

**MONDAY, FEBRUARY 4, 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, February 4, 2008, with the following members present: Mr. Jay H. Wippel; Mrs. Ula Jean Metzler.; and Mr. Glenn D. Reeser.

Mrs. Metzler offered the motion, seconded by Mr. Reeser 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: Patricia Webb, Clerk

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

Mr. Reeser offered the motion, seconded by Mrs. Metzler 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 February 4, 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 \$233,287.59 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  
Travel Authorizations Approved  
For Job & Family Services:**

The Commissioners signed Travel Authorizations for numerous Job & Family Services employees to attend various meetings, seminars, and training sessions to be held throughout the month of February 2008, for the total probable amount of \$1,489.29.

**In the Matter of  
Meeting in Executive Session:**

At 8:55 a.m. Mr. Reeser offered the motion, seconded by Mrs. Metzler to enter into Executive Session regarding a personnel matter.

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

At 9:50 a.m. Mr. Wippel announced the Board's return to Regular Session.

No action was taken.

**In the Matter of  
Meeting Regarding Transportation  
Improvement District Concept:**

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Nate Green, P3 Economic Development Director; Larry Thornhill, of Berger Health System (BHS), and Mark Leatherwood, P3 Board member and developer, met with the Commissioners to discuss the concept of a Transportation Improvement District (TID). Terry Frazier, Director of Development and Planning; Robert Parker, County Engineer; Anthony Neff, Asst. County Engineer; Waylon Strickland of the *Circleville Herald*; and Mike Smith of *Clear Channel Radio*, Chillicothe, Ohio, were also in attendance.

TIDs, formed by an official action of the Board of County Commissioners, offer local governments increased control of regionally-significant projects and grant additional flexibility in the way projects are financed. TIDs are governed by a board appointed by the County Commissioners that can consist of five or nine voting members who may hire project managers and other consultants to implement projects. The TID provides an avenue to coordinate federal, state, and local resources for the purpose of financing, constructing, maintaining, repairing, and operating various transportation projects. A huge benefit of a TID is that it can develop its own agenda rather than waiting for projects of local significance to become a priority in the Ohio Department of Transportation's (ODOT) selection process. There are currently eight (8) TIDs throughout the state, the first being in Butler County, Ohio.

Mr. Green informed the Commissioners that TIDs can perform transportation studies and issue bonds independent of the county that could be repaid by levying tolls or other user fees; be a recipient of a Tax Increment Financing (TIF) District; and take advantage of other available funding resources. He stated that if the County wants to push forward the east-west connector from U.S. Rt. 23 to Rickenbacker Airport Authority, or any other infrastructure project, a TID can offer a mechanism in which to do that.

Mr. Leatherwood stated that as a member, he feels it is mandatory that the P3 Board explore the TID concept. With increased traffic from U.S. Rt. 23 to the Rickenbacker Intermodal being inevitable, he feels it is imperative to make an attempt in taking more control and solve as many future problems as possible before they occur. Mr. Thornhill agreed, stating that if the county were to wait for ODOT to meet its economic opportunities and needs it may never happen, adding that it should be an matter of taking a more proactive approach rather than a "sit back and wait" strategy. He added that BHS has a huge stake in the development of Pickaway County.

When Commissioner Reeser inquired if the TID would jeopardize other county funding requests for ODOT's consideration, Mr. Green stated that he felt it would be an enhancement by pushing county projects to the forefront. He added that it would be advantageous to consult with the Columbus Regional Airport Authority and City of Columbus Chamber of Commerce which have been successful in obtaining funding for the Rickenbacker Parkway near the Intermodal.

While furthering discussing the TID concept, the Commissioners expressed their concern about the possibility of levying tolls on roads, however; all agreed that developers and builders in the Rickenbacker area should bear some of the costs to improve roads, particularly in view of the fact that most of the traffic generated in the area will be commercial and tax abatements have been granted to encourage growth.

At the conclusion of the meeting, the Commissioners stated that they would like to research the concept further before making a decision and no action was taken at this time.

**In the Matter of**  
**Preliminary Legislation Approved for**  
**Ohio Department of Transportation Agreement Related to**  
**East-West Connector Between U.S. Rt. 23 and Rickenbacker Port Authority:**

Robert Parker, Pickaway County Engineer, along with Anthony Neff, Asst. County Engineer, met with the Commissioners requesting their adoption of a Resolution related to the preliminary legislation for an east-west connector between U.S. Rt. 23 and the Rickenbacker Intermodal. Terry Frazier, Director of Development and Planning; Robert Parker, Pickaway County Engineer; Anthony Neff, Asst. County Engineer; Nate Green, Economic Development Director; Waylon Strickland of the *Circleville Herald*; and Mike Smith of *Clear Channel Radio*, Chillicothe, Ohio, were also in attendance.

The County has received federal Mid-Ohio Regional Planning Commission funding to provide 80% of the costs up to \$100,000 that will allow the Ohio Department of Transportation (ODOT) to perform a planning study to evaluate the alternatives for the new or reconstructed roadway. The Commissioners and

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County Engineer have respectively agreed to provide a local match of \$25,000, (\$12,500 each) for a total amount of \$125,000 earmarked for the planning study.

