

**MONDAY, APRIL 7, 2008**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio on Monday, April 7, 2008, with the following members present: Mr. Jay H. Wippel; Mrs. Ula Jean Metzler; and Mr. Glenn D. Reeser. Ryan Scribner, Pickaway County Administrator, was also in attendance.

Due to time restraints, the Commissioners' previous meeting minutes from March 31, 2008, were not read, however; will be read for approval on April 14, 2008, along with the April 7, 2008, meeting minutes.

**In the Matter of  
Payment of Bills:**

Mrs. Metzler offered the motion, seconded by Mr. Reeser to adopt the following Resolution:

BE IT RESOLVED, that the bills have been found to be properly filed and their respective vouchers shall be cross-referenced to the approving pages dated April 03, 2008, in the Commissioners' Voucher Register, and

BE IT FURTHER RESOLVED, that the Board of Pickaway County Commissioners orders the Auditor of Pickaway County, Ohio to draw her warrant on this entry in the amount of \$366,536.64 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Mr. Wippel, yes; Mrs. Metzler, yes; Mr. Reeser, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of  
List of Contracts Entered into by the  
Pickaway County Job & Family Services Department:**

Pursuant to the Pickaway County Board of Commissioners' Resolution of June 23, 2003, below is the list of agreements entered into, approved and otherwise executed by the Pickaway County Department of Job & Family Services and approved by the Pickaway County Board of Commissioners. The approved list contains the name of the party or parties with whom the agreement has been made, the purpose of the agreement, the commencement date and termination date of the agreement, and the compensation specified by the agreement.

<b>Organization/ Agency</b>	<b>Contract Purpose</b>	<b>Effective Date</b>	<b>Term Date</b>	<b>Contract Amount</b>
Branden LLC	Lease for JOBS building	5/1/2008	4/30/09	\$54,000/yr
Buckeye Ranch	PFFC Home	1/1/2008	12/31/08	\$49.950-114.73/day
Circleville City Schools	After School Demo Program	7/1/2008	6/30/08	\$55,099.00
Circleville City Schools	After School Demo Program	9/24/07	6/30/08	Amendment to extend time from 6/13 to 6/30/08 for an additional \$4317.00
Circleville Herald	Advertising Agreement for Retail Display & Legal Ads	4/1/2008	3/31/09	Display \$8.85/column inch Legal \$11.30/column inch
Corder Consulting	IT Services	6/1/2008	5/31/09	Amendment to extend time. Still \$50.00/hr
Fox, Francis	James Royce	2/12/08	12/31/08	\$8.00/hour 5 hours/week

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Henderson Electric	electrical repairs	4/1/08	3/31/09	\$39.00/hour
Innis, Chris	Internal Monitoring	1/28/08	6/30/08	\$70/hr & \$.40/mile not to exceed \$7000.00
Kids Klub Child Care Milestone Therapeutic Foster Home	Daycare Provider  Purchased Foster Home	2/13/08  4/1/08	6/28/08  3/31/09	Fulltime - \$100-175.00.00/week Part-time – \$56-90.00/wk Hourly - \$5.47-8.76  Maximum Maintenance cost \$42.00/day and Maximum Admin cost \$31.00/day
Mollohan, Fred/Lisa	Foster Parent	3/1/08	11/14/08	increase per diem for S Wooten from \$18.00/day to \$19.50/day due to special circumstances
Nauman Outdoor Advertising	Billboard for Child Abuse Prevention Month	4/1/08	4/30/08	\$550.00  Amendment to add sign language interpreting
Ohio Hispanic Coalition Pickaway County Agricultural Society	Language Interpreting  Youthfest Grounds rental of fairgrounds on 4/22/08	1/1/08  4/22/08	12/31/08  4/22/08	to language interpreting  \$300.00
Preferred Staffing of Ohio	Temporary Service for Transporters	3/1/08	2/28/09	\$8.40 per hour to transporter + 23% = \$10.33 per ho
Rankins, Elizabeth	Homemaker	2/8/08	12/31/08	\$8.00/hour 10 hours/week

Attest: Patricia Webb, Clerk

**In the Matter of Pickaway County**  
***Student Community Action Day***  
**Resolution Adopted:**

**Resolution No.: PC-040708-1**

In recognition of the annual Pickaway County Student Community Action Day, Mrs. Metzler offered the motion, seconded by Mr. Reeser to adopt the following Resolution:

