

**MONDAY, SEPTEMBER 8, 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, September 8, 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.

Mr. Reeser offered the motion, seconded by Mrs. Metzler to approve the minutes from the previous meetings.

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:**

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 September 5, 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 **\$119,865.84** 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  
Annual Sewer Assessment Resolution Adopted:**

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

**Resolution No: PC-090808-1**

BE IT RESOLVED, that the Board of Commissioners, Pickaway County, Ohio, do hereby certify to the Pickaway County Auditor, Melissa Betz, that as of the 8th day of September, 2008, there is a list of people that are delinquent at least 60 days of their sewage payments, and

BE IT FURTHER RESOLVED that the Board of Commissioners requests Auditor Melissa Betz to place the assessments on the respective tax duplicates to be collected in the same manner as all other assessments.

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

A copy of the list of property owners is on file in the County Commissioners, County Auditor, and County Sanitary Engineer offices.

**In the Matter of  
Greenbriar Ditch Extension  
Annual Construction Assessments:**

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

**Resolution No.: PC-090808-2**

BE IT RESOLVED, that the Board of Commissioners, Pickaway County, Ohio, does hereby certify to the Pickaway County Auditor, Melissa Betz, that as of the 8<sup>th</sup> day of September 2008, the attached list of the following landowners are to be assessed 2008 special assessments on their tax duplicates for the Greenbriar Ditch Extension 1 Construction Loan, and

BE IT FURTHER RESOLVED that the Board of Commissioners, Pickaway County, Ohio, requests Pickaway County Auditor Melissa Betz to place the assessments on the respective tax duplicates to be collected in the same manner as all other assessments.

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

Attest: Patricia Webb, Clerk

A copy of the list of property owners is on file in the County Commissioners, Pickaway Auditor, and County Engineer offices.

**In the Matter of  
Travel Authorizations Approved:**

The Commissioners approved Travel Authorizations at the total probable cost of \$1,702.68 for numerous Pickaway County Job & Family Services employees to attend various meetings, seminars, and training sessions to be held throughout the month of September 2008.

**In the Matter of Meeting with Terry Frazier  
Regarding Resolution to Implement  
Teays Valley Local School District Differential Amount for the  
Hyperlogistics Warehouse Located in the  
Northern Industrial Community Reinvestment Area:**

Terry Frazier, Development & Planning Director, met with the Commissioners regarding the implementation of the Teays Valley Local School District (TVLSD) millage differential amount. He provided copies of a Resolution for their review related to the Tax Increment Financing Agreement (TIF), specifically for the *Hyperlogistics* warehouse located in the Pickaway County Northern Industrial Community Reinvestment Area (CRA). The warehouse is situated on Pickaway County property owned by the Columbus Regional Airport Authority located within the CRA. Waylon Strickland of the *Circleville Herald* was also in attendance.

In 2007, to encourage development, the Commissioners adopted a TIF Resolution declaring a 30-year, 100% real property tax abatement on buildings constructed within the CRA. Also in 2007, the Commissioners entered into a Compensation Agreement with the Columbus Regional Airport Authority and the TVLSD to compensate the school district by way of services payments paid in lieu of real property taxes during the TIF exemption period based solely on the increase in value of the land from its current valuation to commercial/industrial status for the first 15 years.

With Franklin County having a higher tax rate than Pickaway County, Mr. Frazier stated that in order to be on a more level playing field the millage differential amount will equal the product of the increase in the assessed value of the land over its assessed value on the real property tax list and duplicate for tax year 2007, not including the value of any building, multiplied by the millage rate that is the difference between the effective commercial/industrial real property tax rate for that year for a similar parcel located in the Canal Vause CRA in Hamilton Township, Franklin County. The service payments will be implemented in 2008, collectible by the TVLSD in 2009. The differential amount paid to the school district will be reviewed annually for any tax increment rate adjustments that may be necessary.

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Mr. Frazier informed the Commissioners that he has provided the TVLSD differential agreement to the County Prosecutor for review and approval as to form. The Commissioners stated that they will further review the document and act upon it later in the day.

**In the Matter of**  
**Meeting with Terry Frazier**  
**Regarding County Building Department:**

Mr. Frazier then provided blue prints for renovations to 124 W. Franklin Street for review, which will be the new location for the development & planning, the county building department, and EMA offices. Proposals for the projects will be requested in the very near future once a few details on the blue prints have been ironed out.

Mr. Frazier stated that he has received word from the Ohio Manufactured Homes Commission that the county's application for certification will be approved as soon as an arrangement for plan reviews and back-up services are in place. Letters of Requests for Qualifications (RFQ) for the services were sent out last month in addition to being advertised. For the Commissioners' review, he then distributed copies of a proposal from *Asebrook & Co. Architects, LLC*, to provide the services on a temporary, contracted as-needed basis, the only proposal received. The proposal has been provided to the County Prosecutor for review and approval as to form. The Commissioners stated they will further review the document and act upon it later in the day.

