Friday, she and Rachel Elsea were able to promote the Dine Downtown effort while updating the team on matters of interest to JFS.

Mr. Davis stated that the restaurants seem to be doing well and that the crosswalks are a bit of a challenge.

Mr. Levacy stated that the city is utilizing the Chestnut Street parking lot during this time and that the transfer of the lot came at a good time.

- c. **JFS Director Posting**

Ms. Brown reported that the period for questions relating to the application project closed on April 1. Over the weekend, she emailed instructions to the reviewers, and if there are any questions to arise, the questions will be answered. The projects are due today, and the scoring is due April 14. Interviews are scheduled April 15. Ms. Brown is accepting input for interview questions. Currently, there are more than 64 questions, with some of those questions paraphrased from those providing input. Obviously, there is no intention to ask 64 or more questions of the applicants. Therefore, Ms. Brown looked to research and evidence in what works best to categorize the questions into three

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

categories: leadership and technical skills; motivation of self and others/awareness of new role; and best fit.

d. Pickerington Annexation

The packet of information for a regular annexation has been emailed to the Board, Carri Brown, Rachel Elsea, and Jason Dolin. We await the aforementioned resolution draft from Mr. Dolin, and will in the meantime read the packet of information. The hearing date is June 17th at 11 am, at the location of the regular meeting, the DD Pickerington Center. The hearing may or may not be continued. Earlier, Mr. Dolin commented that the hearing needs to be concluded within the 90 day timeframe.

e. New County Treasurer

Jim Bahnsen was sworn in as the new County Treasurer. The bond documents have been properly prepared and are in progress.

f. CFLP

There is a subcommittee meeting today, and Tony Vogel is attending. Ms. Brown previously sent instructions to Fairfield County "grantees" to reduce their projections, and Mr. Vogel is working with the grantees to help with the process. Mr. Vogel and Ms. Brown had a discussion with Ms. Phillips with CFLP, and that was a helpful discussion.

g. Ag Center Conference Room Reservations

Mr. Kiger stated that the offices at the Ag Center limited the timeframe to reserve the conference room to six weeks from the date of the event and that he imagined they would take a look at that timeframe.

Ms. Brown stated that she did not notice anything in the lease that addressed the issue and that it appeared to be just a matter of practice. She will reach out and request that the time frame for reserving the room be expanded to six months prior to the event for county partners, at least for a six month period of review.

- New Business

a. Lockville Road

Mr. Davis stated that he had a conversation with Mr. David Slatzer regarding the ultimate closure of Lockville Road. Mr. Vogel is concerned with the timing and that concern was partially addressed when they

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

altered the closure to the end of the project, as opposed to the beginning of the project. This resulted in a year of additional access. Mr. Davis expressed the Commissioners' appreciation for the project. It was proposed that the Commissioners pass a resolution providing a date in which ODOT would be authorized to close Lockville Road with that date being two years out after completion of the project (a total of about 3 1/2 years). Mr. Vogel thinks this is reasonable, and Mr. Davis told Mr. Slatzer he would discuss it with the board. Mr. Slatzer would like a resolution prior to the next ODOT public meeting. Mr. Davis thought that was a reasonable accommodation. Mr. Slatzer stated he did not want the closure of Lockville Road tied to Pickerington Road's as a project as there is no indication of when that interchange will happen. Mr. Davis agreed. While ODOT could close at that predetermined mark, they will not be obligated to do so; however the board would be locked into giving their permission for the date certain. Should there be exigent circumstances, such as a major safety issue, ODOT would have the flexibility to address it timely and not when the road was ultimately closed. Mr. Vogel appreciated and accepted the concept, and Mr. Davis asked that he have an answer from the Commission so that he could get back to Mr. Slatzer later that day.

Mr. Levacy and Mr. Kiger were okay with the resolution.

Mr. Clark asked if it would affect Pleasantville Road.

Mr. Davis stated that he did not know and that his conversations with Mr. Slatzer were strictly about Lockville Road as there are many concerns with trucks making the s-curves when Lockville Road was closed.

