

MONDAY, APRIL 14, 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 14, 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.

Mrs. Metzler offered the motion, seconded by **Mr. Wippel** to approve the minutes from the previous meeting day.

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

Attest: Ryan Scribner, County Administrator

**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: Ryan Scribner, County Administrator

**In the Matter of
Jack Corder, Sr. Approved as Alternate Member
For Earl Palm on the Pickaway County Planning Commission:**

Pursuant to Ohio Revised Code §713.22 regarding the designation of alternate members for another member on the Pickaway County Planning Commission, **Mrs. Metzler** offered the motion, seconded by **Mr. Reeser** to accept the appointment of **Jack Corder, Sr., 7309 Old Tarlton Pike, Circleville, Ohio 43113, as an alternate member for Earl Palm.**

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

Attest: Ryan Scribner, County Administrator

**In the Matter of
Introduction of New
Pickaway County Deputy Dog Warden:**

Pickaway County Chief Dog Warden, Tammy Fee, introduced Charles McKnight to the Commissioners as the new Deputy Dog Warden. The Board welcomed Mr. McKnight and asked Ms. Fee to keep them informed of any relevant training opportunities for Mr. McKnight and other Dog Shelter staff.

**In the Matter of Resolution
Accepting/Rejecting Labor Contract for
Pickaway County Sheriff Department:**

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Lieutenant Robert Radcliff of the Pickaway County Sheriff's Office and John Krock, from Clemons Nelson met with the Commissioners to discuss the report of the SERB-appointed factfinder on unresolved issues between the Pickaway County Sheriff and the FOB/OLC union. At 10:37 a.m., Mrs. Metzler motioned, and Mr. Reeser seconded that the Commissioners enter into executive session for the purpose of discussing the report and recent labor negotiations. At 10:50 a.m., Mrs. Metzler motioned and Mr. Reeser seconded to move out of executive session.

In other business, Lieutenant Radcliff explained ongoing equipment problems the Sheriff Department is having with the fuel system and card reader used to track fuel usage by vehicle. He indicated that the current system has been in place since 1992 and has reached a point where it requires frequent repairs resulting in service disruptions and lack of fuel access. Lt. Radcliff said he had obtained two estimates to remedy the situation; it would cost approximately \$9,000 to repair the current system, or an entirely new system can be purchased for approximately \$10,000. Mr. Reeser noted that this was the second significant unplanned capital expenditure request from the Sheriff's office this year. Lt. Radcliff explained that they do their best to provide advance notice of such requests and indicated that he would likely be returning with a request to deal with antiquated laptops in their patrol cruisers. Mr. Reeser moved to approve and Mrs. Metzler seconded to approve the purchase of the new fuel system.

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

Resolution No: PC-041408-1

**RESOLUTION ACCEPTING THE FACTFINDING RECOMMENDATIONS
REGARDING THE NEGOTIATIONS BETWEEN THE PICKAWAY COUNTY SHERIFF
AND THE FRATERNAL ORDER OF POLICE, OHIO LABOR COUNCIL,
SERB CASE NOS. 2007-MED-11-1228 and 1229**

WHEREAS, representatives of the Pickaway County Sheriff and the FOP/OLC have been negotiating to reach agreement relative to such wages for the Sheriff's employees in the bargaining unit, and

WHEREAS, the Sheriff and the FOP/OLC presented this unresolved issue to a SERB appointed factfinder on or about March 28, 2008, and such factfinder subsequently issued recommendations to the parties, and

WHEREAS, pursuant to ORC Section 4117.14 (C) the recommendations of the factfinder are now before the Pickaway County Commissioners for approval or rejection in their entirety, then

NOW THEREFORE, BE IT RESOLVED by the Commissioners of Pickaway County, Ohio, that the recommendations of the factfinder in the above-mentioned negotiations be accepted in their entirety.

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

Attest: Ryan Scribner, County Administrator

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In the Matter of
Records Retention Meeting Authorizing
Disposal of Records:

The Pickaway County Records Retention Commission, including Melissa Betz, Pickaway County Auditor; James Dean, Pickaway County Clerk of Courts; and Joyce Gifford, Pickaway County Recorder, met with the Commissioners to discuss an application for one-time disposal of obsolete records. Mrs. Betz explained that all records included in the request were from the Auditor's office. A detailed inventory of all records to be disposed of was provided to the Commissioners for their review. Commissioner Wippel signed the request as Chairman of the Records Commission. Mrs. Betz said that the Historical Society may retain some of the records designated for disposal, and the remainder will be destroyed during the annual county shred-it day.

In the Matter of
Assignment and Assumption Agreement
Approved for Hyperlogistics:

Terry Frazier, Director of the Pickaway County Development and Planning Office, Nate Green, Economic Development Director of the Pickaway Progress Partnership, Geoff Manack and Seatta Layland from Hyperlogistics Group met with the Commissioners to discuss the Assignment and Assumption Agreement 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 within the Pickaway County Northern Industrial CRA, owned by the airport. 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.

