

TUESDAY, JUNE 3, 2025
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 3, 2025, with the following members present: Mr. Harold R. Henson and Mr. Gary K. Scherer. April Metzger, County Administrator, was also in attendance. Mr. Jay H. Wippel was absent from today's session.

In the Matter of
Minutes Approved:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the minutes from May 20, 2025, with corrections.

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

Attest: Angela Karr, Clerk

In the Matter of
Bills Approved for Payment:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold 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 3, 2025, 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 his warrant on this entry in the amount of \$356,610.69 the County Treasurer to satisfy the same.

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

Attest: Angela Karr, Clerk

In the Matter of
Then and Now Certification Approved for Payment:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution:

BE IT RESOLVED, that the County Auditor certifies that both at the time that the following contracts or orders were made and at the time that a certification (Section 5705.41) was completed, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appointed and free from any previous encumbrance. The Then and Now Certification has been found to be properly filed, and their respective vouchers shall be cross-referenced to the approving pages dated June 3, 2025, 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, as Taxing Authority are authorizing the Auditor of Pickaway County, Ohio, to draw his warrant on this entry in the amount of \$484,906.69 on the County Treasurer to satisfy the same.

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

Attest: Angela Karr, Clerk

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In the Matter of
Transfer and Reappropriations Approved:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the following requests for TRANSFER AND REAPPROPRIATIONS:

\$2,500.00 – 246.4010.5944 – Dog & Kennel Building Expenses – Commissioners
TO
246.4010.5401 – Dog Kennel Contract Services - Commissioners

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

Attest: Angela Karr, Clerk

In the Matter of
Fund Transfer Approved:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the following requests for FUND TRANSFER:

\$230,000.00 – 101.1105.5720 – Fairgrounds Debt Transfer Out – Auditor
TO
325.0000.4901 – Transfer In Debt Fund – Auditor

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

Attest: Angela Karr, Clerk

In the Matter of
Report Provided by Robert Adkins:

The following is a summary of the report provided by Robert Adkins, IT Director.

- Title Dept PC's deployed
- Office Licenses added to Sheriff Portal
- Discussion of License migration
- Looking for replacement of WSUS
- Mark Yarnell has been out

In the Matter of
Report Provided by Preston Schumacker:

The following is a summary of the report provided by Preston Schumacker, Dog Warden.

- Mr. Schumacker reported that they are housing 15 dogs. There were 5 visitors to the shelter last week and 3 volunteers.

In the Matter of
Report Provided by Tiffany Nash:

The following is a summary of the report provided by Tiffany Nash, EMA Director.

- Approvals – None
- This Week
 - WeatherWarn® Software Meeting – 6/3
 - PORT Meeting – 6/4

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- 911 Coordinator Meeting – 6/4
- FEMA Individual Assistance Overview Training – 6/5
- Next Week
 - 2nd PUCO Drone Class – 6/9-11 in Lancaster
 - Commercial Point Homecoming Support – 6/11-14
- Programs
 - EMA Operations
 - Mitigation Plan – work continues.
 - Brandy is helping with sending out invoices for EMA dues.
 - Preparing documents for Fair – Incident Action Plan and maps.
 - Updated the EMA websites – more work to be done.
 - Attended a webinar on building out HSIN (Homeland Security Information Network) which will serve as our virtual EOC platform. In the process of building our site.
 - Continue to work on updating the county Emergency Operations Plan (EOP).
 - Working with local stakeholders to build out a call down list for notification during a disaster.
 - Tornado Sirens – after the storms this spring, there is a lot of interest in sirens. There has been one comment on the public mitigation survey regarding rural areas needing sirens.
 - Working on a public education campaign.
 - Training – hosting Incident Command Systems 300 and 400 classes at Scioto Township Fire in July and September. Registration is happening now. These focus on on-scene command for medium and large scale disasters.
 - Festivals / Events – EMA in a monitoring/supportive posture for events.
 - Asked to participate in a 4th of July parade in Ashville.
 - 911 Coordinator
 - Kickoff meeting was held 5/29 for the NexGen 911 transition.
 - Meetings upcoming with Ohio 911, Comtech, and local partners.
 - GIS meeting held 5/30 with DDTI and Jason Gillow.
 - Helping guide Circleville Dispatch through NexGen911.
 - LEPC
 - Submitted HMEP grant application for “Hazmat for Law Enforcement” training, gas meter detection training, and training 4-gas meters. Grant has a 20% match.
 - Working with Berger, Harrison Fire, and Clearcreek Fire to sort out the hazmat and decon trailers for more efficient and effective use.
 - Radio Programming
 - PARR finished mobile radio installations last Tuesday.
 - Encryption and multikey flash proposal was approved by Motorola chain of command. They are expected to arrive mid-June.
 - Programmed and installed 6 base station radios (desktop) for the Engineer’s office.
 - Drone Program
 - The second drone class through PUCO is taking place next week. Tiff will be in attendance for the classroom portion of how to run a drone program.
 - More information obtained by request for drone flights in preparation for the fair.
 - CERT - No new information

