

TUESDAY, MAY 26, 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, May 26, 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 May 19, 2015, with corrections.

Voting on the motion was as follows: Commissioner Stewart, abstain; 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 May 27, 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 \$76,092.14 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
Emergency Management Agency/911 Coordinator Report:

Dave Conrad, EMA Director/911 Coordinator, reported that he will be attending a meeting with county fire chiefs regarding underwater recovery. The individual that provided the county with underwater recovery past away and discussion will be held related to contacting surrounding counties, such as Franklin and/or Ross regarding providing such services if required. Mr. Conrad pointed out that there are more and more retention ponds that have been created on properties and it would be advantageous to have something in place related to underwater recovery.

In the Matter of
Fiscal Specialist Report:

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

- **Toilet paper drive for Haven House Domestic Violence Shelter:** The toilet paper drive Mrs. Tucker organized for Haven House was a huge success. Pickaway County employees donated over 800 rolls and several bags of other toiletries to the shelter that has to spend thousands of dollars a year on such items. The county treasurer's office came in first, donating 284 rolls, and received the \$30 gift card from Carnival Foods. The Job & Family Services (JFS) Dept. came in second, with 250 rolls and received a \$20 gift card from Tim Horton's. The JFS Department also collected \$25 in cash

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and donated it to the shelter. Mrs. Tucker and the county maintenance supervisor delivered the delivered the donated items on Friday, May 22nd, and she mentioned how appreciative the shelter was to receive them. The commissioners congratulated Mrs. Tucker on a job well done in spearheading the drive.

In the Matter of
Assistant County Administrator Report:

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

- **Shred-It:** Thursday, May 28th is the day the Shred-It truck will be available to the county for the shredding of documents and will set-up behind the courthouse. Between 200 and 250 boxes of county documents have been designated for shredding. The Savings Bank has agreed to pay for the entire cost of the shredding.
- **Ohio Bureau of Workers Compensation:** Gary Armstrong of the Ohio BWC will be performing walk-throughs of various county buildings in mid-June. Ms. Dengler will accompany him as he makes recommendations if he observes any safety hazards during the walk-throughs.
- **Troy Watkins-New Building Inspector:** Mr. Watkins picked up his new hire packet. His first day on the job will be Monday, June 1st.
- **Health & Safety Committee meeting:** Ms. Dengler reported that the Ohio BWC \$2,000 grant needs to be utilized and offering discounts to Weight Watchers was considered. She also reported that she just recently learned that the county has access to a Health Discount Program through UnitedHealth Allies that offers multiple discounts for health and wellness related services, products, and programs and provided information on how to access the discount program online. The same information will be distributed to county employees.

In the Matter of
Approval to Hire an Additional
Part-time Custodial Worker I:

Mr. Lutz attended the Courthouse Security Committee meeting last week and informed the commissioners that while all members had very favorable comments regarding the county's custodial staff and their work, it was mentioned that sweeping and/or mopping of floors is an area the committee members would like to see occur more often. Currently, there is one fulltime Custodial Worker II, and four part-time Custodial Worker I positions on staff. Mr. Lutz and Ms. Dengler subsequently met with the Mickie Fullen, full-time Custodial Worker II, and John Brown, County Maintenance Supervisor, to discuss the matter and when the question was raised as to whether there was anything that could be done with the current configuration of the custodial staff that would allow sweeping and mopping of floors to occur more frequently, Ms. Fullen stated that unless other cleaning duties are done less often, the sweeping and/or mopping of floors can only be done once a week at best.

In discussing the matter, it was determined that an additional part-time Custodial Worker I dedicated to cleaning of floors would be required. It was noted that with the additional part-time custodial worker, the annual cost of the custodial staff is still a savings to the county compared to contracted custodial services. Therefore, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to hire an additional part-time Custodial Worker I, at the rate of 10.00 per hour.

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
Juvenile Court Grant Agreement and
Funding Application to Ohio Department of Youth Services Signed:

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Commissioner Wippel offered the motion, seconded by Commissioner Henson, authorizing Commissioner Stewart to sign the Juvenile Court Department's Grant Agreement and Funding Application from the Ohio Department of Youth Services in the amount of \$222,923 for the period of July 1, 2015, through June 30, 2017. The Pickaway County Juvenile Court agrees to provide prevention, treatment and rehabilitation programs for alleged or adjudicated unruly and delinquent children or children at risk of becoming unruly and delinquent children inclusive of alternatives to commitment of youth to the Ohio Department of Youth Services.