WHEREAS, it is the responsibility of the Pickaway County Board of Commissioners to recognize occasions and events of outstanding significance and achievement, and

WHEREAS, many of our youth will participate in the annual Pickaway County Student Community Action Day on Thursday, April 17, 2008; and

WHEREAS, the event highlights the amazing contributions that young people make to their communities every day of the year; and

WHEREAS, most young people who volunteer as youth continue serving throughout their lifetime and their direct involvement in the lives of others not only benefits the recipient, but also educates the public, media, and policy makers about the contributions that young people make as community leaders; and

WHEREAS, Pickaway County depends on youth as vital community assets; then

THEREFORE BE IT RESOLVED that we, the Pickaway County Commissioners, do hereby claim Thursday, **April 17, 2008**, as

***PICKAWAY COUNTY STUDENT COMMUNITY ACTION DAY***  
in Pickaway County, Ohio

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Voting on the motion was as follows: Mr. Wippel, yes; Mrs. Metzler, yes; Mr. Reeser, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of**  
**Subordination Agreements**  
**Signed for Patricia Koch/Frank:**

Subordination Agreements were signed and approved for Patricia/Koch Frank, recipient of first-time home buyer down-payment assistance and rehabilitation assistance for her property located at 515 Victory St., Williamsport, Ohio 43164, through the Pickaway County Community Housing Improvement Program (CHIP).

Ms. Frank is refinancing her home, with no cash out, through her original mortgage lender, JP Morgan Chase Bank, NA, for the purpose of lowering her interest rate from 8% to 5.875%, in turn reducing her housing costs. The current balance remaining on her 10-year declining schedules is \$6,672, with equity on the property able to support all liens. Pickaway County remains in second lien position on the property.

**In the Matter of**  
**Liquor License Transfer for**  
**Deercreek Golf Course Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Reeser to approve the transfer request of the following Liquor License, with no request for a Hearing:

**From:**  
**Permit #65172880005**  
Ohio Dept. of Natural Resources  
Division of Parks & Recreation  
DBA Deercreek State Park  
Pro Shop & Golf Course  
20635 Waterloo Rd.  
Monroe Twp.  
Mt. Sterling, Ohio 43143

**To:**  
**Permit #02526680030**  
Aramark Sports & Entertainment Svcs.  
DBA at Deercreek Golf Course  
20635 Waterloo Rd.  
Monroe Twp.  
Mt. Sterling, Ohio 43143

Voting on the motion was as follows: Mr. Wippel, yes; Mrs. Metzler, yes; Mr. Reeser, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of**  
**Position of Deputy Dog Warden**  
**Declined by Joe D. Williams:**

After being offered the position of Pickaway County Deputy Dog Warden, Joe D. Williams, 8895 St. Rt. 752, Ashville, Ohio 43103, declined the offer.

**In the Matter of Charles McKnight**  
**Hired for the Position of Pickaway**  
**County Deputy Dog Warden:**

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Mr. Reeser offered the motion, seconded by Mrs. Metzler to hire **Charles Eugene McKnight, 532 Gumm Place, Apt. A., Circleville, Ohio 43113, for the position of Pickaway County Deputy Dog Warden, effective April 14, 2008, at the hourly rate of \$10.00.**

Voting on the motion was as follows: Mr. Wippel, yes; Mrs. Metzler, yes; Mr. Reeser, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of**  
**Meeting with Sarah Baehr**  
**Regarding Emerald Ash Borer Traps:**

Sarah Baehr, Master Gardner associated with the Pickaway County OSU Extension office, met with the Commissioners to provide information related to emerald ash borer (EAB) traps that will be placed throughout the county by the Ohio Department of Agriculture (ODA). Waylon Strickland of the *Circleville Herald* was also in attendance.

The emerald ash borer is an exotic, invasive wood-boring insect native to Asia that infests and kills native North American ash trees in both forests and landscape plantings. The insect was unknown in North America until June 2002, when it was discovered killing ash trees in southeast Michigan and neighboring areas.

Mrs. Baehr informed the Commissioners that to help in the detection of the EAB in the state of Ohio, the ODA will be placing traps in or near ash trees in parts of Ohio including Pickaway County. Approximately 10% of the trees in Pickaway County are ash trees. Traps will be placed roughly every 1.5 miles.

