

TUESDAY, JANUARY 19, 2016
OFFICE OF THE BOARD OF COUNTY 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 Tuesday, January 19, 2016, with the following members present: Mr. Brian S. Stewart, Mr. Harold R. Henson, and Mr. Jay H. Wippel. Brad Lutz, County Administrator, was also in attendance.

In the Matter of
32nd Annual Leadership Breakfast:

The commissioners hosted the 32nd annual Leadership Prayer Breakfast held at the Pickaway Senior Center at 7:30 a.m. Local elected officials, department heads, first responders, school districts representatives, and community leaders attended the breakfast. Pastor Kevin Pees, Lead Pastor at the Village Chapel Church in Ashville was the guest speaker.

In the Matter of
Minutes Approved:

Commissioner Stewart offered the motion, seconded by Commissioner Henson, to approve the minutes from January 12, 2016.

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Payment of Bills:

Commissioner Stewart offered the motion, seconded by Commissioner Wippel, 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 January 20, 2016, in the Commissioners' Voucher Journal, the date in which checks will be cut; 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 \$839,332.41 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Resolution Adopted Approving the Addition of
Certain Areas to the Madison Township Joint Economic
Development District, As Amended, and Approving a
First Amendment to Madison Township Joint Economic Development District:

Chris Clements, of Vorys, Sater, Seymour & Pease, LLP, met with the commissioners regarding their adoption of the resolution to approve the addition of certain areas of land situated in Madison Township that is outside of the original Madison Township Joint Economic Development District (JEDD) boundaries, and approve a First Amendment to the JEDD. On June 30, 2010, the City of Columbus, Madison Township, and the Village of Ashville entered into the original JEDD that encompassed a portion of the township.

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The City of Columbus held a public hearing related to the additional 201.8 +/- certain acres of land and the First Amendment to the JEDD contract on November 16, 2015, and approved an ordinance for its execution adopted on November 23, 2015. In accordance, the Madison Township Trustees held a public hearing on the same and adopted a resolution for its approval on December 7, 2015, and the Ashville Village Council held a public hearing and adopted a resolution of approval on December 21, 2015. The purpose of the addition of the 201.8 +/- acres of land and the First Amendment to the original JEDD Contract is to facilitate economic development and create jobs and employment opportunities in the area.

Pursuant to Ohio Revised Code §715.75 and 715.761, the Pickaway County Board of Commissioners acknowledges that prior to this meeting, certified copies of the City of Columbus Council's JEDD Ordinance and the Village of Ashville Council's and Madison Township Trustees' JEDD Resolutions approving the additional land to the JEDD and the First Amendment and other required documents were delivered to and filed in their office.

Upon the commissioners' review and discussion regarding the resolution with Mr. Clements, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution and approve the following:

**A RESOLUTION APPROVING THE ADDITION OF CERTAIN AREAS TO THE
MADISON TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT, AS AMENDED, AND
APPROVING THE FIRST AMENDMENT TO MADISON TOWNSHIP JOINT ECONOMIC
DEVELOPMENT DISTRICT**

Resolution No.: PC-011916-1

WHEREAS, pursuant to Ohio Revised Code ("R.C.") Sections 715.72 – 715.81 (the "JEDD Statutes"), the City of Columbus (the "City"), Madison Township (the "Township" and the Village of Ashville (the "Village") entered into a Joint Economic Development District Contract, executed as of June 30, 2010 (the "JEDD Contract"), creating the Madison Township Joint Economic Development District (the "JEDD"). The JEDD currently encompasses a portion of the Township (the "Original JEDD Area"); and

WHEREAS, pursuant to the Original JEDD Contract, the Board of Directors for the JEDD (the "JEDD Board" imposed a 2.50% tax on income withheld from employees working within the JEDD Territory and on net business profits sitused to the Original JEDD Area; and

WHEREAS, the Columbus Regional Airport Authority (the "Authority" and DRCS, LLC ("DRCS," and together with the Authority, the "Developers") desire to develop a parcel of land for commercial purposes (the "Project" or "Project Area") at a site within the boundaries of the Township (the "JEDD Addition," which is further described on the attached Exhibit A and incorporated herein by this reference), provided that the appropriate economic development incentives are available to support the economic viability of the Project. The JEDD Addition is located outside of the Original JEDD Area; and