In the Matter of
Report Provided by Tim McGinnis:

The following is a summary of the report provided by Tim McGinnis, Planning and Development:

- Planning Commission: June 10th
 - Saltcreek Township – Road Frontage Variance Request
- Outstanding Plats:
 - Graham Ravines Sketch Plan
- Lot Splits:
 - Approved 2 lot splits in the last week, 11 open applications currently.
- CDBG - No update

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In the Matter of
Report Provided by Marc Rogols:

The following is a summary of the report provided by Marc Rogols, Deputy County Administrator:

- There were no BWC claims, and one unemployment claims filed for the week. There are two total BWC claims for 2025. Total unemployment claims filed are at two for 2025.
- Casualty Insurance: Civil litigation claim filed with CORSA.
- Health Insurance/ Benefits: Health & Safety Committee doing free hearing screening Wednesday, June 18th.
- Three new hire packets were sent out last week (Common Pleas, Auditor & Engineer). A total of 42 new hire packets have been handed out in 2025. Job openings for part-time and full-time Custodial (three applications received and interviews pending). Maintenance Worker posted with two applications received. Deputy Dog Warden position re-posted.
- Maintenance:
 - The renovation of the Clerk of Courts: Awaiting front counter from Pine Valley. Return email confirmed expected confirmation June 6th.
 - JFS elevator replacement (2025 capital improvement) projected in May.
 - Memorial Hall chair lift replacement (2025 capital improvement) July-August.
 - Fire Department lock boxes ordered and pending installation. Nine buildings not in compliance. Assigned to Grant
 - Tree maintenance at the Sheriff’s Office – Present quote from Jeff Butts Tree Service.

In the Matter of
Building Department Monthly Report:

The monthly report for the Pickaway County Building Department was filed for the month ending April 2025.

A total of \$45,169.39 was reported to be collected as follows:

Permits		
Registration	42	\$2,700.00
Commercial	21	\$17,324.84
Residential	91	\$25,144.55
Total Inspections Performed		
Residential	325	
Commercial	81	
Terry Haugh	11	
Total Inspections	417	
Commercial Plan Review	52	
New Home Permits by Jurisdiction:		
City	7	
Commercial Point	19	
Madison Twp.	1	
Saltcreek Twp.	1	
Monroe Twp.	2	
Scioto Twp.	2	
Total New Homes	32	

In the Matter of
Discussion with Cory Wasmus about
Ohio Community Development Block Grant
Small Cities Program with National
Historic Preservation Act Projects:

Cory Wasmus, Scioto Township resident, stopped to inform his interest with Ohio’s State Historic Preservation Office to facilitate compliance with the National Historic Preservation Act for projects that are through Ohio Community Development Block Grant, Small Cities Program. The Commissioners suggested

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that Mr. Wasumus meet with Tim McGinnis, Planning and Development to discuss. Mr. Wasumus asked that the minutes reflect his presence at the meeting.

In the Matter of
Executive Session:

At 9:20 a.m., Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to enter into Executive Session pursuant to ORC §121.22 (G) (5) matters required to be kept confidential by federal law or regulations or state statutes; with April Metzger, County Administrator, Marc Rogols, County Deputy Administrator Preston Schumacker, Dog Warden, Tiffany Nash, EMA Director and Angela Karr, Clerk in attendance.

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

Attest: Angela Karr, Clerk

At 9:36 a.m., the Commissioners exited Executive Session and Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to resume Regular Session.