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.

- **Concrete work on county campus area:** With Commissioner Stewart's absence for last week's meeting, Mr. Lutz and Commissioners Henson and Wippel informed him that they viewed the concrete repairs and replacements that are needed throughout the county campus area, including curbs, sidewalks, steps, and the concrete pad and the foot of the courthouse steps, and the decision was made to have Ankrom Architects look at the area and provide recommendations.
- **Family & Children First Council meeting (FCFC):** Mr. Lutz provided the commissioners with an overview of the FCFC meeting he attended on Thursday, May 21st. The next meeting is scheduled to take place on June 18th.
- **P³ Board of Directors meeting:** Mr. Lutz attended the P³ Board of Directors' meeting in Commissioner Stewart's stead during his absence last week and reported that Ryan Scribner's contract was renewed with an increase that was in line with other economic development directors. He also reported that Ohio Treasurer Josh Mandel provided a presentation regarding his OhioCheckbook.com transparency initiative that he launched late last year. Mr. Lutz mentioned how impressed he was the website. He also mentioned that following the P³ meeting that Nelson Embrey, of the Ashville Village Council, and Franklin Christman, Village of Ashville Administrator, are interested in having a meeting regarding water and sewer services in the area due to anticipated expansion of development and it would be advantageous to get the Community Economic Development Agreement (CEDA) area group together. It was determined that the Village of Ashville will adopt a resolution to call for a CEDA meeting.
- **Pickaway County Service Center parking lot resurfacing project:** Mr. Lutz mentioned that Anthony Neff, Deputy County Engineer, is doing an excellent job in managing the Pickaway County Service Center's parking lot resurfacing project. He is managing the project, without being asked, even though it is not a county engineering project nor his responsibility to manage. It was reported that milling for the project is expected to begin at the end of the week.
- **Courthouse clock tower refurbishing project:** The Verdin Company that was approved to refurbish the courthouse clock faces and hands has been in contact with the county's maintenance supervisor related to some questions about the clock tower.
- **Basement of building occupied by county engineering department:** The maintenance department has completed the clean-up work in the basement of the county engineering department building and it is expected that J&J Painting and Garrett's Carpet will have the painting and the flooring done by within the next two weeks, after which the state auditors and the real estate appraisers will be able to move into their designated areas. The space that the real estate appraisers currently use will then be utilized by the county engineer large cabinets that are currently in the break room and the space that the state auditors currently use will be available for future use if needed.
- **Courthouse and commissioners' building parking lot reseal project:** Resealing of the parking lots is scheduled to begin Saturday, June 6th, with the intention to end by Monday, June 8th, with the possible exception of striping.
- **Miscellaneous quotes:** Mr. Lutz is still waiting on quotes for the stripping and waxing of floors throughout areas of the Pickaway County Sheriff's Office; flooring replacements for areas of Memorial Hall; replacement of windows in commissioners' building; and repairs to damaged siding on the Pickaway County Building Department building. No start date has been designated regarding

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the quote that was approved for the replacement of the flat rubber roof over a portion of the courthouse.