The particulars about the traps are as follows:

- The purple, triangular traps are constructed with three corrugated plastic sides, roughly 1-foot wide by 2-feet tall;
- The outside of the traps will be coated with glue and will be hung in or near ash trees;
- The traps will contain a lure that will attract adult EAB beetles;
- The traps will be set before EAB adults begin to emerge in southern Ohio in late April and in northern Ohio in mid-May;
- The traps will be checked and glue may be re-applied in mid-summer;
- The traps will be removed in the fall for inspection, once adult beetles are no longer flying;
- The traps pose no risk to human, domestic pets, or wildlife.

If a suspect EAB is found on a trap, it will be sent to a U.S. Department of Agriculture lab for identification. Counties with new finds will be quarantined to regulate the movement of ash trees, parts of an ash tree, and all hardwood firewood out of the county in an effort to stop the spread of EAB by way of infested materials.

Citizens and municipalities are encouraged to assist in EAB detection and education by allowing trap placement on their property.

Following a brief question and answer session, the Commissioners thanked Ms. Baehr for the information.

**In the Matter of**  
**Meeting with Randy Beach**  
**Regarding MRDD Update:**

Randy Beach of the Pickaway County Department of Mental Retardation and Developmental Disabilities (PCMRDD) and Brooks-Yates School Superintendent, along with Bob Hively, Financial

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Manager, met with the Commissioners to provide a departmental update. Waylon Strickland of the *Circleville Herald* was also in attendance.

Mr. Beach began the overview by informing the Commissioners that MRDD appears to be coming out of its financial crisis that it has been experiencing since 2004. With its financial condition having improved, the PCMRDD Board can now operate in a more forward-thinking approach and make sure decision making coincides with the agency's mission.

Mr. Beach reported that there was some misunderstanding throughout the community regarding whether the agency would continue to remain in the school business with changes that have been made in the method in which students are placed in its school by local school districts.. Mr. Beach explained that the concept of closing the school and shifting the associated operating funds to other operations and services was never the intention of the MRDD Board. Currently, Brooks-Yates has two pre-school classrooms and two school-age classrooms, serving a total of twenty-seven children

With these changes, Brooks-Yates School is basically perceived as an option for the placement of students by local school districts, however; the parents of the children with developmental disabilities, many of whom for a variety of reasons prefer public schools, make the final placement decision. He stated students with developmental disabilities that are placed in public schools manage adequately most times, however; his agency is funded to accommodate individuals with special needs and can offer services over and above education. He added that students in public school's special education classes are eligible to receive services from his agency outside of education.

Mr. Beach explained that the situation has in effect caused the MRDD to look at prioritizing its services. There is a waiting list of 150 people in need of adult residential and support services that are funded solely by MRDD. The majority are individuals with developmental disabilities whose parents are aging that will require various levels of support services for which there is no available funding other than MRDD. As a result, rather than it being a case of shifting MRDD funds from the education program, the agency is considering the alternative of not investing as much in that area. Mr. Beach explained that other sources of funding for education need to be explored since MRDD is the only agency that can offer special needs adult services. Meetings have already been conducted with local school superintendents to discuss providing funds based on services their respective number of special needs students receive in various other MRDD services.

The topic of Medicaid attempting to shift assistance from non-federal match to local entities match was discussed. The funding system for Medicaid waivers has changed in the past year. Guaranteed rates have now been established for providers, which used to be negotiated. The rates are determined by the state, with minimal adjustment, based on the cost of doing business in a particular county and on how many individuals are being served. Another issue is related to transitioning to the Ohio Developmental Profile (ODP), which establishes a range that is not to be exceeded for adult residential services. Mr. Beach stated that in the past, there was no range to exceed. He added that prior to this transition; Pickaway County MRDD actually reduced its costs because the agency took a very hard line approach in looking at what it will fund. Essentially, MRDD has not expended funds to provide and pay for the expense services that can be received from another source and has been able to reduce its costs by not providing various services that were offered elsewhere.

