

**TUESDAY, JUNE 23, 2015**  
**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 Tuesday, June 23, 2015, 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, as was Sarah Reed of the Circleville Herald.

**In the Matter of  
Minutes Approved:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the minutes from June 16, 2015, with corrections.

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

Attest: Patricia Webb, Clerk

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

Commissioner Wippel offered the motion, seconded by Commissioner Henson, 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 June 24, 2015, 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 \$438,448.45 on the County Treasurer to satisfy the same.

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

Attest: Patricia Webb, Clerk

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

The following is a summary of the report provided by Erica Tucker, Fiscal Specialist:

- **Chair massages:** There were 24 county employees that participated in the 5, 10, or 15 minute chair massages offered by Mindy Brown, owner of Avalla Massage and Wellness, at the rate of \$1 per hour over a 2-day period last week and positive feedback has been received. Ms. Brown is offering a 10% discount to county employees for massages at her place of business that is located on the corner of Watt Street and Pickaway Street and several employees made appointments for full massages. The commissioners agreed to allow chair massages to be offered every 3 months and Ms. Brown can set-up at a specified county facility and employees can schedule a time.

**In the Matter of  
Emergency Management Agency/911 Coordinator Report:**

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

- **911 Dispatch/Telecommunicators' chairs:** In discussing the request from the Pickaway County Sheriff's Office (PCSO) for the purchase of 3 dispatcher/telecommunicators' chairs that are currently

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from ergoGENESIS, with a 7-year warranty, specifically engineered for 24/7 environments, to be paid from E911 funds. The chairs are now being utilized by the dispatch center for a 30-day trial period. Two of 3 dispatcher workstations available at the dispatch center that are currently being utilized. The cost for 2 of the chairs with a 300 lb. capacity is \$999 each, and the cost for 1 chair with a 500 lb. capacity is \$1,149. The PCSO contacted other vendors that offered 1-year warranties for chairs in the \$750 range. After discussing the request, Commissioner Stewart offered the motion, seconded by Commissioner Henson, to pay \$500 per chair towards the purchase of 2 chairs from the E911 funds.

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

Attest: Patricia Webb, Clerk

- **Server replacement:** Mr. Conrad revisited the proposal from Dell for the purchase of a server that populates 911 mapping at the dispatch center at the cost of \$7,769.80 the PCSO is requesting to be purchased. The current server was installed in 2009, and the software support expires soon. It was determined that Robert Adkins, IT manager, will be contacted to research the purchase of a server that may be able to be purchased at a discount.
- **WS Electronics/Harris Radios:** Mr. Conrad and Mr. Lutz provided the commissioners with information regarding the presentation WS Electronics made for Harris P25 capable radios at MARCS Steering Committee meeting on June 17<sup>th</sup>, where a proposal was made for a standalone local system to connected to the statewide MARCS system via ISSI technology at the cost \$825,049.60. It was noted that a partnership with MARCS for its radios would cost \$530,000, and would offer better coverage.

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

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

- **Govdeals.com:** The highest bid thus far for Ford Econoline van with a hydraulic lift that has been reposted on the govdeals.com website is currently at \$1,400. The highest bid thus far for the Ford F25 truck placed on the site is currently at \$700.
- **Ohio Bureau of Workers' Compensation (OBWC) facility walk-thru:** The first walk-thru performed by an OBWC representative of some of the county facilities were conducted last week where some minor electrical safety matters were observed and recommendations were made. Walk-thrus for the remaining facilities will be performed next week, after which a report for all the county buildings that were toured will be provided by OBWC.
- **Pickaway County Building Dept.:** Ms. Dengler and Geoff Davis, Building Inspector, met with 2 employees of the department with a list of minor changes that Mr. Davis would like to be implemented in the department. It was noted that the recommended changes were matters that have been discussed before. This week, Ms. Dengler and Mr. Davis will be meeting with the remaining 2 employees of the department regarding the recommended changes on Thursday of this week. Ms. Dengler also informed the commissioners that Mr. Davis has passed the necessary testing and has received his electrical inspection certification.