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

Attest: Angela Karr, Clerk

No Action taken.

In the Matter of
Executive Session:

At 9:37 a.m., Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to enter into Executive Session pursuant to ORC §121.22 (G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation, etc., of a public employee with April Metzger, County Administrator, Marc Rogols, County Deputy Administrator and Angela Karr, Clerk in attendance.

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

Attest: Angela Karr, Clerk

At 10:17 a.m., the Commissioners exited Executive Session and Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to resume Regular Session.

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

Attest: Angela Karr, Clerk

No Action taken.

In the Matter of
Report Provided by Sheriff Hafey:

The following is a summary of the report provided by Sheriff Hafey, Pickaway County Sheriff:

- Sheriff Hafey reported that Pickaway County Jail received a \$4.5 million grant for the new jail doors and windows. The county will be responsible for a \$500,000 match.
- Getting ready for the County Fair to work detail. The corrections officers will help as well.

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- Tomorrow they will be attending the funeral for Deputy Sherrer and retired BCI Agent Todd Fortner.
- Deputy Mike Oberly was promoted to Sargent.

In the Matter of
Executive Session:

At 10:35 a.m., Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to enter into Executive Session pursuant to ORC §121.22 (G) (8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, with Tim Colburn, P3, Jayme Fountain, Prosecutor, April Metzger, County Administrator, Marc Rogols, Deputy County Administrator and Angela Karr, Clerk in attendance.

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

Attest: Angela Karr, Clerk

At 10:40 a.m., the Commissioners exited Executive Session and Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to resume Regular Session.

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

Attest: Angela Karr, Clerk

No action taken.

In the Matter of
Resolution Authorizing the Execution of a
TIF Pledge and Security Agreement Related
To an All Ohio Future Fund Grant Award:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution:

Resolution No.: PC-060325-41

A RESOLUTION AUTHORIZING THE EXECUTION OF A TIF PLEDGE AND SECURITY AGREEMENT RELATED TO AN ALL OHIO FUTURE FUND GRANT AWARD

WHEREAS, the Pickaway County Port Authority (the “PCPA”) applied to the Ohio Department of Development (“ODOD”) for consideration of an award of funds from the All Ohio Future Fund established pursuant to Ohio Revised Code Section 126.62 to assist in financing utility extensions (water, wastewater, gas) roadwork and airport taxiway construction (the “Project”) to facilitate a private large-scale development project (“Project Thor”); and

WHEREAS, a significant portion of the Project will be located on approximately 544 acres of real property owned by various CT Realty-owned entities in Madison Township, Pickaway County and the balance is to be located on approximately 97 acres in Hamilton and Madison Townships, Franklin County, Ohio, and Harrison and Madison Townships, Pickaway County (the “Project Site”) owned by and the Columbus Regional Airport Authority (collectively, the CT Realty-owned entities and the Columbus Regional Airport Authority are the “Property Owners”); and

WHEREAS, in accordance with a term sheet, agreed to in principle by and among the Port Authority, ODOD, the Project Thor end user, and the Property Owners, ODOD proposes to award the Port Authority \$70,000,000 to construct the Project, of which \$50,000,000 is to be awarded as a grant of funds (the “Grant”), contingent on the execution of certain documents and agreements; and

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WHEREAS, in support of the Grant, and in accordance with the term sheet, this Pickaway County (“County”) Board of County Commissioners (“Board”) and the PCPA propose to enter into an agreement (the “TIF Pledge and Security Agreement”), a copy of which is attached hereto as Exhibit A, incorporated by reference, authorizing the County to assign to the PCPA certain service payments generated by certain tax increment financing (“TIF”) programs already previously established by the County, as well as additional TIF programs that are intended to be established by further legislative action by the County; and that (a) have a geographic nexus with the Project Site, and (b) will directly benefit from the construction of the Project; and