Lastly, copies of the job description for a Building Permit Technician position, which will be advertised very soon, were distributed for review. The objective is to have someone in place no later than the second week of October, in time for the collection of the annual contractor registration fees that will begin November 1. Mr. Frazier stated that he is working with the Jobs One-Stop, which will be posting the position on its website.

**In the Matter of**  
**Meeting with Melissa Betz:**

Melissa Betz, County Auditor, met with the Commissioners and distributed for their review the county's General Fund and Non-General Fund revenue and expenditure reports for month ending July 2008. Waylon Strickland of the *Circleville Herald* was in attendance.

**In the Matter of Community Development**  
**Block Grant (CDBG) and Community Housing Improvement**  
**Program (CHIP) Grant Update:**

Chris Wojno, Pickaway County CDBG and CHIP Grants Consultant, met with the Commissioners to provide an update. Shan Brown, CHIP Housing Specialist, was also in attendance.

The county was recently notified that its FY08 CHIP application to the Ohio Department of Development (ODOD) was approved in the amount of \$500,000. Mr. Wojno stated that he is preparing the typical letter to the ODOD accepting the terms and conditions of the grant. The ODOD will then forward a copy of the grant agreement to the Commissioners for signature. In addition to the grant funding, the county has plans to utilize approximately \$100,000 of its accumulated Program Income dollars to acquire and rehabilitate a home that will be sold to an eligible low-to-moderate income (LMI) family. Mr. Wojno will be working with local realtors regarding homes that are on the housing market. Mr. Wojno will also work with the county building department in respect to confirming contractor registrations in addition to the home inspections related to the CHIP program being conducted by its chief building official. The target date for implementing the program is October 15, 2008.

Mr. Wojno then reported on the FY07 CDBG grant where the final three emergency warning sirens will be installed in the Village of Orient, Harrison Township, and the unincorporated area of Derby. The contract has been awarded, funds drawn, and the siren installations are expected to be completed by the end of this month. The individual repeaters to be purchased for emergency responder vehicles that are also part of the grant have not been ordered as the designated frequency has not yet been determined. Jim Bingman, Chairman of the Pickaway County 800 MHz Communications Advisory Committee, is working with the

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Federal Communications Commission regarding the matter. Once the repeaters are ordered and received, installation will begin, which is expected to take approximately three (3) weeks.

**In the Matter of  
Waiver Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Reeser to waive the waiting period to issue payment to **William C. Heekin** in the amount of **\$2,599.22** from line item **#101.1101.5405** for conciliation work done for the Pickaway County Sheriff Department.

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  
Appropriations Approved:**

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

**75 to 225.2060.5301 – Youth Services-Volunteer Maintenance**  
**8,600 to 226.2039.5401 – Youth Services RECLAIM-WrapAround-Contract Services**

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 Back Approved:**

Mrs. Metzler offered the motion, seconded by Mr. Reeser to approve the following request for a CASH ADVANCE BACK to the General Fund:

**641.92 from 227.2020.5801 – VOCA-Advance Out**  
**to**  
**101.0000.4910 – General-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  
Transfers Approved by County Administrator:**

Ryan Scribner, County Administrator, approved the following requests for the TRANSFER and RE-APPROPRIATION OF FUNDS:

**3,000 from 101.5011.5404 – Veterans Services-Marketing**  
**to**  
**101.5011.5430 – Veterans Services-Training**

**1,000 from 101.5010.5438 – Soldiers Relief-Relief**  
**to**  
**101.5010.5480 – Soldiers Relief-Communications**

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**7,000 from 101.5010.5438 – Soldiers Relief-Relief  
to  
101.5010.5403 – Soldiers Relief-Travel**

**3,000 from 101.5011.5305 – Veterans Services-Grave Markers  
to  
101.5010.5437 – Veterans Services-Transportation**

**2,600 from 201.3007.5901 – Auto, License & Gas Tax-Other Expenses  
to  
201.3005.5204 – Auto, License & Gas Tax-Unemployment**

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 Resolution Adopted to Implement  
Teays Valley Local School District Differential Amount  
Approved Pending County Prosecutor's Approval as to Form:**

Upon the Commissioners' completion of their review of the Teays Valley Local School District (TVLSD) Millage Differential presented by Terry Frazier earlier in the day, Mr. Reeser offered the motion, seconded by Mrs. Metzler to adopt the following Resolution pending the Pickaway County Prosecutor's approval as to form.