**In the Matter of**  
**Environmental Review Documentation and**  
**Certification Form Signed for FY2015 Community Development**  
**Block Grant (CDBG) Allocation Program Application to the**  
**Ohio Development Services Agency:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson, authorizing Commissioner Stewart, President, to sign the Environmental Review Documentation and Certification Form for the general administration of Fair Housing and planning activities for the Pickaway County FY2015 Community Development Block Grant Allocation Program that will be included in the county's CDBG Allocation program and Competitive Set-Aside Program application to the Ohio Development Services Agency by Bob Berquist, of Berquist Consulting, Inc.

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

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

**In the Matter of**  
**Approval to sign Donna Howland of PPG Industries**  
**Selected to be on RPHF Joint Solid Waste Policy Board:**

Commissioner Wippel offered the motion, seconded by Commissioner Henson, authorizing Commissioner Stewart, President, to sign the form naming Donna Howland, PPG Industries, to represent the general interests of Industrial Generators of Solid Wastes within Pickaway County on the Ross, Pickaway, Highland, Fayette (RPHF) Joint Solid Waste Policy Board.

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

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

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

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

- **Family & Children First Council (FCFC):** Mr. Lutz represented the commissioners' office at the FCFC meeting that was held on June 18<sup>th</sup>, and provided a brief overview that included information about a Community Center Feasibility Study Group that will be formed related to the concept of converting the gymnasium on Mill Street into a community center that is owned by the City of Circleville.
- **Grant Clifton of the Maintenance Dept.:** It was reported that Grant Clifton of the maintenance department who has been on medical leave due to a non-work related injury has been released by his doctor to come back to work on a light-duty basis. His next appointment with his doctor is July 16<sup>th</sup>, and it is expected that he will be released for full duty at that time. In the meantime, with no real light-duties available in the maintenance department, it was suggested that Mr. Clifton could supervise the summer help, for which there is a legitimate need, which will free up the maintenance supervisor to focus on other needs.
- **Repairs needed at Pickaway County Sheriff's Office (PCSO):** Mr. Lutz and John Brown, maintenance supervisor, toured the PCSO with Sheriff Radcliff where he pointed out brick resealing that is needed throughout various locations at the facility.
- **Courthouse exterior lighting:** Seyfang Electrical Services provided a quote in the amount of \$16,300 for strictly running the conduit and wiring for the external LED lighting of all four sides of the courthouse clock tower. John Seyfang, owner of the company, informed Mr. Lutz that one side of the clock tower that is not accessible with a lift would require a platform to be built to run the conduit and wiring that would then be disassembled. Mr. Seyfang also stated that when any repairs or replacement of the lighting that is required in the future will be expensive and a platform would have to be built and disassembled again.
- **Concrete replacement quote:** A quote was reviewed for the replacement of cracked sidewalk panels on the south side of Franklin Street from the commissioners' building to the corner of Court Street, and the entire sidewalk in front of the building department on the north side of Franklin Street; replace the retaining wall along a portion of the sidewalk on the south side of Franklin Street. It was determined that second quote will be requested before making a decision. Also discussed was a section of deteriorating concrete beneath the handrail of the steps on Franklin Street leading to the front of the courthouse that the maintenance department will repair.
- **Replacement of flat roof on portion of courthouse:** The flat roof replacement project on a portion of the courthouse is scheduled to begin this week and a permit to close the alley on the south side of the courthouse is being obtained from the City of Circleville. Efforts were made to contact the residents of the house on the other side of the alley that were unsuccessful so a letter will be written notifying them of the closure; however, they will still be able to access their garage.

