OHIO COUNTY COMMISSION
11/22/2022

The Ohio County Commission met in regular session on Tuesday, November 22, 2022, at 6:00 p.m. The Pledge of Allegiance was recited.

Present at the meeting was Commission President Randy Wharton, Commissioner Don Nickerson, Commissioner Zach Abraham, Finance Director Rodd Archey, Assistant Finance Director Cody Koehler and Project Manager Melissa Marco. Administrator Russell was on the phone. Absent was Solicitor Don Tennant.

Delegations-Jason Hornick

Jason Hornick reported that he lives at 192 McKinley Drive, Follansbee, West Virginia.
Mr. Hornick reported that he grew up on Short Creek Road, and he used to hunt wherever he wanted. He used to hunt on what was the Bowman property next to the Wheeling-Ohio County Airport. There are cows there now so of course he cannot hunt there. He would like to be able hunt at the Airport. He would like to formally get permission to hunt there, down in the hollow there near the Airport. Administrator Russell stated that as of right now there is no hunting there and the property is posted no hunting. Mr. Hornick reported it breaks his heart not to be able to hunt there. Commissioner Nickerson asked Administrator Russell if he could contact the FAA in reference to hunting regulations.

Commissioner Abraham made a motion to approve the minutes from the November 1, 2022, Ohio County Commission meeting. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Grants

FY 2023 JAG Grant Award

Finance Director Archey reported that the Commissioners have the 2023 JAG grant award in the amount of $12,500 for Ohio County Sheriff's office and $12,500 for the City of Wheeling. The County already has the matching funds in the budget. Commissioner Abraham made a motion to approve the 2023 JAG Award. Second by Commissioner Nickerson. Motion carried with all voting in favor.

FY 2022 JAG-PRO Grant Award

Finance Director Archey reported that next is the PRO grant and Ohio County Sheriff's office received a little more than last year in the amount of $33,750.00. The required match is from the Medical Cannabis program which is in the budget and Ohio County School's pays $180,000.00. Commissioner Abraham made a motion to approve the 2022 PRO grant award. Second by Commissioner Nickerson. Motion carried with all voting in favor.

County Records Management & Preservation Grant program Application Revised

Finance Director Archey reported the last grant for tonight is the County Records Management and Preservation application. At the last meeting the Commisison approved $4,000.00. They came back to us and told us the shredder did not meet the requirements of the grant, so there is a new proposal. This new request if for $4,500.00 for the grant proposal and $500.00 from the County. Commissioner Abraham made a motion to accept this proposal conditional upon the first request being rescinded. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Community Grants

Oglebay Foundation

Finance Director Archey reported that the first request tonight is from the Oglebay Foundation and Wheeling Park for the Wheeling Park Commission's Access to the Parks program. The request is for $10,000.00. Commissioner Abraham made a motion to approve $10,000.00 for the Access to the Park's program. Second by Commissioner Nickerson. Motion carried with all voting in favor.

West Liberty University Foundation

Finance Director Archey reported that West Liberty University Foundation is requesting funds for their Dollars for Scholars Campaign to Support West Liberty Students in the amount of $10,000.00. Commissioner Nickerson reported that he is on the West Liberty University Foundation Board, and he wants to get a little more information and would like to table this. Commissioner Abraham asked Commissioner Nickerson to please see if the Commission does decide to donate if it could it be designated for local students.

ARPA Funding Update

Administrator Russell reported that he had met with the Community Input Committee last week and ran through all of the applications. There were questions that the committee asked Melissa to reach out to the applicants to gain more insight of their applications and use of funds. She is working on those now. There should be something more concrete at the next Ohio County Commission meeting.