Following a brief question and answer session, the Commissioners signed the aforementioned Assignment and Assumption agreements. Mr. Reeser offered the motion, seconded by Mrs. Metzler for the Board to adopt the following Resolution:

Resolution No.: PC-041408-2

RESOLUTION APPROVING AN ASSIGNMENT AND ASSUMPTION AGREEMENT UNDER THE PICKAWAY COUNTY NORTHERN INDUSTRIAL COMMUNITY REINVESTMENT AREA AGREEMENT FOR THE HYPERLOGISTICS PROJECT.

(Commissioners)

WHEREAS, this Pickaway County Board of Commissioners (the "Board") by a Resolution adopted July 10, 2006 created the Pickaway County Northern Industrial Community Reinvestment Area (the "Northern Industrial CRA") and the Director of the Ohio Department of Development confirmed the findings of that CRA Resolution on August 28, 2006; and

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WHEREAS, this Board pursuant to a Resolution adopted August 6, 2007 entered into a Pickaway County Northern Industrial Community Reinvestment Area Agreement (the "CRA Agreement") with the Columbus Regional Airport Authority (the "Authority") granting a 15-year, 100% real property tax exemption for each Building comprising the Project on the CRAA Land within that CRA (all as defined in that CRA Agreement); and

WHEREAS, this Board by a Resolution adopted August 6, 2007 approved an Assignment and Assumption Agreement (the "THG Assignment Agreement") by which the Authority assigned to THG Rickenbacker, LLC ("THG"), as Qualified Intermediary of GESA 1999, LLC ("GESA"), all rights and obligations under the CRA Agreement for the Hyperlogistics Project, and the Authority executed a Quit-Claim Deed recorded in the Pickaway County land records as of August 10, 2007 by which THG succeeded to the interest of the Authority for the portion of the CRAA Land that is the site of the Hyperlogistics Project (that portion being referred to as the "Transferred Property"); and

WHEREAS, in connection with the previously anticipated and planned transfer of the Transferred Property by THG to GESA, GESA now wishes to assume the rights and obligations of THG under the CRA Agreement as they were assigned to and assumed by THG under the THG Assignment Agreement, and the County is willing to make these benefits available to GESA on the terms set forth in the CRA Agreement by approving the execution and delivery of the Assignment and Assumption Agreement from THG to GESA (the "GESA Assignment Agreement"); and

WHEREAS, upon the motion of Commissioner _____ and seconded by
Commissioner _____.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY OF PICKAWAY, OHIO, THAT:

Section 1: The GESA Assignment Agreement and the assignment of the CRA Agreement effected thereby, are hereby approved. That GESA Assignment Agreement is approved in the form presently on file with Pickaway County with changes therein and amendments thereto not inconsistent with this Resolution and not substantially adverse to this County and which shall be approved by the President of this Board. The President of this Board, for and in the name of this County, is hereby authorized to execute and acknowledge that GESA Assignment Agreement, provided further that the approval of changes and amendments thereto by that official, and their character as not being substantially adverse to the County, shall be evidenced conclusively by the President's execution thereof. This Board further hereby authorizes and directs the President and the Pickaway County Prosecutor, and other appropriate officers of the County, to sign those instruments and make those arrangements as are necessary carry out the purposes of this Resolution.

Section 2: The Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, that all deliberations of this Board and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including O.R.C. §121.22.

Section 3: This Resolution shall take effect and be enforced from and after the earliest period allowed by law and upon confirmation by the Director of Development of the findings in this Resolution.

**In the Matter of
Contract Signed for Re-Banding of
Pickaway County 800 MHz Communications Tower:**

Jim Bingman from the Pickaway County Engineer's Office met with the Commissioners seeking their approval of a contract with WS Electronics to provide professional services needed for reconfiguration of the county's 800 MHz radio communications system. He explained that the services were needed because of interference with the system caused by the proliferation of wireless communications across the county. As part of a reorganization plan adopted by the Federal Communications Commission (FCC), the county's radio system will be reprogrammed to operate on different 800 MHz frequencies than it currently uses. Any "fair and reasonable" costs associated with the transition will be the responsibility of Nextel Communications.

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Mr. Reeser offered the motion, seconded by Mrs. Metzler for the Board to approve the contract for professional services with WS Electronics.

In the Matter of
Weekly Dog Warden Report Filed:

The weekly report for the Pickaway County Dog Shelter was filed for week ending April 12, 2008.

A total of \$451 was reported being collected as follows: \$96 in sales of dogs; \$75 in redemptions; \$85 in donations; \$143 in sales of tags; \$52 in late tag fee penalties.

No dogs or 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: Ryan Scribner, County Administrator