The non-federal match amount that is expected throughout the state related to the Medicaid transition is \$25 million. This translates to about \$50 million in additional costs strictly due to the new system. No additional services, training, etc. expenses are involved. Mr. Beach stated that his agency has held as firmly as possible the stance that the county's budget will not make up the deficit. It is felt that the state is looking levies as a means for additional funding for local MRDD agencies and he added that this is a state issue, which presented the change as being cost-neutral. All of this has come right on the heels of the phasing out of tangible personal property. Mr. Hively pointed out that the amount of funding the local agency will lose beginning in 2012, approximately \$500,000, is about what it costs to annually operate the local MRDD education program. With all being said, Mr. Beach stated that his agency, for the most part, projected the future effects of the eventual loss of tangible personal property tax and adjusted its operations accordingly. Its speculated that it will be 2011, 2012, before the agency will need to go back to the voters, and that will be related to replacement levies only.

The eventual privatization of adult workshops, locally Pickaway Diversified Industries (PDI), was also discussed. Mr. Beach stated the issue is still the biggest unknown at this time with the transition period

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that needs to be gone through. He did point out that an increase in revenue for work performed at the workshop will have to be realized in order to support the lease of the building occupied by PDI.

Mr. Beach also informed the Commissioners that an appointment on the MRDD Board will be expiring later in the year. By-laws stipulate that, to the extent possible, the parent of a special needs individual is to be appointed. He stated that he will provide a list of names for the Commissioners' consideration of potential appointees that fall into this category.

At the conclusion of the meeting, the Commissioners thanked Mr. Beach and Mr. Hively for the agency update.

**In the Matter of**  
**Meeting with Terry Frazier**  
**Regarding Preliminary Overview of Community Reinvestment Area (CRA)**  
**Assignment and Assumption Agreement for**  
***Hyperlogistics Group, Inc.:***

Terry Frazier, Director of the Pickaway County Development and Planning Office, met with the Commissioners and distributed a draft copy a Resolution and Assignment and Assumption Agreement that will be coming before them for approval on April 14, 2008, associated with the Pickaway County Northern Industrial Community Reinvestment Area (CRA) Agreement.

On July 10, 2006, the Commissioners adopted a Resolution establishing and providing the boundaries of the Pickaway County Northern Industrial CRA, consisting of approximately 900 +/- acres located in northern Pickaway County. On August 6, 2007, the county entered into a CRA Agreement with the Columbus Regional Airport Authority for 610 acres owned by the airport within the Pickaway County Northern Industrial CRA. The CRA Agreement reflects a 15-year, 100% real property tax exemption for real buildings constructed on the property. That same day, an agreement was signed for the assignment of a CRA tax abatement for Hyperlogistics Group, Inc., also DBA: THG Rickenbacker, LLC (THG), a Qualified Intermediary of GESA 1999 LLC (GESA). Included in the agreement was the conveyance of 29 acres owned by the airport to THG Rickenbacker (Hyperlogistics) for a 407,000 sq. ft. warehouse and distribution service that receives, tracks, and ships products.

Mr. Frazier stated it has been part of the THG's business strategy all along to purchase the land, transfer it to GESA, and have the warehouse constructed in partnership with the Columbus Regional Airport Authority. GESA now wishes to assume the identical rights and obligations of THG as specified in the CRA Agreement.

Following a brief question and answer session, Mr. Frazier requested the Commissioners to review the agreement and make any modifications that they may deem necessary before he forwards it to the Pickaway County Prosecutor later in the week for review and approval-as-to- form.

**In the Matter of**  
**Contract Signed with *WDC Group, LLC* for**  
**Services Related to the New Pickaway County**  
**Office Complex:**

Following obtaining the Pickaway County Prosecutor's approval as to form and the Commissioners' review of the agreement with ***WDC Group, LLC, 23 South Center Street, Springfield, Ohio 45502***, in the **lump sum amount of \$15,290**, for the following services to be rendered related to the new Pickaway County Office Complex, and their deliverable time frames.

- **Space Analysis** – Conduct interviews with county elected officials/department heads that will occupy the facility. Time to complete: 4 weeks
- **Architectural Programming** – Refine the space needs and pre-determined potential sites. Time to complete: 2-3 weeks
- **Site Analysis** – Refine the space needs and potential sites (with the exception of the former Wal-Mart Store site previously considered). Time to complete: 4 weeks
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- **Design Concepts/Budgets** – Prepare concepts and budgets of possible alternatives. Time to complete: 4-6 weeks
- **Prepare Final Concept/Budget** – Develop a concept plan, report, and budget based on the input and consensus of the County Commissioners. Time to complete: 3-4 weeks
- **Presentation of Final Concept/Final Report** – Revise final concept per comments of the County Commissioners. Time to complete: 2-3 weeks.