WHEREAS, the City Council of the City of Columbus (the "City Council"), the Board of Trustees of Madison Township (the "Board of Trustees") and the Village Council of the Village of Ashville (the "Village Council") executed the First Amendment to Madison Township Joint Economic Development District Contract (the "First Amendment to JEDD Contract"), attached hereto as Exhibit B and incorporation herein by this reference, on December 23, 2015, December 23, 2015, and December 23, 2015 respectively, adding the JEDD Addition to the Original JEDD Area; and

WHEREAS, pursuant to R.C. Sections 715.75 and 715.761, the City Council held a public hearing on the First Amendment to JEDD Contract on November 16, 2015 and approved execution of the First Amendment to JEDD Contract by Ordinance No. 2837-2015, adopted on November 23, 2015 (the "City JEDD Resolution"); and

WHEREAS, pursuant to R.C. Sections 715.75 and 715.761, the Village Council held a public hearing on the First Amendment to JEDD contract on December 21, 2015, and approved execution of the First Amendment to JEDD Contract by Resolution no. 17-2015, adopted December 21, 2015 (the "Village JEDD Resolution); and

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WHEREAS, the Board of Trustees, the City Council and the Village Council filed all of the documents required to be filed under R.C. Sections 715.76 and 715.761 with the Board on January 19, 2016, including without limitation (i) a signed copy of the First Amendment to JEDD Contract, (ii) a description of the JEDD Addition, including a map in sufficient detail to denote the specific boundaries of the area and to indicate any zoning restrictions applicable to the area, (iii) certified copies of the City JEDD Ordinance, Village JEDD Resolution and the Township JEDD Resolution, (iv) certificates of the City, village and of the Township certifying that the public hearings required by R.C. Sections 715.761 and R.C. 715.75 were held, the date of such hearings and evidence of publication of the notice of such hearings, (v) the petition signed by the Authority as the only owner of the JEDD Addition and (vi) the petition signed by the Developers as the only owners of a business located within the JEDD Addition; and

WHEREAS, this Board desires to approve the First Amendment to JEDD contract and the addition of the JEDD Addition to the Original JEDD Area for the purpose of facilitating economic development, to create jobs and employment opportunities and to improve the Village and the State of Ohio (the "State") and anticipates that adding the JEDD Addition to the Original JEDD Area will bring economic development, jobs and revenue to this County, the City, the township, the village and the State; and

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners, Pickaway County, Ohio, that:

Section 1. This Board hereby acknowledges receipt of all documents required to be filed with it pursuant to R.C. Section 715.76 and 715.761, including without limitation (i) a signed copy of the First Amendment to JEDD contract, (ii) a description of the JEDD Addition, including a map in sufficient detail to denote the specific boundaries of the area and to indicate any zoning restrictions applicable to the area, (iii) certified copies of the City JEDD Ordinance, village JEDD Resolution and the Township JEDD Resolution, (iv) certificates of the City, Village and of the Township certifying that the public hearings required by R.C. Sections 715.761 and R.C. 715.75 were held, the date of such hearings and evidence of publication of the notice of such hearings, (v) the petition signed by the Authority as the only owner of the JEDD Addition and (vi) the petition signed by the Developers as the only owners of a business located within the JEDD Addition.

Section 2. This Board finds and determines that the City, the village and the Township entered into the First Amendment to JEDD contract freely and without duress or coercion.

Section 3. This Board hereby approves the First Amendment to JEDD contract, attached hereto as Exhibit B and incorporated herein by this reference, and waives any and all rights it may have to disapprove of, challenge or otherwise interfere with the First Amendment to the JEDD Contract.

Section 4. This Board hereby approves the addition of the JEDD Addition to the Original JEDD Area and waives any and all rights it may have to disapprove of, challenge or otherwise interfere with such addition.

Section 5. This Board finds and determines that all formal actions of the Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 6. This resolution shall be in full force and effect from and immediately upon its adoption.

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Meeting with Senator Bob Peterson
Regarding State Capital Budget Bill:

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Senator Bob Peterson, Senate District 17, met with the commissioners to discuss the State Capital Improvements Bill. Katie Bloom, Senior Legislative Aide for Senator Troy Balderson, was also in attendance. Senator Peterson stated that Representative Gary Scherer, District 92, and Senator Troy Balderson, Senate District 20, who were unable to attend sent their apologies.