- General Correspondence Received

- a. Lancaster-Fairfield Public Transit email re: new buses

Mr. Kiger reported that Lancaster-Fairfield Public Transit has added "Fairfield" to the new buses and will continue to do so as they replace old vehicles.

Mr. Levacy stated this was a good thing as it reduces confusion.

- Calendar Review/Invitations Received

- a. Big Sandy Superstore VIP Grand Opening – Thursday, April 10th, 6:00 p.m. – 9:00 p.m. – 1860 Memorial Drive
 - 1. All Commissioners to attend

**Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014**

- b. CCAO Ohio National Guard Meeting to Support Troops and Family – Wednesday, April 16th at 6:30 p.m. at the Clarence E. Miller Armory, 4497 Hawk Drive, McConnellsville
- c. Pickerington Chamber Lunch – Thursday, April 17th at 11:30 a.m.
 - 1. Commissioner Kiger to attend
- d. Canal Winchester TIRC Meeting – Tuesday, April 22nd at 3:30 p.m. – 36 S. High Street, Canal Winchester
 - 1. Ms. Brown, Mr. Clark, and Ms. Mattei serve on the committee.
- e. Administrative Professionals Day Lunch – Wednesday, April 23rd at 11:30 a.m. – Cheers Lakeside Chalet
- f. Southeast Ohio Site Center “Night for Sight” – Saturday, May 17th

- FYI

- a. 15th Annual Lighthouse Golf Outing – May 3rd
- b. Thank you from Mike Miller
- c. EG Article re: Affordable Communities in Fairfield County

Ms. Brown stated this was a good reference for future publications or promotions relating to Economic Development and related efforts.

- Issues Bin

- a. Ag Center Available Space

Mr. Kiger is waiting to hear from Mr. Chuck Keller to schedule a time to tour the building.

Commissioner Kiger stated at 10:51 a.m. that the Commission would be in recess until the 11:00 a.m. Public Meeting.

Clarence E. Miller Building Public Meeting

The Commissioners met at 11:00 a.m. for a Public Meeting to receive input on the future of the Clarence E. Miller building. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Dennis Keller, Ray Stemen, Jeff Barron, Jim Bahnsen, Mary Beth Lane, Cheri Russo, Christine Collins, Larry Childrey, Kelly Messerly, Dave Fey, Jason Dolin, Mayor Dave Smith, Steve Luchtenburg, Donna

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Fox-Moore, Dean Jim Smith, Julie Parke, Jon Slater, Jeff Porter, Branden Meyer, and Aunie Cordle.

Mr. Kiger welcomed everyone to the hearing.

Mr. Davis stated that he has continued to consult with Jennifer Smith and Clarence Miller's family. They are appreciative and understand the Commission's need to take a decision. The family has given their blessing to conduct business as the Commissioners see fit and appreciate being included in the conversation. He asked that comments be directed towards the Commissioners and not the audience.

Mr. Keller provided a brief history of the building (attached).

Mr. Luchtenburg provided a review of his assessment (attached).

Mr. Kiger asked if there were any public comments.

Mr. Larry Childrey of 1234 Pleasantville Road, Lancaster, asked for a clarification on the renovation, construction, and demolition costs. He also asked why the Commissioners would put so much work into the building when a potential buyer may have to redesign it to suit their needs. He was concerned that buyer would have to put more money into the building. He also suggested widening "parking lot 5" to allow for more parking and suggested the building be used for OU-L. He knew there was little interest from OU-L, but if they are looking at building apartments, they could use the Clarence E. Miller building and build a tunnel or walkway to the campus.

Mr. Luchtenburg stated the renovation cost was estimated to be between \$4.3-\$4.5 million, new construction costs were estimated at \$6.3-\$6.5 million, and demolition costs alone were \$180,000.

Mr. Davis thanked Mr. Childrey for his comments and stated that the Commissions have no current plan for the building, but rather they asked VPL for an estimate to bring the building to code. That was the purpose of the assessment – to inform the Commission and others interested in the building. The County has no plan to use the building, and the Commissioners thought it would be helpful to have the figures for those who may have an interest in the building. The renderings are just ideas and no discussions have been had with OU-L regarding their specific plans, but we are aware that OU-L has several other large projects in progress. The Commission is committed to having a discussion, ending it, and making a decision, without a preordained result.