NEW BUSINESS

WV Prosecuting Attorney Annual Dues

President Wharton reported that the WV Prosecuting Attorney's Annual dues are in the amount of $4,800.00. Commissioner Abraham made a motion to pay the dues. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Wheeling-Ohio County Health Department Contract

Administrator Russell reported that the Commissioners have the annual contract form the Health Department in the amount of $67,000.00. Commissioner Abraham made a motion to accept the contract. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Comfort Inn & Suites-Hilltop Inn ABCC

Administrator Russell reported that the Hilltop Inn at the Comfort & Suites are applying for an ABCC license. President Wharton made a motion to approve the ABCC request for the Hilltop Inn. Second by Commissioner Abraham. Motion carried with all voting in favor. Commissioner Nickerson abstained from the vote.

Longhorn Steakhouse-ABCC Request

Administrator Russell reported that the Longhorn Steakhouse at the Highlands is applying for their ABCC license. Commissioner Nickerson made a motion to approve the request for Longhorn Steakhouse. Second by Commissioner Abraham. Motion carried with all voting in favor.

Annual Employee Increment

Finance Director Archey reported that each year we do an annual incremental pay for the employees. We pay half before Thanksgiving and then through the budgeting process to approve the full amount to give the raise for the year 2023. There is a chart for all the Commissioners to look over. Commissioner Abraham asked how that factors into the proposed budget. Finance Director Archey reported that it would be included in the proposed budget and then spread across accordingly. Commissioner Abraham

asked if we would have the revenue to do this at this point. Finance Director Archey responded yes. Commissioner Abraham asked if we have done a salary survey lately. Finance Director Archey responded we have not. Commissioner Abraham suggested that we should do that and do some market review. Commissioner Abraham stated we may be high, we may be low, or we may be where we need to be, but if we have not done one for a while, he recommends that a salary survey is needed for the future. Commissioner Abraham wants to make sure that we are clear on what employees receive this. Finance Director Archey reported all. Commissioner Abraham made a motion to approve the $1,000.00 employee increment. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Equipment Purchase-Airport (2023 Ford F-350)

Administrator Russell reported that this is the pickup truck that is going to replace the truck they have at the Airport that is about seventeen years old that will not pass inspection. He had advertised for bids, realizing they were only going to get one bid we extended the bid about thirty days and still received only one bid from Jim Robinson Chevrolet in the amount of $62,855.00. Commissioner Abraham made a motion to approve the bid for the truck for the Airport. Second by Commissioner Nickerson. Motion carried with all voting in favor.

STAFF/ ELECTED OFFICIALS REPORTS

Administrator- Administrator Russell reported as part of the HVAC project for the Courthouse today we received bids on our financing, our bonds, and Joe Nassif is here to summarize the bids we received from the various banks.

Joe Nassif reported that there are two bids for the purchase of the bonds. We gave the banks an opportunity to better structure to be $10,000,000.00 bank qualified Series A with a balance of Series B or they can do a non-bank qualified bid which would be a single series. He received a bid from TRUIST Financial Corp. for the purchase of the Series A bonds and B all in at $10,000,000.00 at $1,731,000.00 in red as you can see the series 2022 A at a fixed rate of 4% over fifteen years and the series B was a 5.10 %. They also gave an option of 4.05% for non BQ. If we ran the numbers out with a various fees and everything included you can see that the total debt service over fifteen years or just the 2022 A was $13.8 million, and 2022 A & B if they purchase would be $15.72 million. You could see the BQ was a little more expensive at $15.76 million. No origination fees. It was $13,500 just for the series A. $14,500 for the series A & B.

Community Bank came in at a $6 million dollar limitation in what they could purchase. The interest rate for both A & B bonds turns out that the B bonds they had an interest rate of 4.94% compared to above if you look at TRUIST at 5.10% on the taxable 2022 B, and if we took their term there would be along with TRUIST A, you'll see that down below in total debt service the total would be $15.69 million and you can compare that to the 15.721 million if TRUIST were to purchase the A & B. If the banks would agree would be that the series A to be privately placed with TRUIST Financial Corporation and the Series B to be placed with Community Bank.

