

**MONDAY, DECEMBER 7, 2009**  
**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, December 7, 2009, with the following members present: Mrs. Ula Metzler; Mr. Glenn D. Reeser; and Mr. Jay H. Wippel. Ryan Scribner, County Administrator, was also in attendance.

**In the Matter of**  
**Minutes Approved:**

Mr. Wippel offered the motion, seconded by Mrs. Metzler to approve the November 30, 2009 minutes.

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

Attest: \_\_\_\_\_  
Patricia Webb, Clerk

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

Mr. Wippel 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 December 4, 2009, in the Commissioners' Voucher Journal, then

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 \$147,091.22 on the County Treasurer to satisfy the same.

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

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

The Commissioners signed Travel Authorizations for numerous Job & Family Services employees to attend various meetings and training sessions to be held throughout the month of December 2009 at the total probable cost of \$1,152.89.

**In the Matter of**  
**Hiring of Geoffrey Davis,**  
**Pickaway County Building Inspector:**

Terry Frazier, Director of the Pickaway County Development & Planning Office and the Pickaway County Building Department, and introduced Geoffrey Davis, Inspector with the new Pickaway County Building Department.

Mr. Davis provided the Commissioners a summary of his professional background and current qualifications/certifications. Mr. Davis worked at the City of Columbus Building Department for ten years where he was laid-off due to the downturn of the economy, and more recently has experience in working for Asebrook & Co. Architects in Columbus, Ohio where he went on to gain additional qualifications in the building inspection field. Mr. Davis has actually been providing his services to the local building department as a contracted employee with Asebrook & Co. Architects and is currently working on obtaining his

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certifications as a commercial building inspector and residential building official. He is currently a certified plumbing inspector; plumbing plans examiner; and possesses a plumbing contractor's license.

Following a brief question and answer session, Mr. Wippel offered the motion, seconded by Mr. Reeser to hire Geoffrey A. Davis, 1727 Tecumseh Dr., Lancaster, Ohio 43130 as a Building Inspector in the Pickaway County Building Department effective December 7, 2009, at the rate of \$23.10 per hour, line item #101.1108.5102, with approved step increases contingent upon attainment of additional licensures and certifications.

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

The Commissioners then welcomed Mr. Davis to the Pickaway County Building Department stating that they are pleased to have him as a new county employee. Mr. Davis responded by stating that he is excited to have this opportunity and is looking forward to being a part of the building department.

**In the Matter of**  
**Health Department Update:**

Tammy Ayers, Pickaway County Health Department's Director of Operations, along with Health Commissioner Dr. Thomas Long, DDS, met with the Commissioners to provide a departmental update. The central topic of review was H1N1.

Ms. Ayers reported that the department has been busy the past two months continuing to provide the H1N1 vaccine to the Tier 1 Group and answering the volume telephone calls from the public with questions regarding the virus and vaccine. The Tier 1 group includes pregnant women; healthcare personnel; first responders; children ages 6 months through 4 years; young adults ages 18 through 24; household contacts and caregivers of children less than 6 months of age, and medically fragile persons ages 6 months through 64 years. Children 10 years old and younger are required to receive a booster shot along with the H1N1 vaccine. Ms. Ayers stated that they are working with the local school districts to begin providing the vaccine to students, hopefully before they break for holidays. The absenteeism due to flu-like illness in the schools was high in the months of September and November, however; has since declined considerably.

Through the various local media outlets, the department has been proactive in its efforts to keep the public updated regarding the H1N1 virus and vaccines; provide prevention and control measures; and has placed a link on its website ([www.pchd.com](http://www.pchd.com)) to answer questions via email. Ms. Ayers stated that the department will begin offering the vaccine to the general public free of charge, given on a first come/first serve basis, beginning Monday, December 14. No appointment is needed, however; it is recommended to call in advance to be sure a nurse is available. It was reported that the department only has a small amount of the seasonal flu vaccine at this time, which is intended for the indigent, however; Ms. Ayers stated that she was informed that the Schieber Family Pharmacy just received approximately 250 doses. She stated that with the Health Department's current financial condition, it has not been able to purchase the number of flu vaccines as they have in the past. Ryan Scribner, County Administrator, stated that he was previously informed that the county's healthcare provider may have some seasonal flu vaccines that could be provided to the county's health department. He stated that he would follow-up on that and get back with Ms. Ayers.