The State of Ohio's biennial Capital Budget, enacted in each even-numbered year, provides appropriations for the repairs, reconstruction and construction of capital assets of state agencies, colleges, universities and school districts.

A brief discussion was held regarding the project application submission process for consideration of inclusion in the State Capital Bill, and an application for new windows and external repairs to Memorial Hall prepared by the commissioners' office was then provided to Senator Peterson and reviewed. The commissioners noted that in recent years, the county has updated the building's HVAC system at a cost of \$45,000; replaced the roof at a cost of \$90,000; and has renovated internal areas of the building to make them more useful for the community that totaled an additional \$30,000.

The application reviewed with Senator Peterson included costs for tuck-pointing of \$75,000; and window replacements (numbering 175 windows) in the amount of \$175,000. The application "ask" was for \$188,000, with a \$62,000 local match. It was pointed out that Memorial Hall is one of only four Civil War memorial buildings left in the state and a Soldier's Monumental Association still operates out of the building which also includes an impressive military artifacts museum. The building is also occupied by the Roundtown Players, a local theater group that provides productions for the community on a quarterly basis, and the Pickaway County YMCA provides classes in dance studios housed in the structure. The building has been utilized by the Eyes of Freedom - Lima Company Traveling Memorial display over the past few years during Pumpkin Show.

At the conclusion of the review, Senator Peterson commented on the completeness of the application and he will provide it to his assistant to be submitted on behalf of the county.

The commissioners thanked Senator Peterson for taking the time to meet with them and present the application on the county's behalf.

In the Matter of
EMA/911 Coordinator Report:

The following is a summary of the report provided by Dave Conrad, EMA Director/911 Coordinator:

- E911 telecommunicators at the county's dispatch center received training on the PageGate software last week that enables first responders to receive text messages on mobile devices integrated with the county's 911 system. Cpl. Travis Adkins, Pickaway County Sheriff's Office Communications Supervisor, will be taking the lead on enabling text messages to be received by fire fighters on their mobile devices. Cpt. Chad Noggle, of the Harrison Township Fire Department and a member of the Pickaway County Fire Chief's Association who originally requested the software, performed a test on his device and it worked well. It is anticipated that all of the various department's fire fighters will be connected within the next 60 days or so. It was noted that each mobile device set up to receive the 911 text messages will be required to pay a very nominal monthly fee of approximately \$1.00 per month per device.
- Mr. Conrad has been requested by the Ohio EMA Training Council to assist in setting new training standards for all Ohio county EMA offices. This will require participating in a combination of teleconferences in addition to meetings in Columbus, and Mr. Conrad participated in the first teleconference last week.
- A Local Emergency Response Committee (LEPC) Exercise Committee meeting is scheduled for Friday morning, January 22nd, at the Scioto Twp. Fire Dept. It is planned that Ohio Christian University (OCU) emergency response students will be taking an active role in documenting the exercise this year.
- Mr. Conrad and Brad Lutz are scheduled for a teleconference with EmergiTech on Friday, January 22nd, to discuss the recent issues that were experienced at the county's dispatch center regarding

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monitor display information during incoming calls. Complete information is being received; however,

- A brief discussion was held regarding the Attorney General's recent opinion that E911 funds can be received by only two public safety answering points (PSAP) per county that are able to receive 911 wireless calls.

**In the Matter of
Fiscal Specialist Report:**

Dustin Hube, Fiscal Specialist, reported that he continues to process bills for the office. He also attended the first 2016 Leadership Pickaway class on Friday, January 15th, that was held at the Pickaway County District Library.

**In the Matter
RPHF Joint Solid Waste District;
Special Projects Assistant Report:**

The following is a summary of the report provided by Erica Tucker, RPHF Joint Solid Waste Administrative Assistant, and Special Projects Assistant:

- On Friday of last week, First Capital Enterprises conducted the first of a two-part audit of county offices and gauging their interest in participating in the office recycling program that is planned to be implemented. Employees of offices visited thus far expressed their interest and it was found that several offices were already recycling paper and aluminum cans. Audits of remaining county offices will be conducted in the next week. It was noted that all paper recycling receptacle bins are locked for security purposes and First Capital Enterprises provides certification that documents with sensitive information have been shredded.
- It was reported that the technical upgrades for the RPHF Joint Solid Waste District office conference room will cost roughly \$1,200 in total. The commissioners previously agreed to pay one-half of the costs and the remaining half will be paid from RPHF funds. The final figure will be provided to the commissioners once it has been determined.
- Mrs. Tucker met with a Saltcreek Elementary school teacher last week regarding a recycling program she has implemented on her own at the school and plans are to provide additional recycling collection bins for the school.
- Related to the Pickaway County Fairgrounds Revitalization Plan, the deadline for online survey to receive public input has been extended to January 30th. Mrs. Tucker and Brad Lutz will be assisting a company that requested a tour of the fairgrounds on Friday, January 22nd, that intends to respond to the commissioners' request for qualifications from architectural/planning firms.