- **Courthouse attic fire suppression system:** After the fire suppression system is installed in the courthouse attic, it will alert the courthouse court security desk during regular business hours and it was brought up in the Courthouse Security Committee meeting to where the alarm will send alerts during non-business hours. The county maintenance supervisor will work on how it will default to an external alarm, such as alerting the Circleville Fire Department and/or its police department.
- **Courthouse electrical work related to courthouse external lighting:** Mr. Lutz spoke with BJ's Electric last week regarding the electrical work for the courthouse external lighting project and requested a quote to be done in sections, such as A, B, and C to correspond with the diagram for the different levels of potential lighting. Commissioner Henson mentioned that he and Mr. Lutz happened to speak with Paul Johnson, a member of the committee of local business owners that previously with the commissioners about the initiation of the project, and informed him that the project will be scaled down from what was previously presented and that commissioners will be taking ownership and control of it. Mr. Johnson was receptive to that, and suggested contacting the local GE plant and inquire how it might contribute to the project. Commissioner Stewart mentioned that he had been contacted by Light Up Columbus, the lighting vendor that provided a proposal, who was also receptive of a scaled down project and the commissioners taking ownership of it.
- **800 MHz Radio Communications Tower:** Tom Swisher, the Countywide Radio Communications Coordinator, contacted Mr. Lutz and informed him of garbling or static-type noise that is occurring on the county's 800 MHz system and WS Electronics was contacted to look into the issue. Mr. Swisher also reported that the FCC approved the transfer of one of the licenses to the main tower site from the county's radio tower located at the dog shelter that will eventually be abandoned.
- **DS Ditch Drainage Project:** The county engineer sent over the first invoice, for surveying services that were preformed related to the DS Drainage Project, for which an advance from the county's general fund will be required. In discussing advances, Commissioner Stewart recommended setting up an "Advance" fund that would be treated separately and so as not to skew the general fund's expense numbers as they have in the past. Mr. Lutz stated that he can look into the matter. Mr. Lutz also mentioned stated that the county engineer previously inquired about setting up a "general ditch maintenance fund" that all individual ditch maintenance funds could contribute to for certain expenses, such as mowing.

In the Matter of
Meeting with Terry Frazier, Development & Planning Director,
Regarding Proposed Assignment & Assumption Agreements:

Terry Frazier, Director of the Pickaway County Development & Planning Office, met with the Commissioners for a final review of the two separate Pickaway County Northern Industrial Community Reinvestment Area (CRA) Partial Assignment and Assumption Agreements prior to signing for a 15-year, 100% real property tax exemption. Also in attendance was Scott J. Ziance, Attorney at Law with Vorys, Sater, Seymour and Pease LLC.

The first partial assignment and assumption agreement discussed was for the assignment of the Duke Realty Capitol Square (DRCS), LLC, CRA agreement to Griffin Capital. Griffin Capital will own the building that contains American Showa, Inc.'s logistics operation. The site is on the Intermodal Court North, Lot 2, and the building was completed and occupied earlier this year. The county prosecutor reviewed the agreement and provided her approval as-to-form.

The second partial assignment and assumption agreement reviewed was from the Columbus Regional Airport Authority (CRAA) to DRCS for a project on Intermodal Court North, which is just north of the American Showa, Inc./Griffin site. The end use for this new assignment is called Inno-Pak, or Building 482, and Inno-Pak will occupy a portion of the building that will be built upon what will be Lot #3, Intermodal Court North. The plat will be brought before the commissioners for their signatures later in the morning after it has been signed by the Harrison Township zoning inspector. The county prosecutor reviewed the agreement and provided her approval as-to-form.

Related to a separate topic, Mr. Frazier provided a copy of a letter his department received from Practical Environmental Solutions related to Crown Castle USA's telecommunications tower proposal to add antennas to an existing tower located at 11463 Winchester Road, Ashville, Ohio. The notice was related

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only to historic property comments, not local zoning or permitting requirements, which is part of the submission requirements for the State Historic Preservation Office.

Mr. Frazier then informed the commissioners that he received an email from Michael A. Mess, Legal Counsel for the GESA/Hyperlogistics Group that is entering into a sale/leaseback transaction for the warehouse covered by the CRA and the buyer/landlord wants to have the CRA agreement assigned to it. The landlord/buyer would also like an estoppel type of certificate that would essentially state that GESA/Hyperlogistics Group is currently in compliance with the CRA requirements and the landlord/buyer would not be acquiring any defaults to the assignment and assumption agreement.

Mr. Frazier stated that he will be meeting with Mr. Mess on Wednesday, May 27th, to further discuss the matter and he will keep the commissioners informed. Mr. Frazier, who is the CRA Housing Officer, also stated that he and Ryan Scriber, P³ Economic Director, will be meeting with the tax incentive representative at the Ohio Development Services Agency to seek further clarification of the annual reporting requirements he is responsible for and he wants to ensure that that all necessary information and forms are being submitted. Also discussed was the required annual CRA Housing Council site visit that the commissioners will participate in, which is scheduled for 2:00 p.m. on Tuesday, June 9th.