Mr. Childrey thanked Mr. Davis and stated he only had what was in the newspaper to go off of in forming his opinions and wasn't aware of the Commission's position.

Mr. Davis added that the county does not perceive the need for 33,000 square feet of office space.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Ms. Julie Parke of 1039 E. Fifth Ave, Lancaster, asked what the acreage of the lot was and also suggested that if they Commissioners do demolish or renovate the building that as much of the historical aspects that can be saved are saved.

Mr. Davis stated the site was 5 acres.

Mr. Dave Fey stated he was not representing the Parks District at the meeting and that his opinions were his own. He said the Commissioners need to ask how important the county's heritage is. VPL did a great and fair job in their assessment. This comes back to the people of Fairfield County. The building has tremendous significance and can be repurposed. He does not support saving a building just to save it and added that their ancestors chose the site because of the springs running under it and used the springs for cooling the building and to preserve food and bodies. He estimated 400-500 people were buried in the cemetery.

Mr. Jim Smith, Dean of OU-L, stated he came to hear ideas for the site and added that OU-L is limited in their funding and they cannot seek any from OU's main campus in Athens. It is currently impractical for OU-L to use and at this point, they are not interested.

Ms. Park added that the county does own the Reese Peters House and Saylor House and does have investments in historical properties. Others may not realize the investment that the county has made in historical properties.

Mr. Fey added that the building could have new life and while it would take a large investment, it was worth exploring.

Mr. Davis stated that the Commissioners were not in a hurry to make a decision, but the future of the building has been discussed for over three years and that they want to make it clear that they need to make a decision and that they have made this known for the past year. The Commission intends to have the discussion, a debate, and take a decision, as opposed to watching the building rot and saying it's saved.

Mr. Fey thanked the Commissioners for holding the meetings.

Mr. Levacy thanked him for his input and commented that he always learns from Mr. Fey's talks.

Mr. Childrey added that he's concerned with how much more unstable the building might become and commented that the cost to save it will only increase the longer a project is put off.

Ms. Brown requested that everyone complete the survey (electronic or hard copy). She demonstrated where to find the electronic survey on the county website. She added that

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

an appraisal has been requested and that information should be available in the next few days.

Mr. Davis thanked everyone for attending.

Mr. Levacy thanked Mr. Keller and the staff for their work on the building recently with the limited budget they had.

Mr. Kiger thanked everyone for attending and added that since Commissioner Davis joined the Board many well-informed decisions had been made that were put off for many years.

Mr. Kiger stated at 12:05 p.m. that the Commission would be in recess until the 1:00 p.m. meeting with Meals on Wheels.

Meeting with Meals on Wheels

The Commissioners met at 1:05 p.m. to discuss the Meals on Wheels budget. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Staci Knisley, Anna Tobin, Ed Laramée, Terry Borah, Cindy Wells, Sarah Clagg, Karen Sanner, and Jeff Barron.

Ms. Tobin provided an overview of Meals on Wheels service and 2015 levy budget. Home delivered meals were up 8% last year and congregate sites increased 1.25 %. The senior levy helps insure there is no wait list for delivered meals. The budget submitted was revised with allocations totaling \$2.044 million (exhibit #1), salaries totaling \$694,000 (exhibit #2). Ms. Tobin provided a list of contract services, senior grants, and levy fees (exhibit #3). Mr. Davis asked if the contract services included contracts for MOW operations. Ms. Tobin stated the contract services listed were for clients and that professional fees were the contracts for MOW operations which were also included in the packet. She also reviewed the levy funded services (exhibit #4).

Mr. Davis stated he greatly appreciated the meeting and clarity and depth of information provided.

Mr. Kiger asked how many congregated meal sites they had.

Ms. Wells reported they had eight with one more to open in the near future.