**In the Matter of
Assistant County Administrator Report:**

The following is a summary of the report provided by April Dengler, Assistant County Administrator:

- The mandatory open enrollment for employees to sign up for 2016 healthcare insurance benefits will be held from February 8th – 26th. Mrs. Dengler will be emailing all information to county employees regarding the open enrollment once she receives it from the Franklin County Healthcare Benefits consortium. Employee bio-screenings and Health Risk Assessments (HRA) have been scheduled to take place at the Pickaway County Highway Garage on March 9th, from 7:00 a.m. to 12:00 noon, and at the Pickaway County Service Center on March 10th, from 7:00 a.m. to 2:00 p.m. Employees must participate in the bio-screenings and HRAs in order to obtain points to receive the healthcare premium holiday the consortium has offered to provide in the month of December 2016. Participation in bio-screenings provides and the HRAs provides 25 points each in working towards the 100 points requirement for employees to be eligible for the premium holiday.

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- The unmarked detective cars that were placed on the govdeals.com auction website have sold. The 2002 Ford Taurus sold for \$2,465; 2003 Mercury Sable - \$ \$2,481; 2002 Mercury Sable - \$1,624. Two lots of 10 Board of Election (BOE) metal ballot boxes sold for \$50 each. The remaining metal ballot boxes that did not sell and the BOE tote/storage bags that did not originally sell on the website will be reposted. The one of the two unused Samsung Galaxy Tablets from the Pickaway County Building Department sold for \$246 and the other sold for \$225. Two literature wooden display cabinets 30 that had been used at the Pickaway County Service Center sold for \$10 and \$30, and an electric typewriter sold for \$10.
- Ms. Dengler and Mrs. Tucker will be traveling to Columbus on Wednesday to attend the Ohio Department of Health's "Healthy Ohio, Healthy Worksite" annual meeting and awards luncheon where Ms. Dengler will be receiving the Silver Award earned by the county for year 2015. Early last year, the county was presented the 2014 Bronze Award. Ms. Dengler has been instrumental in coordinating the various healthy worksite programs that are provided to county employees.

In the Matter of
Job & Family Services Agency Update:

The following is a summary of the update provided by Joy Ewing, JFS Director:

- **Foster Care Costs:** Mrs. Ewing stated that rising foster care costs in the county has been a matter of concern, which she had mentioned at the commissioners' annual year-end budget meeting held with elected officials and department heads in December. There is a total of 40 children that the county's JFS Department has under foster care in licensed foster homes or licensed child care home providers, compared to what was an average of 11-15 children. A spreadsheet was provided reflecting the daily and annual cost for every child (names omitted), that can vary depending on the individual circumstances of each related to disability issues, etc. The 2015 foster care cost in the county totaled \$1,176,117.60, of which \$519,476.68 was received in state IV-E eligible reimbursements, for a total cost to the agency of \$656,640.92 for the year. (The commissioners have provided an annual un-mandated appropriation of \$250,000 to the agency's Children's Services line item that has been used to help defray Children's Services costs for the past number of years.) Mrs. Ewing mentioned that there are some forms of public assistance funds that the agency receives from the state that have some flexibility in how any unused portions can be transferred to other eligible line items (with the commissioners' resolution of approval) and the agency is trying to preserve those funds as much as possible to they may go towards the increasing foster care costs. Under the proper circumstances, some Temporary Assistance for Needy Families (TANF) funds can go towards the costs as well. Mrs. Ewing provided information regarding a \$600,000 appropriation Highland County Commissioners recently approved for its county's foster care services costs, and nearly all JFS county agencies in Ohio are experiencing the same issue.
- **Comprehensive Case Management & Employment Program:** The Clearance Rules were issued on Decembers 15, 2015, and are effective at the end of March, 2016. The Lead Agency must be designated by May 15, 2016, but can be designated beginning as early as February 15th. Mrs. Ewing informed the commissioners that she plans to meet with them in February to adopt a resolution asking that the Pickaway County JFS be named the Lead Agency.
- **Unemployment Rate:** Pickaway County's unemployment rate for the month of November 2015 was 4.3%, up from 4.0% in October 2015. In November 2014, the county's unemployment rate was 4.7%. The December 2015 rates will be released by the state at the end of this week.