Following the further discussion and a question and answer session regarding the grant, Mr. Reeser offered the motion, seconded by Mrs. Metzler for the County Commissioners (herein after referred to as the Local Public Agency (LPA) to adopt the following Resolution, entering into contract with the Ohio Department of Transportation:

**Resolution No.: PC-020408-1**

**PID Number 8366**  
**PIC-EAST-WEST Connector**  
**ODOT Agreement Number 21854**

**SECTION I – Project Description**

WHEREAS, the County has identified the need for the described project:

This project proposes to perform a planning study to evaluate the alternatives for a new or reconstructed east-west connector between U.S. Rt. 23 and Rickenbacker Port Authority, then

NOW THEREFORE, be it resolved by the Board of Commissioners of Pickaway County, Ohio;

**SECTION II – Consent Statement**

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project.

**SECTION III – Cooperation Statement**

The LPA shall cooperative with the Director of Transportation in the above described project as follows:

The County agrees to assume and bear one hundred percent (100%) of the costs of preliminary engineering less the amount of federal funds set aside by the Director of Transportation;

**SECTION IV – Utilities and Right-of-Way**

The LPA agrees to acquire and/or make available to the Ohio Department of Transportation (ODOT), in accordance with current State and Federal regulations, all necessary right-of-way required for the described Project. The LPA also understands that right-of-way costs include eligible utility costs. The LPA agrees to be responsible for all utility accommodation, relocation, and reimbursement and agrees that all such accommodations, relocations, and reimbursements shall comply with the current provision of 23 CFR 645 and the ODOT Utilities Manual.

**SECTION IV – Maintenance**

Upon completion of the described Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the described Project in accordance with all applicable state and federal law, including, but not limited to, 23 USC 116; (2) provide ample financial provisions, as necessary, for the maintenance of the described Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

**SECTION VI – Consultants and Authority to Sign**

The County Engineer is hereby empowered on behalf of the County to enter into contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the project and to enter into contracts with the Director of Transportation necessary to complete the above described project. Upon the request of ODOT, the County Engineer is also empowered to assign all rights, title, and interests of the County to ODOT arising from any agreement with its consultant in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

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The LPA agrees that if Federal Funds are used to pay the cost of any consultant contract, the LPA shall comply with 23 CRF 172 in the selection of its consultant and the administration of the consultant contract. Further the LPA agrees to incorporate ODOT's "Specifications for Consulting Services" as a contract document in all of its consultant contracts. The LPA agrees to required, as a scope of services clause, that all plans prepared by the consultant must conform to ODOT's current design standards and that the consultant shall be responsible for ongoing consultant involvement during the construction phase of the Project. The LPA agrees to include a completion schedule acceptable to ODOT and to assist ODOT in rating the consultant's performance through ODOT's Consultant Evaluation System.

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

This Resolution is hereby declared to be an emergency measure to expedite the transportation project and to promote transportation safety. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**In the Matter of**  
**Local Match Approved**  
**For East-West Connector Planning Study:**

Mrs. Metzler offered the motion, seconded by Mr. Reeser to approve **\$12,500** from the General Fund for the local grant match necessary for the planning study for an East-West Connector between U.S. Rt. 23 and the Rickenbacker Intermodal. The Pickaway County Engineering Department will provide the remaining \$12,500, for a total local match of \$25,000.

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 Nate Green**  
**Regarding Economic Development Update:**

Nate Green, P3 Economic Development Director, provided the Commissioners with an update and to introduce his new assistant, Teresa Eanes. Terry Frazier, Director of the Planning and Development Office; and Waylon Strickland of the *Circleville Herald* were also in attendance.

The following topics were reviewed:

- **Former RCA/Thomson Consumer property:** Interest in the property located on U.S. Rt. 23 has increased in the past two months. An international developer is currently performing due diligence on the property, which is expected to be completed by the end of this month. The 223 acre property includes two existing 80,000 sq. ft. warehouses. Any environmental issues will be taken care of prior to the sale of the property. Exploring the *Clean Ohio!* Grant program to assist with costs associated with the cleanup is under consideration.
- **Jefferson-Smurfit Property:** Demolition that was taking place on the property has ceased. It is uncertain at this time as to what will happen with the property, also located on U.S. Rt. 23.
- **Speculative ("Spec") Building:** The commitment letter has been signed for the Spec Building located in Harrison Township along St. Rt. 752. Construction is expected to begin sometime in March, and completed by the end of the year.
- **Rickenbacker Intermodal:** The construction of *Hyperlogistics Group, Inc.* warehouse and distribution facility is complete. It is anticipated that the company will be occupying the building in July of this year.
- **Madison Township Joint Economic Development District (JEDD) Agreement:** City of Columbus has not yet passed the necessary legislation for the JEDD; however, Mr. Green is

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monitoring its progress. Madison Township Trustees are currently in the progress of rezoning areas of the township.