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- **Memorial Hall flooring:** Garrett’s Carpet Connection was notified that their quote to replace the flooring on sections of Memorial Hall and the company will coordinate the work times with the YMCA, the Roundtown Players, and the Pickaway County Soldiers Monumental Association, all of which are housed in the building.
- **Parking lot lettering:** The maintenance department will soon apply the lettering for designated parking spaces on the courthouse parking lot and parking lot/spaces behind and parallel to the commissioners’ building.

**In the Matter of  
Resolution Officially Calling for a Meeting of the  
Members of the Cooperative Economic Development Agreement:**

Terry Frazier, Planning & Development director, met briefly with the commissioners and provided a final copy of a proposed Community Reinvestment Area (CRA) Assignment and Assumption Agreement for their review where GESA 1999, LLC, or Hyperlogistics Group, wants to do a sale/leaseback from GESA/Hyperlogistics to Exeter.

During their conversation, it was mentioned that the Village of Ashville would like to call a meeting of the Cooperative Economic Development Agreement (CEDA) members to discuss utility matters in the Community Reinvestment Area (CRA); therefore, Commissioner Stewart offered the motion, seconded by Commissioner Wippel, to officially call for a meeting of the members of the CEDA, which includes the Pickaway County Commissioners, the Village of South Bloomfield, and the Harrison Township Trustees, to discuss matters related to the CEDA area.

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

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

**In the Matter of  
Assignment and Assumption Agreement Entered into by and  
Among GESA 1999, LLC, an Ohio Limited Liability Company, and Exeter:**

Geoff Manak, co-owner of Hyperlogistics, Inc., a GESA 1999, LLC, met with the commissioners regarding their approval of the sale/lease back of the existing Hyperlogistics’ warehouse located at 9301 Intermodal Court North. The document, provided by Michael Mess, General Counsel for Hyperlogistics, is identical to the assignment and assumption agreement for American Showa, Inc. that was recently approved for a 15-year, 100% real estate tax abatement as specified in the Pickaway County Northern Industrial Community Reinvestment Area Agreement, which has been reviewed and approved by Gene Hollins, the county’s legal consultant for these types of agreements. It was noted that four copies of the document were at the county prosecutor’s office for her review and approval as-to-form.

Mr. Manak informed the commissioners that he and the co-owner of his company are desirous of selling the warehouse to Exeter and lease it back for 12-years and continue its normal operations with the current assignment and assumption agreement terms. Mr. Manak stated that Exeter, the new owner, is the largest owner of warehouse space in Columbus, Ohio, more than 10 million square feet. He said Exeter particularly liked the warehouse location and everything that Hyperlogistics does.

After Mr. Manak provided additional information regarding the request, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to adopt the following Resolution:

**Resolution No: PC-062315-1**

**A RESOLUTION APPROVING A PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT  
FOR A BUILDING PROJECT UNDER THE PICKAWAY COUNTY NORTHERN INDUSTRIAL  
COMMUNITY REINVESTMENT AREA AGREEMENT**

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WHEREAS, this Pickaway county Board of Commissioners (hereinafter “Board”) by a Resolution adopted July 10, 2016 (the “CRA Resolution”), created the Pickaway County Northern Industrial Community Reinvestment Area (the “Northern Industrial CRA”) and the Director of the Ohio Department of Development confirmed the findings of the CRA Resolution on August 28, 2006; and,

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

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

WHEREAS, this Board, pursuant to a Resolution adopted April 14, 2008, approved an Assignment and Assumption Agreement (the “GESA Assignment Agreement”) by which the Authority approved the anticipated and planned transfer of the Transferred Property by THG to GESA in order for GESA to assume the obligations, and receive the benefits, of THG derived from the CRA Agreement with respect to the Transferred Property; and,

WHEREAS, the Successor wishes to obtain the benefits of the CRA Agreement and assume the obligations of the Authority under the CRA Agreement as to the Transferred Property and, as agreed in the CRA Agreement, the County is willing to make these benefits available to the Successor on the terms set forth in the CRA Agreement; and,

WHEREAS, this Board desires to provide for the execution and delivery of the Assignment and Assumption Agreement (the “Assignment Agreement”) (as described below to provide for the Successor to assume the obligations of the Authority and to obtain the benefits of the CRA Agreement as to the Transferred Property; and.