In the Matter of
Resolution Adopted Approving Fairfield County, Ohio to Serve as the
Fiscal and Administrative Agent for the Workforce Development Area 20/21
Under the Workforce Innovation and Opportunity Act:

Joy Ewing, Job & Family Services (JFS) Director, the adoption of a resolution related to approving the Fiscal and Administrative Agent for the Workforce Development Area 20/21 under the Workforce Innovation and Opportunity Act.

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Upon discussing the request, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution:

Resolution No.: PC-011916-2

Resolution Approving the Fiscal and Administrative Agent for the Workforce Development Area 20/21 Under the Workforce Innovation and Opportunity Act

WHEREAS, the Workforce Innovation and Opportunity Act was signed into federal law on July 22, 2013, and the act emphasizes a broad vision of workforce development programs that respond to the needs of employers by preparing workers with the skills and resources needed to compete for in-demand jobs; and

WHEREAS, there is a transition process from the designation as a Workforce Investment Act local area to a Workforce Innovation and Opportunity Act local area; and

WHEREAS, the chief elected officials of each county of the Workforce Development Area 20/21 desire to transition to Fairfield County serving as the fiscal and administrative agent for the Area, transitioning to the role of administrative agent on March 1, 2016, and transitioning the role of fiscal agent at the beginning of the new fiscal year on July 1, 2016; and

WHEREAS, the local area of Fairfield, Pickaway, Ross, Vinton and Hocking Counties Job & Family Services are approving this transition; then,

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS,
COUNTY OF PICKAWAY, AND STATE OF OHIO**

Section 1. That the Board of Fairfield County Commissioners approves the acceptance of the role of administrative agent for the Workforce Development Area 20/21 under the Workforce Innovation and Opportunity Act, effective March 1, 2016.

Section 2. That the Board of Fairfield County Commissioners approves the acceptance of the role of fiscal agent for the Workforce Development Area 20/21 under the Workforce Innovation and Opportunity Act, effective July 1, 2016.

Section 3. That the Board of County Commissioners recognizes the separation of duties that comes from the fiscal and administrative agent serving under the Board of Commissioners distinctly.

Section 4. That the Pickaway County Board of County Commissioners authorizes the Fairfield County Administrator to sign all necessary paperwork relating to WIOA processes as the administrative and/or fiscal agent once Fairfield County is serving the role of administrative and/or fiscal agent.

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, yes. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**In the Matter of
Conversation with Mike Struckman:**

Mike Struckman, Scioto Twp. Trustee, inquired if there was an update related to the draft Combined Public Safety Answering Point (PSAP) Plan that was presented to City of Circleville Council by the commissioners last year. Commissioner Stewart stated that in his last conversation with Mayor McIlroy, he indicated that the new council members will need to familiarize themselves with the document.

Mr. Struckman also mentioned that the county's Veterans Service office had approximately \$100,000 in unused 2015 appropriations and inquired if some of those funds could be used to reimburse AMVETS for food that it purchases and provides to veterans. He explained that on the 2nd and 4th Wednesday of every

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month, 50 to 70 veterans, some from the Veterans Hospital in Chillicothe, gather at the AMVETS for a meal and to socialize. This was a topic that was previously brought up to the Veterans Services office, which did provide some reimbursement for a period of time; however, that ceased.

After further discussion, the commissioners stated that they could write a letter of support in this topic individually, but that unused funds at the end of the year are typically returned to the General Fund only.

In the Matter of
Meeting with County Auditor
Regarding 2015 Year-End Revenue & Expenditures:

Melissa Betz, County Auditor, met with the commissioners and reviewed the 2015 year-end revenue and expenditure reports. The county's 2015 General Fund year-end balance was \$4,991,417.44. The balance for the day was reported to be \$4,421,042.33.