After reviewing the two partial assignment and assumption agreements and following a question and answer session, the commissioners thanked Mr. Frazier for the overview prior to the 11:00 a.m. scheduled meeting in regards to signing the documents.

In the Matter of
Resolution Adopted to Enter into a
Partial Assignment and Assumption Agreement for a
Building Project under the Northern Pickaway County
Industrial Community Reinvestment Area:

Scott Ziance, Attorney at Law with Vorys, Sater, Seymoure & Pease, LLP, met with the commissioners to obtain their approval to convey a Partial Assignment and Assumption Agreement from DRCS, LLC, to Griffin (Columbus) Essential Assett REIT II, LLC for a 15-year, 100% real property tax abatement. Art Makris, of Duke Realty, Terry Frazier, Director of Pickaway County Development & Planning, were in attendance along with Stacey Sark, representing Ryan Scribner, P³ Executive Director.

Mr. Ziance presented the Partial Assignment and Assumption Agreement from DRCS to Griffin Capital that was previously provided to the commissioner's for their review. Griffin Capital will own the building that contains the American Showa operation. He provided information about Griffin Capital Corporation, which is a privately-held, Los Angeles headquartered investment and management company with a 20-year track record sponsoring real estate investment vehicles and managing institutional capital the real investment vehicles and managing institutional capital. Led by senior executives, each with more than two decades of real estate experience who have collectively closed transactions representing over \$20 billion in value, Griffin Capital and affiliates have acquired or constructed approximately 33 million square feet of space since 1995. Through the end of 2014, Griffin Capital has owned, managed, sponsored and/or co-sponsored an institutional-quality portfolio of approximately 29 million square feet located in 33 states and 1 million square feet located in the United Kingdom, representing approximately \$6.7 million in asset value as of January 1, 2015. This is the site on Intermodal Court North, Lot 2 on the new plat that will be brought before the commissioners. Similar to an estoppel certificate, Mr. Ziance referenced Section 7 of the agreement that states, "Notwithstanding anything to the contrary contained in the CRA Agreement, the county will not terminate, revoke, suspend or modify the CRA designation of the American Showa Building or the 15-year, 100% real property tax exemption for the assessed value of the American Showa Agreement, absent a material default by the Successor arising on or after the closing date under the CRA Agreement that remains uncured for one year after the provision of written notice of such material default from the county to the successor, which case the county may pursue any remedies available under the CRA Agreement and the Ohio Revised Code."

Following a brief question and answer session, Mr. Ziance requested that the approval of the assignment be in the form of a resolution and supplied the recommended language. Therefore,

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

Resolution No.: PC-052615-1

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

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

WHEREAS, this Pickaway County Board of Commissioners (hereinafter "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 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 that CRA (all as defined in that CRA Agreement); and

WHEREAS, this Board, pursuant to a Resolution adopted April 15, 2014, approved an Assignment and Assumption Agreement (the "Original Assignment") by and between the Authority, as assignor, DRCS, LLC, a Delaware limited liability company ("DRCS"), as assignee, and the County, through this Board, in which the Authority assigned to DRCS, and DRCS assumed from the Authority, the Authority's interest in the CRA Agreement with respect to a portion of the CRAA Land (the "DRCS Land"), which is described as the "Leased Land" in the Original Assignment; and

WHEREAS, DRCS intends to convey to Griffin (Columbus) Essential Asset REIT II, LLC, a Delaware limited liability company ("Successor"), the DRCS Land; 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 DRCS Land 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 Partial 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 DRCS Land; and

NOW THEREFORE, 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. 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 as 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. Ziance also asked for signatures for the assignment and assumption agreement from DRCS to BASF previously approved by the commissioners about 4 weeks ago. The county will provide the signature pages to the county prosecutor for review and approval as-to-form. Mr. Ziance stated that he will insert the signatures pages in a version of the agreement that was exactly as it had been presented to the commissioners with the exception of the notice section would be completed. He said that he will circulate the agreement for all other signatures and will see that the closing agent provides a copy to the county.

In the Matter of
Resolution Adopted to Enter into a
Partial Assignment and Assumption Agreement for a
Building Project under the Northern Pickaway County
Industrial Community Reinvestment Area:

Mr. Ziance then presented the second Partial Assignment and Assumption Agreement from the Columbus Regional Airport Authority to DRCS for a project that the end use will be Inno-Pak, or Building 482. Inno-Pak is a leading supplier of both stock and custom packaging for the grocery and food service industry. The lot that this building will be constructed on will be Intermodal Campus North, Lot #3, and Inno-Pak will occupy a portion of the building.