WHEREAS, now therefore upon the motion of Commissioner Wippel, seconded by Commissioner Henson:

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

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

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

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Section 3: This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

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

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

Mr. Manak stated that Hyperlogistics is excited about the industrial development that has become alive in the area and he said that it is nice that it is happening in Pickaway County. He mentioned that he is very impressed with everyone he has dealt with in the county. Mr. Manak also stated that Hyperlogistics has worked out its plans with Exeter to expand the warehouse by an additional 100,000 sq. ft., hopefully sometime next year.

Following a brief discussion regarding the different aspects of the CRA area and what it has to offer related to industrial development, Mr. Manak thanked the commissioners for their approval.

After the meeting with Mr. Manak, the following is highlights of topics discussed between the commissioners, Mr. Frazier, and Mr. Scribner regarding future assignment and assumption agreements, which also included recommendations from the state on future agreements as a result of a meeting Mr. Frazier and Mr. Scribner recently attended at the Ohio Development Services Agency's CRA Program:

- Gene Hollins' legal fees that might be paid, either in part or in full, in some cases by the Harrison/Madison Joint Economic Development District (JEDD) administrative funds.
- The requirement for signatures of the Columbus Regional Airport Authority, DRCS, and others before the agreement is signed by the commissioners. The commissioners could pass a resolution of approval to assure applicants that the measure is approved but not execute the agreement until the others have signed the documents. Also, ensure that the CRA agreement or assignment is executed by all relevant parties, not just the building owner/CRA applicant, but also the party that will be occupying the building.
- Including a "claw-back" provision on future assignment and assumption agreements that would allow the grantor (the county) to recoup any abated taxes if a company does not adhere to the terms of the
- Utility services extended outside of the CRA that is in the JEDD where there is additional acreage. JEDD's are municipality functions and the CRA is county functions.
- The decision to have the county prosecutor draw up a deed for the acreage the Casto Developers agreed to transfer to the county where it constructed the Progress Parkway in the Walmart development site to encourage new business.
- Implementing discussions with the Circleville Township Trustees regarding zoning regulations that will favor the development that will create new jobs in the area.
- Contacting Casto Developers regarding the demolition of the abandoned barn behind Walmart that has been vandalized and where fire recently occurred. Mr. Frazier and Mr. Scribner will schedule a meeting to be held with Casto Developers representatives in the P3 office to discuss the various matters in the Walmart development area.

**In the Matter of**  
**Meeting Regarding Request for Additional**  
**Reimbursement Related to the Monitoring of**  
**TB Cases by the Pickaway County Health Department.**

Steve Hawkins, Fiscal Officer for the Pickaway County General Health District that is the county's designated TB control unit, met with the commissioners to request their consideration of reimbursing fringe benefit related expenses for employees for the administration of TB cases that will now include PERS, Medicare, Workers Compensation, and leave time, in addition to prorated administrative time for Mr. Hawkins and the Pickaway County Health Commissioner. Per ORC §339.73, the commissioners are obligated to pay reimbursement of such items as co-pays, X-rays, and medication for TB patients that is not paid by a third party, such as insurance or government assistance. The commissioners have also, though not required, paid for the hourly rates associated with employee's administration of monitoring TB patients. In previously seeking the county prosecutor's opinion related to the matter, Judy Wolford stated in her letter

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that the ORC stipulates *shall* pay what is not paid through a third-party and that the commissioners could, but are not required to, reimburse for the time related to TB treatments or the administration thereof.

After discussing the matter with Mr. Hawkins regarding the request for reimbursement of the additional costs, it was ascertained that the commissioners will consider the matter and make their decision next week.

