

COMMISSIONER'S JOURNAL

Wednesday

Regular

February 13, 2013

The Coshocton County Commissioners met in Regular session on Wednesday, February 13, 2013 with Mr. Dane Shryock, Mr. D. Curtis Lee and Mr. Gary Fischer. Also present was Mr. Ken Smailes, WTNS, Josie Sellers, The Beacon, Ms. Kathie Dickerson, The Tribune and Mrs. Mary Beck, Administrator/Clerk.

Minutes

Mr. Shryock made a motion, seconded by Mr. Fischer to approve the minutes as presented for the Monday, February 11, 2013 meeting.

Vote: Lee	yea
Fischer	yea
Shryock	yea

City of Coshocton Work Agreement

Mr. Shryock made a motion, seconded by Mr. Fischer to sign a Work Agreement with the City of Coshocton to enter upon the property located at 318 Main Street for the purpose of performing work as described in Exhibit I attached to the agreement.

Vote: Lee	yea
Fischer	yea
Shryock	yea

Transfers/Additional/Reductions

Mr. Fischer made a motion, seconded by Mr. Shryock to approve the following Transfers/Additional/Reductions which have been certified by the County Auditor.

Additional – BOE

FROM	TO	AMOUNT
Unanticipated Revenue	001-0310-5400.00 Other Expense	\$234.00

Transfer – JFS Mandated Share

001-1510-5900.06 Trns. OutJFS	030-9999-4009.00 Trn. Mandated Share	\$149,193.00
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Transfer – Treasurer

001-0130-5260.00 Cont. Serv.	001-0130-5400.00 Other Expense	\$1,000.00
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Vote: Lee	yea
Fischer	yea
Shryock	yea

Certificate of County-wide Cost Allocation

Mr. Shryock made a motion, seconded by Mr. Fischer to sign the Certificate of County-wide Cost Allocation Plan as requested by MAXIMUS Consulting Services, Inc. for the fiscal year ending December 31, 2012.

Vote: Lee	yea
Fischer	yea
Shryock	yea

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January Month End Reports

Mr. Fischer made a motion, seconded by Mr. Shryock to receive and Review the Coshocton County Auditor's Month end Reports for the month of January, 2013.

Vote:	Lee	yea
	Fischer	yea
	Shryock	yea

Approve Bills

Mr. Shryock made a motion, seconded by Mr. Fischer to approve the bills per computer printout dated February 13, 2013.

Vote:	Lee	yea
	Fischer	yea
	Shryock	yea

Mr. Jim Hampton – USDA

Mr. Jim Hampton stopped in to give an update on what is going on with the Hydrologic Station and where the USDA is on removing personal property from the County Property. The Commissioners thanked him for his update.

Discussion – Hopewell Industries/OSU

Mr. Jason Given, Mr. Randall Peddicord and Ms. Mary Thompson-Hufford attended the meeting to discuss several issues. Mr. Lee stated that we will start with the Hopewell Industries issue. Mr. Peddicord stated that we need to determine whether or not we are comfortable with permitting a sublease to Hopewell Industries. There are concerns about providing non-governmental entities with certain coverage's. He stated that first we need to deal with the issue of whether the county wants to lease to a not-for-profit entity. Mr. Given states that we need to talk with Knox County to determine how they are permitted to have this lease. He stated the difficulty in this situation is that because Hopewell DD and Hopewell Industries have been meshed together for so long, people tend to think of them as one. In reality they are two separate entities and it needs to be determined what direction they want to move in. He would like to sit down with Hopewell DD and Hopewell Industries as well as one Commissioner to do this. He feels they can work this out within the next couple weeks. Mr. Shryock stated that his questions are can we give the property to Hopewell DD? Mr. Given stated that there are certain situations that they can own property, but this is not one of them. Mr. Shryock then asked if we can lease to Hopewell Industries, would this change the real estate tax exemption that is on that building at this time. Mr. Peddicord stated that in some cases a 501-C3 can continue a tax exemption we would have to see. The commissioners thanked Ms. Thompson-Hufford for attending. Mr. Lee then moved the discussion to the OSU Lease. Mr. Peddicord stated that there appears to be a struggle with this lease. Mr. Lee stated that we should go to an annual lease as well as increase the lease of the property. Mr. Peddicord stated that we all understand that these projects that are ongoing out at the Hydrologic Station, however, what is the actual benefit for the citizens of Coshocton County. If we have other entities that would like to lease the land we should at least give OSU the first right of refusal. The Commissioners are in agreement with this. Mr. Lee stated that they are utilizing approximately half of the ground and he would be alright if we charged \$35-\$40 per acre for the leased acreage. Mr. Peddicord stated that we will need to look at the Oil & Gas Lease to make certain that this will not interfere with that in any way. Mr. Shryock stated that he would be willing to take a little less on the acreage to lease the whole acreage as long as they include the fence lines, ect. He would even be willing to go three years on the one project just off the ridge road. If they want to pay for the hunting rights, he has no problem with that. They cannot interfere with the Utica, Rose Run or Clinton oil and gas leases, timber rights as well as possible mining rights. Mr. Fischer asked if it would complicate things to carve out the 3 year project and keep the rest at 1 year, or should we just go the 3 years.

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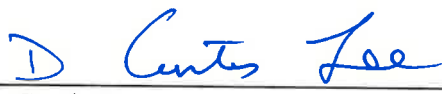
Mr. Shryock stated that he feels we give a one year lease with the option to renew for another 2 years. Mrs. Fischer stated that he feels we should charge \$40 per acre, keep the timber rights, mineral rights and it is what it is. Mr. Shryock stated that he feels it is imperative that they have the upkeep on the fences as well. Mr. Fischer stated that no one in this room minimizes the projects out there, but we represent the citizens of Coshocton County and answer to them. If we do this lease for anything less than what is being discussed here, we are subsidizing OSU's projects and that is not right. The Commissioners stated that they feel it should be a one year contract offer. Mr. Peddicord stated that he will send OSU a letter with the Commissioners requests and see what happens. The Commissioners thanked everyone for attending.

Executive Session – Personnel

At 11:16 a. m. Mr. Fischer made a motion, seconded by Mr. Shryock to go into executive session with Mr. Randall Peddicord, Assistant Prosecuting Attorney to discuss personnel. All vote aye. AT 11:37 a.m. the meeting was returned to regular session. No action taken.

Adjourn

At 1:00 p.m. Mr. Lee adjourned the meeting.


D. Curtis Lee


Gary L. Fischer


Dane R. Shryock


Administrator/Clerk