In the Matter of
County Administrator Report:

The following is a summary of the report provided by Brad Lutz, County Administrator:

- Scott Gerlin will be the new part-time Tier 2 IT Director beginning next week who will Robert Adkins, the county's IT Director. Both are contracted through InfoLink Technologies. The current part-time Tier 2 IT Director has taken another position within the company.
- An issue was reported regarding too much cleaning liquid being used by ServiceMaster that recently stripped/waxed floors and cleaned carpeting at the Pickaway County Sheriff's Office (PCSO). The excess amount of liquid seeped under a wall causing carpeting to buckle. The county's maintenance supervisor has been working with the company, which is rectifying the issue.
- Sheriff Radcliff indicated that he will be scheduling a meeting with the commissioners soon regarding capital items at the PCSO, such as tuck-pointing/brick work that needs to be done on some of the department's buildings; dayroom lights that need replaced; and vehicles. The sheriff would also like to discuss the unused appropriations his department turned back into the county's General fund at the end of 2015, as well as the additional amount of funds he did not request related to the 3% pay increase the commissioners approved, effective July 1st of last year, for all General Fund employees.

In the Matter of
Approval to Pay a Portion of the Cost
For a New Security System/Fire Alarm System for the
Pickaway County Prosecutor's Office:

Mr. Lutz received an email from the county prosecutor informing him that her office needs a new security system/fire alarm system. A quote in the amount of \$6,499 was obtained by the prosecutor's offices, which has \$2,761.15 in its Furtherance of Justice (FOJ) that could go towards the cost and a request was made for the commissioners' consideration of providing the remaining \$3,737.85.

After discussion was held regarding the fact that the prosecutor offices are leased; however, the system is transferrable and would be property of the county. Therefore, Commissioner Wippel offered the motion, seconded by Commissioner Stewart, approving \$3,737.85 to be paid from unplanned capital expenditures towards the cost of the security system/fire alarm system.

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In the Matter of
Plat Approved for Shelia's Way Subdivision:

Terry Frazier, Pickaway County Development & Planning Director, presented a plat for their approval for Shelia's Way Subdivision situated in Scioto Township.

Following the commissioners' review and brief question and answer session, Commissioner Stewart offered the motion, seconded by Commissioner Henson, to adopt the following Resolution:

Resolution No.: PC-011916-4

BE IT RESOLVED that the Pickaway County Board of Commissioners accepted and approved the plat Shelia's Way Subdivision, Scioto Township, Pickaway County, Ohio, VMS 2446 & 16125 – Final Plat; then,

THEREFORE BE IT RESOLVED, that all right-of-ways for roads, streets, and easements be accepted for public use as shown on said plat.

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, absent for vote. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Allocation of November 2015 Sales Tax Collections:

Commissioner Stewart offered the motion, seconded by Commissioner Henson, to allocate the November 2015 Sales Tax collections in the following manner:

27,590 to 401.0000.4121 – Capital Fund
662,167 to 101.0000.4121 – General Fund

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, absent for vote. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

In the Matter of
Meeting with NorthPoint Development Representatives
Regarding Proposed Industrial Development in Harrison Township:

Nate Green, of Montrose Group, LLC, along with Robert Gude, of North Point Development, a Kansas City based real estate development company focused on logistics, intermodal, rail solutions, refrigerator, freezer warehouse, transportation, automotive, and core distribution, met with the commissioners regarding a proposed warehouse development in Harrison Township. Nick Paraskos, Kevin McGrath, and Reese Trott, of CBRE, a commercial real estate and investment services firm, and Ryan Scriber, P3 Executive Director, and Terry Frazier, Pickaway County Development & Planning Director, were also in attendance.

Mr. Gube first provided a brief history about NorthPoint Development that invests in the development of speculative industrial distribution facilities. He stated that NorthPoint has 12,000,000 sq. ft. of industrial and warehouse it has developed and manages with 1,700 acres constituting 24 million sq. ft. in owned land for future development nationwide. The company owns about 1,200 acres around the BNSF Intermodal near Kansas City and has developed about 4 million sq. ft. around the intermodal since it opened 2 years ago. NorthPoint also developed a 740,000 sq. ft. building in Indianapolis and has purchased a site in eastern Pennsylvania.