**In the Matter of  
Public Hearing Conducted for the  
Requested Vacation of Call Alley in the  
Unincorporated Village of Derby:**

The legally advertised public hearing related to the proposed vacation of Call Alley located in the J. L. Hall Addition to the unincorporated village of Derby was held at the site of said alley, which has been abandoned for a number of years. The Darby Township Trustees adopted a resolution on May 4, 2015 requesting the commissioners to vacate the alley after receiving requests from abutting landowners Michael Shane Smith, and Clayton Wellman. Those in attendance for the public hearing were as follows: Chris Mullins, County Engineer; Michael Harmon; Clayton Wellman; Michael Shane and Debbie Smith; Mike Graham, Darby Township Fiscal Officer; and Darby Township Trustees Chris Creamer, James M. Corder, and Ned Musselman.

At the conclusion of the hearing it was determined that the commissioners will officially act upon the request next Tuesday, June 30<sup>th</sup>.

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

Commissioner Henson offered the motion, seconded by Commissioner Wippel, to approve the following CASH ADVANCE request:

**100 to 101.1105.5801 – General Fund-Advances Out  
To  
914.0000.4910 – DS Ditch-Advance In**

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

Attest: Patricia Webb, Clerk

**In the Matter of  
Transfer Approved:**

Commissioner Henson offered the motion, seconded by Commissioner Wippel, to approve the following request for the TRANSFER and RE-APPROPRIATION OF FUNDS:

**1,000 from 101.1108.5480 – Building Dept.-IT & Communications  
To  
101.1108.5430 – Building Dept.-Training**

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

Attest: Patricia Webb, Clerk

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

Commissioner Henson offered the motion, seconded by Commissioner Wippel, to approve the following request for the TRANSFER and RE-APPROPRIATION OF FUNDS:

**1,000 from 101.1108.5480 – Building Dept.-IT & Communications  
To  
101.1108.5430 – Building Dept.-Training**

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

Attest: Patricia Webb, Clerk

**In the Matter of  
Discussion with Geoff Davis, Building Inspector  
Regarding Renovations to Interior of Commissioners' Building:**

The commissioners met with Geoff Davis, Pickaway County Building Inspector, regarding potential renovations to the interior of the commissioners' building, that are currently being considered to be done in phases, and what is considered major renovations and cosmetic renovations.

The commissioners also spoke of two abandoned houses that are located on Fox Road that were previously issued demolition orders by the building department's former chief building official. The owner of the structures at the time the demolition orders were issued passed away and the bank ultimately sold the houses to another individual that renovates properties. Mr. Davis stated that he is aware of who the new owner is and he will contact him regarding the existing demolition orders.

**In the Matter of  
Payment to KMC Paving, Inc.  
Approved and Change Order No. 1 Approved Related to  
Pickaway County Service Center Parking Lot Resurfacing Project:**

A pay request (Project Estimate No. 1) from KMC Paving, Inc., in the amount of \$249,288.42, less retainage of \$8,713, was discussed and approved for the Pickaway County Service Center Resurfacing Project. Also approved was Change Order No. 1 related to the project in the amount of \$40,370.66, bringing the total project cost to \$258,201.66, which is still below the project's estimate.

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

The weekly report for the Wright-Poling/Pickaway County Dog Shelter was filed for week ending June 20, 2015.

A total of \$1,291.99 was reported being collected as follows: \$280 in adoptions; \$195 in sale of tags; \$60 in tag late fees; \$66 in boarding revenue; \$170 in redemptions; \$160 owner turn-ins; and \$360.99 in private donations.

One (1) dog was euthanized – owner initiated.

No firearms were discharged.



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

Brian S. Stewart, President

Harold R. Henson, Vice President

Jay H. Wippel  
BOARD OF COUNTY COMMISSIONERS  
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Attest: Patricia Webb, Clerk