Mr. Ziance again requested the commissioners' approval in the form of a resolution, to which Commissioner Wippel offered the motion, seconded by Commissioner Henson, to adopt the following:

Resolution No.: PC-052615-2

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

WHEREAS, this Pickaway County Board of Commissioners (hereinafter "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 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 that CRA (all as defined in that CRA Agreement); and,

WHEREAS, the Authority entered into a Ground Lease by which DRCS, LLC, a Delaware limited liability company (the "Successor"), shall lease from the Authority a portion of the CRAA Land (that portion being referred to as the "Leased Land"); and,

WHEREAS, the Successor now desires to construct one or more Buildings (collectively, the "DRCS Property") on a portion of the Leased Land (the "482 Land") described on an exhibit to the Assignment Agreement (defined below), and Successor would be the Owner (as defined in the CRA Agreement) of that DRCS Property; and,

WHEREAS, the Successor wishes to obtain the benefits of the CRA Agreement and assume the

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obligations of the Authority under the CRA Agreement as to the DRCS Property and, as agreed in the CRA Agreement, the County is willing to make these benefits available to the Successor and subsequent successors on the terms set forth in the CRA Agreement; and,

WHEREAS, this Board desires to provide for the execution and delivery of the Partial 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 DRCS Property; then,

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

Section 1: The Assignment Agreement and the assignment of 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. 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 as 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.

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. Frazier also informed the commissioners that a TIF Increment Financing (TIF) document will need to be executed soon for the new assignment agreements. The TIF is related to Teays Valley School's financing in addition to public infrastructure improvements.

In the Matter of
Plat for Rickenbacker Intermodal
Campus North Lots 2 & 3 Signed:

Terry Frazier provided the plat that was reference in the above meetings for Rickenbacker Intermodal North for Lot 2 and the creation of Lot 3 on Intermodal Court North. Following the commissioners' review, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the following plat.

Rickenbacker Intermodal
Campus North
Lots 2 & 3
Section 13, Township 3, Range 22, Harrison Township
Section 18, Township 10, Range 21, Madison Township
Congress Lands East of the Scioto
Pickaway County, Ohio

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

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Attest: Patricia Webb, Clerk

The plat was turned over to Art Makris for recording.

In the Matter of
Annual Meeting of the Wolf Run Joint Ditch
Board of County Commissioners and Resolution
Adopted Approving Annual Ditch Maintenance Assessments:

The Wolf Run Joint Ditch Board of Commissioners, consisting of the Pickaway County and Ross County Commissioners, met to approve the annual county maintenance ditch assessments for year 2015. Those in attend were Pickaway County Commissioners Brian Stewart, Harold Henson, and Jay Wippel, and Ross County Commissioners James Caldwell, Doug Corcoran, and Stephen A. Neal. Also in attendance were Brad Cosenza, Ross County Administrator; Brad Lutz, Pickaway County Administrator; Chris Mullins Pickaway County Engineer; and Steve Smith, Pickaway County Engineer’s Highway Superintendent.

Mr. Mullins and Mr. Smith reported that the Wolf Run Joint Ditch was cleaned out in February and March of this year, which included its entire length of 7,180 feet; the ditch was brought back to its original grade, and the water level is now lower. Approximately 126 man hours were dedicated to the cleaning of the ditch. Mr. Smith reported that three 2” tile outlets were replaced, in addition to two 6”, and one 15” tile outlets. He said that after the ditch was cleaned out, there was a water line pipe that was found to be disintegrated that ran under a road in Ross County and Ross County Engineer, Ross Ortman, will be working with Deerfield Township Trustees on getting it replaced. Mr. Smith said that there are spoils along the side of the ditch as a result of dipping it being out that the Pickaway County Engineering Department will be spreading after wheat is cut. Mr. Mullins reported that the cleaning and repairs made to the ditch came in well under the estimated budget and providing advances to the maintenance fund that was discussed in a joint board of commissioners’ meeting a couple of years ago will not be necessary.