- **Pickaway Competitiveness Network (“PCN”):** PCN is a group of interested citizens and organizations that examines trends and issues affecting Pickaway County and develops action plans. The initial action plan for the PCN focuses on three priority areas: County Unity; Marketing and Communications; and Business Development. PCN is currently working with the local Community Foundation and the Columbus Community Foundation in applying for a grant from the Kellogg Foundation to engage a PCN coordinator.
- **Cargill Site:** Cargill, an international provider of food, agricultural products and services, is looking into how expand its Circleville site. The original grain elevators are inefficient and the prospect of adding more capacity is being explored.
- **Expansion of Economic Development Update Letters:** Mr. Green is in the process of expanding his mailing list that is currently providing townships, villages, and county elected officials and department heads with news related to local economic development.

Following a brief question and answer session, the Commissioners thanked Mr. Green for his economic development update.

**In the Matter of**  
**Appointments Made to**  
**Pickaway County Planning Commission:**

Terry Frazier, Director of the Pickaway County Development and Planning Office, met with the Commissioners to finalize appointments made to the Pickaway County Planning Commission, which succeeds the Pickaway County Regional Planning Commission. Per Ohio Revised Code §713.22, a County Planning Commission consists of an eleven member Board of which three are the Pickaway County Commissioners or their designees. The remaining eight at-large members are appointed by the County Commissioners consisting of three members with 3-year term appointments; three members with 2-year term appointments; and two members with 1-year term appointments.

For fair representation of the community, Mr. Reeser offered the motion, seconded by Mrs. Metzler to approve the following appointments, which represent one member from the City of Circleville; one member recommended by the mayor’s association; two members recommended by the township trustee association; and four members who are from different geographical areas of the county that possess diverse backgrounds:

**County Commissioner Members:**

**Jay Wippel**  
**Ula Jean Metzler**  
**Glenn D. Reeser**

**Three-year term appointments:**

**C. Randall Metzger**  
6950 Hunsicker Rd.  
Williamsport, Ohio 43164

**Stacey Sark**  
9740 Gulick Road  
Orient, Ohio 43146

**Richard Phillips**  
18251 Five Points Pike  
Mt. Sterling, Ohio 43143

**Two-year term appointments:**

**Franklin Christman**  
17 Ashton Drive  
Ashville, Ohio 43103

**Matt H. Chafin**  
13646 Ringgold Northern Road  
Ashville, Ohio 43103

**Jerry Hines**  
16541 Walnut Creek Pike  
Ashville, Ohio 43103

**One-year term appointments:**

**Earl Palm**  
931 Stoutsville Pike  
Circleville, Ohio 43113

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**Hugh Harmount**  
516 Lawnwood Drive  
Circleville, Ohio 43113

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  
Fund Transfers Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Reeser to approve the following FUND TRANSFER requests:

**11,274.25 from 651.6050.5901 – Unclaimed Funds-Other Expenses**  
**to**  
**101.0000.4997 – General Fund-Unclaimed Funds**

**87,500 from 101.6102.5499 – Soil & Water-General Fund**  
**to**  
**601.0000.4513 – Soil & Water-County Appropriation**

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  
Appropriation Approved:**

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

**239 to 219.4020.5901 – Special Marriages**

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  
Cash Advance Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Wippel to approve the following CASH ADVANCE request:

**3,585.52 from f101.1105.5801 – Advance Out-General Fund**  
**to**  
**108.0000.4910 – DARE-Advance In**

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  
Executive Session:**

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At 1:00 p.m., Mrs. Metzler offered the motion, seconded by Mr. Reeser to enter into Executive Session regarding a personnel matter.

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

At 4:05 p.m., Mr. Wippel announced the Board's return to Regular Session.

No action was taken.

**In the Matter of**  
**Agreement with Gene Mattingly**  
**Approved for Services Related to**  
**New Pickaway County Dog Shelter:**

Mr. Reeser offered the motion, seconded by Mrs. Metzler to enter into agreement with **Gene Mattingly, AIBD, CPBD, 280 Clark Drive, Circleville, Ohio 43113** at the rate of **\$15.00 per hour** to serve as Pickaway County's representative related to the competitive bidding process and to oversee the construction of the new Pickaway County Dog Shelter.

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**  
**Glenn Reeser Designated as Commissioners'**  
**Representative on Board of Revisions:**

Pursuant to Ohio Revised Code §5715.02, Jay Wippel, President of the Board of Pickaway County Commissioners, designated Glenn D. Reeser to serve as his representative on the Pickaway County Board of Revisions for year 2008.

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

The weekly report for the Pickaway County Dog Shelter was filed for week ending February 2, 2008.

A total of \$1,877 was reported being collected as follows: \$224 in sales of dogs; \$75 in redemptions; \$57 in donations; \$1,521 in sales of tags; \$-0- in late tag fee penalties.

Eight (8) dogs and no cats were destroyed.

No firearms were discharged.

With there being no further business brought before the Board, Mrs. Metzler offered the motion, seconded by Mr. Reeser 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