**Resolution No.: PC-090808-3**

**RESOLUTION TO IMPLEMENT THE SCHOOL DISTRICT MILLAGE DIFFERENTIAL AMOUNT  
FOR THE NORTHERN INDUSTRIAL COMMUNITY REINVESTMENT AREA**

WHEREAS, this Pickaway County Board of Commissioners (this "Board"), by a Resolution adopted July 10, 2006, the (CRA Resolution"), created the Pickaway County Northern Industrial Community Reinvestment Area (the "Northern Industrial CRA"), and pursuant to a Resolution adopted August 6, 2007, entered into the Pickaway County Northern Industrial Community Reinvestment Area Agreement (the "CRA Agreement") with the Columbus Regional Airport Authority (the "Authority"), thereby granting a 15-year, 100% real property tax exemption for each Building comprising the Project on the CRAA Land within the Northern Industrial CRA (all as defined in that CRA Agreement) (the "CRA Exemption"); and

WHEREAS, this Board, by a Resolution adopted December 31, 2007 (the "TIF Resolution), declared a 100% of the increase in the assess value (the "Improvement," as further defined in the TIF Resolution) of each parcel of real property subject to that TIF Resolution (the "Exempted Property) exempt from real property taxation for 30 years (the "TIF Exemption"); and

WHEREAS, this Board, pursuant to a Resolution adopted August 6, 2007, entered into the Compensation Agreement (the "Compensation Agreement") with the Authority and the Board of Education of the Teays Valley Local School District (the "School District"), agreeing to compensate the School District from the Service Payments for its loss of real property taxes during the TIF Exemption; and

WHEREAS, this Board determined in the TIF Resolution to provide for the current owner and any future owners of the Exempted Property to make annual service payments in lieu of taxes with respect to any Improvement allocable thereto "collectively for the Exempted Property, the "Service Payments"), to the Pickaway County Treasurer (the "County Treasurer"); and

WHEREAS, in the CRA Agreement and the Compensation Agreement the Authority agreed that annually during the term of any CRA Exemption the Authority shall cause to be collected and semiannually paid to the School District, the School District Millage Differential Amount (the "School District Millage Differential Amount"), which equals the product of (i) the increase in the assessed value of the land over its assessed value on the real property tax list and duplicate for tax year 2007 (not including the value of any Building) for the tax parcel upon which any Building is located, multiplied by (ii) a millage rate that is the difference between the effective commercial/industrial real property tax rate for that year for a similarly

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situated parcel located in Franklin County Tax District No. 150 (land in Hamilton Township, Franklin County, located in the Canal Vause Community Reinvestment Area created by Franklin County Commissioner's Resolution No. 891-2006 adopted November 28, 2006); and

WHEREAS, this Board desires that the School District Millage Differential Amount be certified and collected with the Service Payments as provided in the Compensation agreement;

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

Section 1: This Board hereby authorizes and directs the Pickaway County Auditor and any other appropriate County officials to take all actions and do all other things necessary to implement that School District Millage Differential Amount as "minimum service payment obligation" under Ohio Revised Code Section 5709.91, which provides that such minimum service obligations will be treated in the same manner as taxes for all purposes of the lien described in Ohio Revised Code Section 323.11, including, but not limited to, the priority of the lien and the collections of the Service Payments and the School Millage Differential Amount. For tax year 2008 (collected in calendar year 2009), such School District Millage Differential Amount shall be equal to the product of (i) the increase in the assessed value of the land over its assessed value on the real property tax list and duplicate for the tax year 2007 (not including the value of any Building" for the following tax parcels, multiplied by (ii) a millage rate of 18.027316:

Tax Parcel No. D12-0-003-00-253-02

Section 2: The Clerk of this Board is directed to certify a copy of this Resolution to the Pickaway County Auditor.

Section 3. The Board finds and determines that all formal actions of this Board and any of its committees concerning and relating to the adoption of this Resolution were taken in an open meeting of the Board or committees, and that all deliberations of this Board and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Ohio Revised Code Section 121.22.

Section 4: This Resolution be in full force and effect immediately upon its adoption.

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 Proposal from  
Asebrook & Co. Architects, LLC for Plan Review and  
Building Department Back-up Services Approved:**

Upon completion of the Commissioners' review of the proposal from *Asebrook & Co. Architects, LLC*, 454 E. Main St., Suite 236, Columbus, Ohio 43215 for county building department plan reviews and back-up services, Mr. Reeser offered the motion, seconded by Mrs. Metzler authorizing its approval on a contracted as-needed basis in an amount not to exceed \$24,950.00, pending the County Prosecutor's approval as to form.

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 Proposed  
Real Property Conveyance Tax Increase Delayed:**

In reference to the Commissioners' proposed increase of a real property conveyance/transfer tax from \$3.00 per \$1,000 real property value to \$4.00 per \$1,000 real property value and in light of the county's current General Fund balance and projected carry-over for 2009, it was determined that the matter will be delayed. The matter will be re-examined next year.

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

At 2:10 p.m., Mr. Reeser offered the motion, seconded by Mrs. Metzler to enter into Executive Session to discuss matters required to be kept confidential by federal law, federal rules or state statutes.

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 2:26 p.m., Mr. Reeser offered the motion, seconded by Mrs. Metzler to resume Regular Session.

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

No action was taken

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

The weekly report for the Pickaway County Dog Shelter was filed for week ending September 6, 2008.

A total of \$220 was reported being collected as follows: \$38.50 in sales of dogs; \$60 in redemptions; \$50 in donations; \$58.50 in sales of tags; \$13 in late tag fee penalties.

Eight dogs (8) 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