Mr. Mullins then reviewed a spreadsheet listing the individual assessments to the benefited acres within the watershed, with no change in rates from last year. After reviewing the assessments, Commissioner Corcoran offered the motion, seconded by Commissioner Caldwell, to adopt the following Resolution:

Resolution No.: PC-052615-3

WHEREAS, special assessments were made against the described real estate on the following list of benefiting acreage situated in Deercreek Township and Deerfield Township, located in Pickaway County, Ohio, and Ross County, Ohio, respectively; and,

WHEREAS, a county ditch maintenance fund was established in compliance with O.R.C. §6137.02 for the Wolf Fun Joint Fund for the repair, upkeep, and permanent maintenance of said ditch constructed under Chapter 6131 of the Ohio Revised Code; and,

WHEREAS, on May 26, 2015, the Wolf Run Joint Ditch Board of County Commissioners met in Regular Session in the Pickaway County Board of Commissioners’ office and approved the annual maintenance assessments on the benefiting acreage for year 2015; then,

THEREFORE BE IT RESOLVED that the Auditor of Pickaway County, Ohio, and Auditor of Ross County, Ohio, are hereby authorized and directed to place said assessments on the Tax Duplicates of the benefited acreage for year 2015, collectible in year 2016.

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

Attest: Patricia Webb, Clerk

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**Pickaway County
Deercreek Township**

Property Owner	Parcel Number	Total Acres	Benefitted Acres	Total Assessment
Clifton, Richard J. & Judith A.	C09-0-001-00-376-00	105.857	13.2	\$ 71.86
Sheridan, Mary Ellen-Trustee	C09-0-001-00-380-00	273	19	\$ 105.01
Hamman, Andy Russell & Cathryn	C09-0-001-00-354-01	24.36	22	\$ 121.60
Mace, Harold (Trust), Norma				
Mace, Trustee	C09-0-001-00-373-00	72.2	48	\$ 265.32
Mace, Harold (Trust), Norma				
Mace, Trustee	C09-0-001-00-374-00	3.6	3.6	\$ 19.90
Massey, Norman D.	C09-0-001-00-380-01	7.18	4	\$ 22.09
Massey, Norman D.	P33-0-001-00-162-01	51.52	1	\$ 5.55
Shaw, Donald E., Sr. & Constance	C09-0-001-00-355-00	41	8	\$ 44.22
Shaw, Donald E., Sr. & Constance	C09-0-001-00-356-00	44	44	\$ 243.21
Shaw, Donald E., Sr. & Constance	C09-0-001-00-357-00	40	21	\$ 116.06
Shaw, Donald E., Sr. & Constance	C09-0-001-00-358-00	90	12	\$ 66.34
Barbee, T. Richard Jr.	C09-0-001-00-367-00	129	21	\$ 116.06
			TOTAL	\$ 1,197.22

**Ross County
Deerfield Township**

Property Owner	Parcel Number	Total Acres	Benefitted Acres	Total Assessment
Michael T. Oyer & Emily M. Oyer	100705007000	294.81	19.2	\$ 106.12
Norma Mace, Trustee	90705009000	237.7	206.8	\$ 1,143.05
Donald L. Davis & Wilma Jean	100705010000	160.135	98.4	\$ 543.89
GE-MJ Farms, LLC	90705003000	306.66	107.3	\$ 593.07
Andy R. Hamman & Cathryn	90705002000	184.68	31.9	\$ 176.33
Norman D. Massey	100705012000	8.23	3.3	\$ 18.23
			TOTAL	\$ 2,580.69

The Pickaway County Commissioners' clerk will certify the assessments to the Ross County and Pickaway County Auditors for placement on tax duplicates

At the conclusion of the meeting, the Ross County Commissioners thanked Mr. Mullins and Mr. Smith for Pickaway County Engineer Department's maintenance and repair work performed on the ditch, stating that it is much more cost-effective as opposed to contracting out the work.