Ms. Brown said the exhibits were great details and very helpful. She suggested Meals on Wheels compare their estimated revenues and carry over cash with the historical data. It is possible that the carry over cash is underestimated.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Mr. Levacy thanked Meals on Wheels for their willingness to meet. He found the meeting very refreshing.

Mr. Kiger asked how the delivery volunteer numbers were.

Ms. Wells stated they need more volunteers.

Mr. Laramée noted it appeared there were more grants awarded than approved by the Commissioners.

Ms. Tobin stated the figures were the same; one list was just a breakdown.

Mr. Davis thanked them again for coming.

Ms. Tobin thanked the Commissioners for their time.

Review continued

The Commissioners met at 1:23 p.m. to continue review of legal issues and pending or future action items and correspondence. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Jason Dolin, and Ed Laramée.

- **Open Items**

- a. ODOT Meeting – Thursday, April 10th

- Mr. Kiger will attend.

- b. Senior Citizen Hall of Fame Ceremony

- Mr. Kiger and Mr. Levacy will attend.

- c. CFLP Meeting

- Ms. Brown reported that Mr. Vogel said the CFLP meeting went very well. They are close to having a presentation ready for review at the April 18th meeting.

- d. Tussing Road Facility

- Ms. Brown reported that ADAMH may be interested in utilizing the Tussing Road facility. Ms. Brown has a teleconference on Wednesday to determine their needs.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

e. Good Friday

The Board of Elections will remain open all day on Friday, April 18th encouraging everyone to vote. They will flex time for employees to accommodate the "holiday" closing at noon, which is on schedule for other departments.

f. Meals on Wheels

Mr. Laramée stated the Budget Commission has always considered MOW a Commissioners' levy with the carry over remaining on the Commissioners' certificate. The question he had was: is that carry over in the MOW account or the Commissioners.

Ms. Brown stated there is the carryover in the special revenue fund of the county's, in the treasury. Ms. Knisley added that until recently, MOW did not know they had a carryover balance related to the special revenue fund. It is not known for certain what the segregated account balance is at this point in time. When we meet again with the MOW leadership, we can talk more about this, helping them understand the MUNIS reports and balances that are represented there, too.

g. Casino Report

Ms. Brown stated that the numbers extrapolated are a bit better than what was budgeted. There is also a recent article in the Columbus Dispatch which reports on the increases for the most recent month, but we are keeping our eyes on the current estimate for the year.

Commissioner Kiger stated at 1:59 p.m. that the Commission would be in recess until the 6:00 p.m. Public Meeting.

Clarence E. Miller Building Public Meeting

The Commissioners met at 6:00 p.m. for a Public Meeting to receive input on the future of the Clarence E. Miller building. Commissioner Kiger called the meeting to order with the following Commissioners present: Steve Davis, Mike Kiger and Dave Levacy. Also present were Carri Brown, Rachel Elsea, Dennis Keller, Steve Luchtenburg, Debbie Luchtenburg, Kelly Messerly, Mr. Messerly, Donna Fox-Moore, Holly Mattei, Mary Beth Lane, Mayor Dave Smith, Larry Hanna, Dave Fey, Christine Collins, Deward Watts, and Jon Slater.

Mr. Kiger welcomed everyone to the hearing.

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

Mr. Davis stated that he has continued to consult with Jennifer Smith and Clarence Miller's family. They are appreciative and understand that the Commission needs to take a decision. The family has given their blessing to conduct business as the Commissioners see fit and appreciate being included in the discussion. He asked that comments be directed towards the Commissioners and not the audience.

Mr. Keller provided a brief history of the building (attached).

Mr. Luchtenburg provided a review of his assessment (attached).

Mr. Kiger asked if there were any public comments.

Ms. Kelly Messerly of 435 N. Eastwood, Lancaster asked if the Commissioners would be doing a needs assessment and if there was currently a need for office space.

Mr. Davis replied that there was currently no plan for a needs assessment and that the county was comfortable with their current space needs. The Commissioners have surveyed offices and agencies over the past year and have found that the need is for storage space, not office space. They are working on addressing those needs. The Commissioners thought the VPL assessment would be helpful to both the Commissioners and public and they anticipate the appraisal report any day.