**In the Matter of**  
**Overview of March**  
**Month-end Reports:**

Susan Turvey, Pickaway County Auditor's Budgetary Clerk, met with the Commissioners to review the General Fund and Non-General Fund revenue and expenditure reports for month ending March 2008.

**In the Matter of**  
**Meeting with Jim Bingman**  
**Regarding Contract for Re-banding of**  
**Pickaway County 800 MHz Communications Tower:**

Jim Bingman, Chairman of the Pickaway County 800 MHz Communications Advisory Committee met with the Commissioners to revisit the matter re-banding frequencies associated the county's 800 MHz Communication system.

In 2005, Mr. Bingman informed the Commissioners that the countywide 800 MHz radio system will have to undergo a mandatory re-banding of its current set to a completely new set of frequencies. He added that it is not just a local issue, but a nationwide issue that affects many public safety radio systems. Basically, the explosive growth of the mobile phone industry has crowded and tangled the nation's frequencies to the extent that these mobile signals are increasingly interfering with emergency radio systems used by public safety agencies. Consequently, the 800 MHz spectrum, which is a limited resource, simply cannot accommodate the increased demand. To resolve the problem, the Federal Communications Commission (FCC) adopted a plan named "The Consensus Plan", which will reshuffle many of the channels in the 800 MHz band. The idea is to separate the wireless companies, namely *Nextel Communications, Inc.*, from the public safety agencies so that each will inhabit a different end of the band. The FCC agreed to allocate and give to *Nextel* a certain amount of prime airwave real estate at a different location on the spectrum. *Nextel* will remove itself from the area of bandwidth it currently occupies and this area of the spectrum will then be made available to public safety. *Nextel* was required to set aside \$2.5 billion to cover the costs as well as a letter of credit should the amount exceed estimates.

In May 2005, the Commissioners signed an agreement with Alan Tilles of Shulman, Rogers, Gandal, Pordy & Ecker, P.A. to provide legal representation in connection with the Pickaway County 800 MHz Communications Tower re-banding negotiations with *Nextel*. Tilles agreed to waive any retainer fees and to have all fees for his services to be paid by *Nextel* directly. At that same time, Mr. Bingman also requested the Commissioners' consideration in obtaining the technical services needed to complete the re-banding efforts from *W/S Electronic*, Xenia, Ohio, to provide services and support for the county's type of communication system. *W/S Electronics* also agreed to delay payment for its services, which will be paid directly by *Nextel* as well. Mr. Bingman provided the Commissioners with copies of the *W/S Electronics'* agreement for their review and future consideration of approval following the Pickaway County Prosecutor's review and approval-as-to-form. A copy of the document has also been forwarded to Mr. Tilles for review.

Mr. Bingman then informed the Commissioners that Louis McFarland, a member of the 800 MHz Advisory Committee, has resigned from his committee appointment and will need to be replaced. Mr. Bingman requested that either one of the Commissioners consider appointment to the committee, or modify the committee by-laws to permit a member-at-large appointment to serve on their behalf. The committee meets on a quarterly basis.

**In the Matter of**  
**Appropriation Approved:**

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Mr. Reeser offered the motion, seconded by Mrs. Metzler to approve the following APPROPRIATION OF FUNDS request:

**3,744.74 to 249.2031.5501 – DOJ Homeland Security**

Voting on the motion was as follows: Mr. Wippel, yes; Mrs. Metzler, yes; Mr. Reeser, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of**  
**Weekly Dog Warden Report Filed:**

The weekly report for the Pickaway County Dog Shelter was filed for week ending April 5, 2008.

A total of \$445 was reported being collected as follows: \$128 in sales of dogs; \$0 in redemptions; \$55 in donations; \$15 donation to the new dog shelter; \$156 in sales of tags; \$91 in late tag fee penalties.

Five (5) dogs and no cats were destroyed.

No firearms were discharged.

With there being no further business brought before the Board, Mr. Reeser offered the motion, seconded by Mrs. Metzler to adjourn. Voting on the motion was as follows: Mr. Wippel, yes; Mrs. Metzler, yes; Mr. Reeser, yes. Voting No: None. Motion carried.

Jay H. Wippel, President

Ula Jean Metzler, Vice President

Glenn D. Reeser  
BOARD OF COUNTY COMMISSIONERS  
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Attest: Patricia Webb, Clerk