**In the Matter of
Public Hearing Set for Proposed Vacation of Call Alley
Requested by the Darby Township Trustees:**

Chris Mullins, county engineer, met briefly with the commissioners regarding the formal request from the Darby Township Trustees for the vacation of Call Alley, an abandoned alley located in Darby Township. Two adjoining landowners to the alley, Shane Smith and Clayton Wellman, made the request to the Darby Township Trustees for the vacation of the alley on May 4, 2015, and the township trustees adopted a resolution to request the same, which was received by the commissioners' office on May 12th. The alley is located in the J. L. Hall Addition in the unincorporated village of Derby, running parallel between First Street and Second Street on the north side of London Road.

Mr. Mullins stated that if it is ultimately determined that the abandoned alley will be vacated, it will be assigned to each adjoining landowners from the center of the alley. The landowners will then be responsible for surveying the land and have the assignment recorded.

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The date, time, and location for the public hearing has been set for Tuesday, June 23rd, and will take place at the site of the alley. The commissioners' clerk will send notices regarding the public hearing to adjoining landowners 20 days prior to its scheduled date as required by the ORC.

**In the Matter of
Resolution Adopted Approving
2015 General Fund Second Half Appropriations:**

Brad Lutz presented the 2015 second half line item appropriations for the General Fund, which reflected a \$25,373.94 increase from the original 2015 General Fund appropriations; however, \$2,187 of that was pass-through transactions related to the tire collection event; an additional \$2,000 of that was pass-through transactions related to the Health & Safety grant; and \$7,200 was related to 2 years of rental payments to the Pickaway County Agricultural Society that had not been appropriated. The remaining amounts, \$7,140 for an increase in Probate Department's employee health insurance line item, and \$6,846.94 for the payout of Court of Appeals expenses that were under estimated at the time the appropriations were originally determined.

Following the commissioners' review of the 2015 second half appropriations, Commissioner Henson offered the motion, seconded by Commissioner Wippel, to adopt the following Resolution:

Resolution No.: PC-052615-4

BE IT RESOLVED, that pursuant to Ohio Revised Code §5705.392, the Pickaway County Board of Commissioners hereby adopts as part of its annual appropriation measure a spending plan setting forth a semi-annual schedule of all expenses and expenditures of all appropriations from the Pickaway County General Funding for fiscal year 2015. The total second half of schedule of expenses and expenditures for each office, department, and division is as follows and that there be appropriated from the GENERAL FUND

6,670,434.80

as the second half appropriation for 2015.

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
Proposal from Accurate Approved for
Replacement of Heat Pump in Building
Occupied by the Pickaway County Building Department:**

A proposal from Accurate was reviewed regarding the 26-year old heat pump that is no longer working in the building occupied by the Pickaway County Building Department. The proposal provided a repair option in the amount of \$650, and a replacement option for the installation of one (1) Bryant 2-Ton heat pump with the cooling capacity of 24,000 BTU/h, 14 SEER, R-410a at the cost of \$3,550.

After discussing the matter and with the age of the existing heat pump, the commissioners determined that it should be replaced. Therefore, Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the proposal from Accurate, 113 ½ W. Main Street, Circleville, Ohio 43113, in the amount of \$3,550 for the purchase and installation of the above referenced heat pump in the county building occupied by the Pickaway County Building Department. The invoice will be paid from Unplanned Capital.

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

Attest: Patricia Webb, Clerk

In the Matter of
Creation of New Fund Approved:

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the following request for the CREATION OF A NEW FUND:

Fund 923 - OSC Technology Grant-Juvenile Court

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
Creation of New Line Items Approved:

Commissioner Wippel offered the motion, seconded by Commissioner Henson, to approve the following requests for the CREATION OF A NEW LINE ITEM:

923.0000.4579 – OSC Tech Grant-Revenue-Juvenile Court
923.1202.5501 – OSC Grant-Equipment-Juvenile Court

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
Appropriation Approved:

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

6,414.82 – Fund #923 – OSC Technology Grant-Juvenile Court

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
Weekly Dog Warden Report Filed:

The weekly report for the Wright-Poling/Pickaway County Dog Shelter was filed for week ending May 23, 2015.

A total of \$729.89 was reported being collected as follows: \$120 in adoptions; \$105 in sale of tags; \$15 in tag late fees; \$30 in owner turn-ins; \$40 in owner turn-in euthanasia; and \$419.89 in private donations.

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One (1) dog was euthanized, owner-initiated.

No firearms were discharged.

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
PICKAWAY COUNTY, OHIO

Attest: Patricia Webb, Clerk