On another topic, Commissioner Reeser stated that there is approximately \$38,000 that remains in a line item of county's Non-General Fund (Fund #302 - "Berger Hospital Retirement") after the bond levy for Berger Hospital was paid in full in the 1970's. The bond levy language did not specify how over-collections such as this should be handled. With the much reduced workforce and lowest budget in many years reducing the local Health Department's ability to serve the citizens of the county, these monies would certainly help the department's situation. In discussing the matter, it was determined that the Commissioners and the Pickaway County Board of Health will make a request of Berger Health System and the Common Pleas Court to allow the excess bond collections be given to Health Department as the over-collection of monies would then been utilized in the spirit of which it was intended, which would be providing healthcare services to county residents. Ms. Ayers was very appreciative.

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At the conclusion of the meeting, the Commissioners thanked Ms. Ayers and Mr. Long for the update.

**In the Matter of**  
**Meeting Regarding**  
**Multifamily Housing Mortgage Revenue Bonds:**

Glendon Pratt, Attorney with Peck, Shaffer, & Williams, LLP, Columbus, Ohio met with the Commissioners to request their consideration for the county to act as a conduit issuer of Mortgage Revenue Bonds due to its ability to obtain a lesser interest rate. Peck, Shaffer, & Williams, LLP is a firm that provides services related to revenue bond financing for long-term care facilities, municipal finance law, serving as bond, underwriter and bank counsel on tax-exempt financings. Also in attendance were: Roger C. Vincent, President and Co-Founder of Chancellor Health Partners, Inc., (Chancellor) Columbus, Ohio, a company that develops, owns, and operates properties that provide seniors with housing and health care options; Nate Green, P3 Economic Development Director; Pickaway County Assistant Prosecutor, Jayme Fountain; Melissa Betz, Pickaway County Auditor; and Mike Smith of Clear Channel Radio, Chillicothe, Ohio.

Mr. Vincent made a request for the county to act as a conduit issuer of Mortgage Revenue Bonds in an aggregate principal amount not to exceed \$15,000,000 to finance the acquisition, construction, equipping and installation of a 74-unit assisted living residential rental housing facility to be located at one of two or three potential sites within the City of Circleville. The campus would include 60 assisted living units and 14 independent units and would provide a homelike environment, outstanding hospitality, and nurses on duty around the clock. The facility would be all private pay with no Medicare or Medicaid involved with potential residents. The project would be managed by Chancellor, or an affiliate created for such purpose, and would be owned by Pickaway Health Partners, LLC, an Ohio limited liability company to be formed for such purpose. Chancellor is an Ohio corporation that has developed similar assisted living communities in West Virginia and several locations throughout Ohio that include Athens, London, Lima, Jackson, and Defiance. It was stated that the facility would create 35 – 40 full-time and part-time positions.

Mr. Pratt said that as bond counsel, Peck, Shaffer & Williams, LLC, would prepare the documentation for the bonds. The county's role would be that of a conduit issuer, which allows Chancellor to obtain a lower interest rate on the monies borrowed to finance the proposed project. There would be no cost to the county and the obligation to repay the bonds would rest solely with Chancellor or an affiliate of Chancellor. The county would have no obligation to pay the debt service on the bonds and the holders of the bonds would have no right to pursue the county for payment. There would be no cost to the county and the bonds would have no affect on the county's ability to obtain a rating on any future governmental bond issues and there would be no on-going administrative task for the county auditor. Mr. Pratt then went on to explain that under federal law, in order for Chancellor to be reimbursed for costs it is incurring now, such as land purchase and feasibility studies, etc., preliminary approval is needed from the political subdivision for the issuance of the bonds though it may be sometime before the bonds are actually issued.

During a question and answer session, Commissioner Metzler inquired as to why the county was being approached with the request rather than the City of Circleville since the potential project sites are within the city's corporation limits. Mr. Pratt responded by stating that the necessary infrastructure for the project already exists at the two potential sites within the city limits and that the process for the city to act as the conduit issuer of the bonds would take considerably longer with the multiple readings required by city council. Mr. Vincent stated that he would like to begin breaking ground for the facility that would be located on 10 – 11 acres sometime around March – April of 2010.

During further discussion regarding the matter, the Commissioners stated that it is an interesting project and that before they consider the request, they want to be assured that Pickaway County residents are given a fair opportunity to apply for the 35 – 40 full-time and part-time positions and that be posted on the local Jobs One-Stop employment center's website. It was determined that to ensure that, the necessary language would be incorporated into the potential agreement.

A follow-up meeting was scheduled for next Monday, December 14, at 10:30 a.m. to revisit and consider the request.

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**In the Matter of**  
**Meeting with Melissa Betz, County Auditor,**  
**Regarding Month End Reports:**

Melissa Betz, Pickaway County Auditor, and the Commissioners reviewed the county's revenue and expenditure reports for month ending November 2009.