The result is that the banks have preliminarily approved each banks participation in this transaction and a debt service structure is also included which is not in those numbers for each of the series of bonds. Joe Nassif reported there are a few key conditions from TRUIST, but Community Bank did not have any conditions except they wanted to maintain their depository relationship with the County Commission. TRUIST financial on the series A which is 10 million dollars going out fifteen years, they have a few requirements, on the second key condition, if you have a call provision they want a seven and a half year call rather than bonds callable at any time, and he stated maybe they could negotiate that a little better

as we get near closing. He is pleased to announce the rates came in at a good rate. The second page has additional banks listed. The other banks were a little higher, at least .25% higher and even more. They are willing to hold this rate till the end of the year. The disbursement would advance the funds at closing instead of allowing you to draw them down. There would be one disbursement to the trustee of all the bonds. Wesbanco in their depository accounts for municipals right now they are overnights are yielding 3.75%, so even though you're paying 4.00% for the bond you're going to earn 3.75% currently when the funds are there. All of that is factored into the net debt service and the cost that you see above TRUIST and Community Bank. This was a tough market. With the interest rate hikes by the fed, and he is pleased to announce they came in line. He discussed other banks rates. Your overall debt service on an annual basis is slightly higher and roughly exactly where we had planned. Joe Nassif would like to go ahead and at least give a verbal approval to the banks. Commissioner Abraham asked with the purchaser counsel fees, so if were splitting series A & B, he assumes both of those fees will be paid. Mr. Nassif responded yes. Commissioner Abraham asked if we have the bids back yet for the project. Administrator Russell reported no, and the bid opening is November 28, 2022.

Public Safety

Emergency Management Director Lou Vargo reported that he was planning a Stop the Bleed presentation at Wheeling Park High School. He did complete that, and they had over 120 of the staff and faculty up there. After the first of the year, they have several requests for the Stop the Bleed and Active Shooter presentations.

Finance

Finance Director Archey reported that the Commissioners have the bills as they are up to date. Commissioner Nickerson made a motion to pay the bills. Second by Commissioner Abraham. Motion carried with all voting in favor.

Exonerations

Finance Director Archey reported that there are fourteen exonerations, all are credits and approved by the Assessor. Commissioner Nickerson made a motion to approve the exonerations. Second by Commissioner Abraham. Motion carried with all voting in favor.

Certificate of Re-Entry

Finance Director Archey reported there is one certificate of re-entry. It is from a land sale, once it was purchased it failed getting back on the tax rolls. They would like to put it back on the tax rolls at this time. Commissioner Abraham made a motion to approve the certificate of re-entry. Second by Commissioner Nickerson. Motion carried with all voting in favor.

Elections

Finance Director Archey reported that the Commissioners have the certification of the November 8, 2022, General Election results. Once these are signed, we will send to the Secretary of State, with one to the Governor's office and one copy here. Commissioner Abraham made a motion to approve the certified election results. Motion carried with all voting in favor.

COMMISSION BOARD REPORTS

Commissioner Abraham reported that he had an OVRTA meeting this past week with a public meeting for the public to talk about their concerns about public transportation. It was good dialogue, and some good solutions were brought forth. There is a survey they are waiting to get back. They are looking into maybe extending hours. They are doing some test runs down to the DMV also. It was a good meeting with standing room only.

Administrator Russell reported on the Wheeling -Ohio County Airport. He has reached out to a few institutions of higher learning outside the area to see if he can generate some interest, he has spoken with a few private pilots, one of which is already giving lessons partially out of the Airport which is a plus for us. His aircraft is down, and it would be good for us to find a mechanic that would be based out of the Airport. He did obtain some names and will reach out soon to possibly get someone up there in the very near future. Commissioners thanked Administrator Russell and wished everyone a Happy Thanksgiving. President Wharton reported that the Christmas & New Year Holiday schedule is also in the packet. All offices will be closed except for those that are required to remain open on Monday, December 26th, 2022, and Monday January 2, 2023. Future meetings are subject to change but are scheduled as Tuesday, December 6, 2022, and Tuesday, December 20, 2022, at 6:00 p.m. here in the County Commission boardroom. Meeting adjourned.

President, Randy Wharton

Administrator, Randel Russell

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