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In October 2014, NorthPoint came to the Columbus area looking for land to purchase for warehouse development and purchased land in Groveport, Ohio and constructed a 1 million sq. ft. building that has been leased to Saddle Creek Logistics and the company is in the process of submitting plans for an additional building in Groveport. Once that is developed, Mr. Gube stated that they are “out of land” in the Columbus area and that the company would like to purchase more land and make an investment in the Rickenbacker Intermodal area. He explained that the company does bulk industrial development as opposed to light industrial and builds speculative industrial facilities. The company wants to purchase 121+/- acres in Harrison Township on Ashville Pike and Airbase Road, which is currently zoned agriculture. A meeting is scheduled with the Harrison Township Zoning related to NorthPoint’s request to rezone the area from agriculture/residential to Rickenbacker Business District. He stated that he understands that the land is not included in the 15-year 100% tax abatement area around the Rickenbacker Intermodal; however, Mr. Gube stated that in this competitive world, the 15-year 100% tax abatement is what industrial development needs. NorthPoint Development proposes to invest in speculative industrial distribution facilities constructed to the Rickenbacker Business District Development standards on the 121 +/- acres NorthPoint is looking to purchase and added that this will first require township zoning to be changed from agriculture/residential to Rickenbacker Business District Development Standards.

An aerial view of the proposed development site with proposed 3 industrial building sites overlaid on the 121 +/- acres was provided and reviewed that includes a large main bulk industrial building that would be built speculative without a tenant. Mr. Gube stated that on the employment side, without knowing who would occupy the building, there would be employees, but there is no guarantee on the number. When an inquiry was made about the number of employees at Saddle Creek Logistics in Groveport, Mr. Gube stated that he is uncertain; however, there are 100 parking spaces, but that may be for 2 shifts.

Mr. Gube said that NorthPoint typically leases the industrial facilities as opposed to selling them. The company’s investor in the area would like to get the main speculative building constructed and on the market as soon as possible and basic site plan work has already been done. The investment will focus traffic onto Ashville Pike.

Mr. Green reviewed increased revenue numbers that the county and Harrison Township has experienced related to Joint Economic Development District (JEDD) income in northern Pickaway County and he said that the company plans to apply to be included in the JEDD.

Mr. Scribner noted that the commissioners are familiar with the flurry of activity that has been driven by the Columbus Regional Airport Authority and Duke Realty developing suit-to-fit projects; however, purely from a local economic development standpoint, he said there is no speculative space available for companies that do not have time to wait 12 to 18 months to occupy a turnkey building. Mr. Gube added that in speaking with a representative of Columbus 2020, there are no ready-to-occupy sites currently available area.

Mr. Green said that the next steps are addressing the change of zoning and getting the 121+/- acres into the JEDD and get the Community Reinvestment Area (CRA) formalized.

After further discussion regarding NorthPoint Development’s plans for the acreage, the commissioners thanked everyone for coming in to meet with them and asked to be kept informed of the of the topic as it progresses.

In the Matter of
Appropriations Approved:

Commissioner Henson offered the motion, seconded by Commissioner Stewart, to approve the following requests for the APPROPRIATION OF FUNDS:

250 to 120.1141.5901 – Board of Elections-State Fees
2,670.20 to 234.2064.5301 – VOCA-Supplies

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, absent for vote. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

**TUESDAY, JANUARY 19, 2016
OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO**

**In the Matter of
Issuance of Blanket Purchase Orders Approved:**

Commissioner Henson offered the motion, seconded by Commissioner Stewart, to approve the following requests for the ISSUANCE OF A BLANKET PURCHASE ORDER:

**1,000 – 101.1106.5901 – Planning & Development-Other Expenses
860 – 234.2063.5901 – VOCA-SAVAA/Other Expenses
1,000 – 903.1109.5901 – GIS-Other Expenses**

Voting on the motion was as follows: Commissioner Henson, yes; Commissioner Stewart, yes; Commissioner Wippel, absent for vote. Voting No: None. Motion carried.

Attest: Patricia Webb, Clerk

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

The weekly report for the Wright-Poling/Pickaway County Dog Shelter was filed for week ending January 16, 2016.

A total of \$1,484 was reported being collected as follows: \$160 in adoption fees; \$12 in boarding revenue; \$525 in tag sales; \$532 in kennel licenses; \$40 owner turn-in euthanasia; \$40 in owner turn-ins; \$100 in private donations; \$75 in redemptions.

Seven (8) stray dogs were processed in; four (4) dogs were adopted; no (-0-) dogs were euthanized.

No firearms were discharged.

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

Harold R. Henson, President

Brian S. Stewart, Vice President

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

Attest: Patricia Webb, Clerk