**In the Matter of**  
**Meeting with Rojanne Woodward of**  
**Job & Family Services Regarding Personnel Matter:**

Rojanne Woodward, Director of the Pickaway County Department of Job & Family Services met with the Commissioners to discuss a personnel matter within the agency.

At 1:26 p.m. Mr. Wippel offered the motion, seconded by Mr. Reeser to enter into Executive Session.

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

At 1:40 p.m. Mr. Wippel offered the motion, seconded by Mr. Reeser to resume Regular Session.

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

**In the Matter of**  
**Three Day Suspension of**  
**Job & Family Services Employee:**

The Commissioners signed disciplinary action documents placing a Pickaway County Department of Job & Family Services employee on a three-day suspension without pay effective December 15, 16, and 17, 2009.

**In the Matter of**  
**2010 Draft General Fund Budget Reviewed:**

Ryan Scribner, County Administrator, reviewed the draft 2010 Pickaway County General Fund Budget with the Commissioners. It is anticipated that the final budget will be finalized and approved next Monday, December 14, 2009.

**In the Matter of**  
**Sheriff Department Union Contract**  
**For Gold Unit:**

Ryan Scribner, County Administrator, reviewed the Labor Agreements between the Pickaway County Sheriff Department and the Fraternal Order of Police, Ohio Labor Council, Inc. for the Gold Unit (Sergeants) and Blue Unit (Deputies/Road Patrol) with the Commissioners.

Following the review, Mr. Wippel offered the motion, seconded by Mr. Reeser to adopt the following Resolution:

**Resolution No: PC-120709-1**

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**RESOLUTION APPROVING LABOR AGREEMENT BETWEEN  
THE PICKAWAY COUNTY SHERIFF, AND THE  
FRATERNAL ORDER OF POLICE, OHIO LABOR COUNCIL, INC.  
GOLD UNIT**

WHEREAS, the Pickaway County Sheriff through the County's consultants, Clemans, Nelson & Associates, Inc. of Columbus, Ohio, has from time to time over the last several months been negotiating with said "Union" relative to such wages, hours, and other conditions of employment for the Sheriff's employees in the bargaining unit, and other conditions of employment for the Sheriff's employees in the bargaining unit, and

WHEREAS, this Board has been informed that said "Union" and the Sheriff's duly authorized consultants have reached an agreement concerning the above matters, and

WHEREAS, this Board having reviewed said agreement and finding and same to have been negotiated within the scope of authority granted to said consultant by this Board and the Sheriff and the Board is now desiring to approve and ratify said contract, then

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Pickaway County, Ohio, that the labor agreement between the Pickaway County Sheriff and the Fraternal Order of Police/Ohio Labor Council, Inc., be and the same hereby is approved, and

BE IT FURTHER RESOLVED that the Pickaway County Sheriff be and is hereby authorized and directed to execute the agreement in accordance with the terms of said proposal, and

BE IT FURTHER RESOLVED that immediately after execution of the agreement, the Clerk is hereby authorized and directed to attach the contract in its entirety as an appendix to this Resolution.

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

**In the Matter of  
Sheriff Department Union Contract  
For Blue Unit:**

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

**Resolution No.: PC-120709-2**

**RESOLUTION APPROVING LABOR AGREEMENT BETWEEN THE  
PICKAWAY COUNTY SHERIFF, AND THE  
FRATERNAL ORDER OF POLICE, OHIO LABOR COUNCIL, INC.  
BLUE UNIT**

WHEREAS, the Pickaway County Sheriff through the County's consultants, Clemans, Nelson & Associates, Inc. of Columbus, Ohio, has from time to time over the last several months been negotiating with said "Union" relative to such wages, hours, and other conditions of employment for the Sheriff's employees in the bargaining unit, and other conditions of employment for the Sheriff's employees in the bargaining unit, and

WHEREAS, this Board has been informed that said "Union" and the Sheriff's duly authorized consultants have reached an agreement concerning the above matters, and

WHEREAS, this Board having reviewed said agreement and finding and same to have been negotiated within the scope of authority granted to said consultant by this Board and the Sheriff and the Board is now desiring to approve and ratify said contract, then

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NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Pickaway County, Ohio, that the labor agreement between the Pickaway County Sheriff and the Fraternal Order of Police/Ohio Labor Council, Inc., be and the same hereby is approved, and

BE IT FURTHER RESOLVED that the Pickaway County Sheriff be and is hereby authorized and directed to execute the agreement in accordance with the terms of said proposal, and

BE IT FURTHER RESOLVED that immediately after execution of the agreement, the Clerk is hereby authorized and directed to attach the contract in its entirety as an appendix to this Resolution.