Mr. Deward Watts of the Fairfield County Heritage Association stated that he toured the building last night and that the Heritage Association does not currently have a position, but should have one in the upcoming months. He added it would be a shame to lose the building. While the building is currently not on the historical registry, the Heritage Association would be happy to help in efforts to obtain status on the registry and/or help with historical tax credits.

Mr. Davis stated there was no rush on the Heritage Association creating a position as there was no set timeframe.

Mr. Watts stated it was a wise choice to make a decision as time does not help older buildings.

Mr. Davis stated he feels there are different types of history and that some of the building's history is less than romantic. He asked Mr. Watts and Mr. Fey if that mattered to historians.

Mr. Watts replied that to him it did not matter as the building was historically significant regardless of what happened in the past.

Mr. Fey replied that he was not speaking on behalf of the Parks Department and stated that history links us to something in the past and gives us guidance for the future. The community needs to be reflective of things that happened in the building. This building

Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014

was the county's answer to the poor population and walking into the building is walking into the past.

Mr. Davis thanked everyone, especially the historians, for their input.

Mr. Luchtenburg stated he recently watched the Lancaster documentary created by OU. He had no idea that the Georgian was in such poor shape at one time and believed it was in worse shape than the Clarence E. Miller building. He added that the building has a lot of life left in it if someone has the money to restore it.

Ms. Brown stated that Dean Smith attended the first meeting earlier in the day and asked that she convey that OU-L is interested in being service partners in a future project, but the university cannot take on the financial aspects of a restoration project and that is the type of project for which they have no interest.

Ms. Brown demonstrated where those who wanted to complete the survey could do so online, and she commented that hard copy surveys were also available. The survey will be available through the end of April.

Mr. Davis stated that he appreciated everyone attending. The Commissioners are not receiving much input in terms of volume, but that may be because of the depth of the information provided already. The Commissioners have received requests to tour the building, and Mr. Keller will coordinate those tours to make sure everything goes smoothly. While the Commissioners are not in a hurry to make a decision, they are concerned about the lack of participation from the public. As history shows, they will hear about it after a decision is made. They remain hopeful that they will receive more feedback prior to the decision.

Mr. Levacy stated that the building is a part of the county's history and the Commissioners will do their best to do what is right and best for the community.

Mr. Kiger thanked everyone for attending.

Adjournment

With no further business, on the motion of Dave Levacy and a second of Steve Davis the Board of Commissioners voted to adjourn 6:48 p.m.

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

The next regular meeting for the Board of Commissioners is scheduled for Tuesday, April 15, 2014 at 10:00 a.m.

**Regular Meeting #15 - 2014
Fairfield County Commissioners' Office
April 8, 2014**

Motion by:

Seconded by:

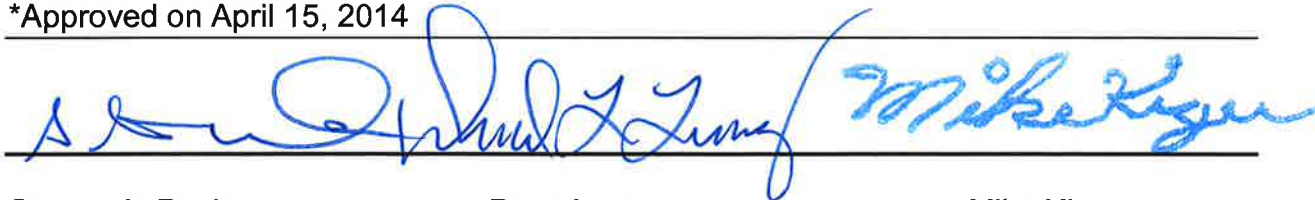
that the April 8, 2014, minutes were approved by the following vote:

YEAS:

NAYS: None

ABSTENTIONS: None

*Approved on April 15, 2014



Steven A. Davis
Commissioner

Dave Levacy
Commissioner

Mike Kiger
Commissioner



Rachel Elsea, Clerk