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

**In the Matter of**  
**Amended Certificate for**  
**JAG/ARRA Fund Approved:**

Mr. Wippel offered the motion, seconded Mr. Reeser to adopt the following Resolution:

**Resolution No.: PC-120709-3**

WHEREAS, the Budget Commission did approve an **AMENDED CERTIFICATE** in the amount of **\$630 for the JAG/ARRA Fund #212**, then

THEREFORE BE IT RESOLVED that the Pickaway County Board of Commissioners hereby appropriates the following sum for expenditure for fiscal year ending December 31, 2009:

**JAG/ARRA Fund #212**  
**\$630**

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

Attest: \_\_\_\_\_  
Patricia Webb, Clerk

**In the Matter of**  
**Cash Advance Approved:**

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

**630 from 101.1105.5801 – General Cash Advance Out**  
**to**  
**212.0000.4910 – JAG/ARRA-Advance In**

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

Attest: \_\_\_\_\_  
Patricia Webb, Clerk

**In the Matter of**  
**Appropriations Approved:**

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Mr. Wippel offered the motion, seconded by Mr. Reeser to approve the following requests for the APPROPRIATION OF FUNDS:

**630 to 212.0000.4560 – JAG/ARRA-Probation  
630 to 212.1230.5301 – JAG/ARRA-Probation Supplies**

Voting on the motion was as follows: Mrs. Metzler, absent for vote; Mr. Reeser, yes; Mr. Wippel, 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:

**110 from 211.1107.5430 – Board of Elections-HAVA Poll Worker Training  
to  
211.1107.5478 – Board of Elections-HAVA-Remit to State**

**800 from 101.1215.5102 – Juvenile-Salaries  
to  
101.1215.5492 – Juvenile Court Services**

**515 from 101.5011.5305 – Veterans Services-Grave Markers  
to  
101.5010.5437 – Soldiers Relief-Transportation**

**2,004.70 from 101.5010.5403 – Soldiers Relief-Travel  
to  
101.5010.5437 – Soldiers Relief-Transportation**

**1,526.81 from 101.5011.5404 – Veterans Services-Marketing  
to  
101.5010.5437 – Soldiers Relief-Transportation**

**213.51 from 101.5010.5438 – Soldiers Relief-Relief  
to  
101.5011.5501 – Veterans Services-Equipment**

**105.64 from 101.5010.5402 – Soldiers Relief-Contracts & Repairs  
to  
101.5011.5501 – Veterans Services-Equipment**

**515.97 from 101.5010.5480 – Soldiers Relief-Communications  
to  
101.5011.5501 – Veterans Services-Equipment**

**3,360.03 from 101.5011.5430 – Veterans Services-Training  
to  
101.5011.5501 – Veterans Services-Equipment**

**4,193.64 from 101.5010.5301 – Soldiers Relief-Supplies  
to  
101.5011.5501 – Veterans Services-Equipment**

**5,500 from 101.5011.5439 – Veterans Services-Burials  
to  
101.5011.5501 – Veterans Services-Equipment**

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**400 from 101.1215.5102 – Juvenile-Salaries**  
**to**  
**101.1215.5501 – Juvenile-Equipment**

**400 from 101.1218.5201 – Probate Court-Supplies**  
**to**  
**101.1218.5492 – Probate Court Services**

**In the Matter of**  
**Waiver Approved:**

Mr. Wippel offered the motion, seconded by Mr. Reeser to waive the waiting period to issue payment to Statewide Remodeling in the amount of **\$5,370** from **line item #902.1116.5401** for home repairs to the G. Beets property located in New Holland, Ohio related to the Pickaway County Community Housing Improvement Program (CHIP) Grant.

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

Attest: \_\_\_\_\_  
Patricia Webb, Clerk

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

The weekly report for the Pickaway County Dog Shelter was filed for week ending December 5, 2009.

A total \$753 was reported being collected as follows: \$352 in sales of dogs; \$-0- in redemptions; \$50 in donations; \$351 in sales of tags; and \$-0- in late tag fee penalties.

One (1) dog was euthanized.

No firearms were discharged.

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

\_\_\_\_\_  
Ula Jean Metzler, President

\_\_\_\_\_  
Glenn D. Reeser, Vice President

\_\_\_\_\_  
Jay H. Wippel  
BOARD OF COUNTY COMMISSIONERS  
PICKAWAY COUNTY, OHIO

Attest: \_\_\_\_\_  
Patricia Webb, Clerk