WHEREAS the County intends to provide for assignment of service payments to the PCPA from the following TIFs funds: (1) certain service payments collected in the Northern Industrial Redevelopment Tax Equivalent Fund incorporating the following TIFs: (a) the “Columbus Regional Airport Authority TIF” established by County Resolution appearing in Journal #59, adopted on December 31, 2007 and (b) the “Northpoint 2016 TIF” established by County Resolution No. PC-110816-2 (Resolution No. PC-110816-2 adopted on November 8, 2016; (2) certain service payments collected in the Airbase Road Tax Equivalent Fund established by the “CT Realty 2019 TIF” established by County Resolution No. PC-100819-3 adopted on October 8, 2019; and (3) certain service payments collected in a redevelopment tax equivalent fund from a TIF program to be established by further legislative action by the County covering the Project Site to be known as the “Project Thor TIF,” (each of the service payments as assigned from clauses (1), (2), and (3) above the “Assigned Service Payments”) ; and

WHEREAS, to provide security for the PCPA’s pledge of the Assigned Service Payments, the County is willing to assign to the Authority and create a security interest in favor of the Ohio Department of Development in, the Service Payments the County receives from time to time under the terms of the TIF Pledge and Security Agreement.

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

Section 1. This Board hereby approves the TIF Security and Pledge Agreement with the PCPA and authorizes this Board to execute, deliver, and perform the TIF Security and Pledge Agreement, substantially in the form now on file with this Council, and attached to this Resolution as Exhibit A, with such modifications to the form of the TIF Security and Pledge Agreement as shall be approved by the Board, shall not be materially adverse to the County, and shall be consistent with this Resolution, all of which shall be conclusively evidenced by the signatures of a majority of the members of this Board on the TIF Security and Pledge Agreement. This Board is further hereby authorized to execute and deliver any additional agreements or instruments as the Board shall deem necessary to carry out the purposes of this Resolution and the TIF Security and Pledge Agreement, and the County is hereby authorized to perform its obligations under any of those agreements or instruments.

Section 2. This Board hereby finds and determines that all formal actions taken relative to the passage of this Resolution were taken in an open meeting of this Board, and 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 applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

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

EXHIBIT A to RESOLUTION
TIF PLEDGE AND SECURITY AGREEMENT

Resolution No.: PC-060325-42
(SEE BELOW)

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

Attest: Angela Karr, Clerk

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In the Matter of
Resolution TIF Pledge and Security Agreement
By and Between Pickaway County Port Authority
And Pickaway County Relating To
Project Thor TIF Service Payment Pledge and Security:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution and authorize Commissioner Henson to execute:

Resolution No.: PC-060325-42

TIF PLEDGE AND SECURITY AGREEMENT
BY AND BETWEEN PICKAWAY COUNTY PORT AUTHORITY
AND PICKAWAY COUNTY RELATING TO
PROJECT THOR TIF SERVICE PAYMENT PLEDGE AND SECURITY

THIS TIF PLEDGE AND SECURITY AGREEMENT (this “Agreement”), dated June 3, 2025, is hereby entered into by PICKAWAY COUNTY, a county duly organized and validly existing under the Constitution and the laws of the State of Ohio (“Assignor” or “County”), in favor of PICKAWAY COUNTY PORT AUTHORITY, an Ohio port authority and a body corporate and politic, (“Assignee” or “Authority”). Capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Grant Agreement.

RECITALS

(A) The Authority has entered into an agreement with the Director of the Ohio Department of Development (the “ODOD”) for an All Ohio Future Fund grant (the “Grant” or “Grant Agreement”) to help facilitate the design, acquisition, construction, installation and equipment of certain public infrastructure improvements in order to enhance the local and regional infrastructure and provide for transformative private investment to facilitate business growth in the region (the “Project”).

(B) Pursuant to the Grant Agreement, the Authority has agreed to provide for a pledge of certain service payments in lieu of taxes, property tax rollback payments, and any other amounts (the “Service Payments”) generated by certain tax increment financing (TIF) programs operated by the County (the “Pledge”) if the “End User,” as that party is defined in that certain “Development Agreement” entered into by and among the Authority and W-CTR Scarborough Land Holdings VIII, L.L.C. and its affiliates (the “Developer”) on [____], fails to achieve the metrics in full-time equivalent permanent employee positions and triggers a default under the terms of the Development Agreement such that the ODOD requires any Grant amounts to be repaid (the “Grant Clawback”), up to certain amounts, as defined in the Grant Agreement as those amounts may be adjusted pursuant to this Agreement.

(C) As security for the Authority’s Pledge of the Service Payments, the County is willing to assign to the Authority, and create a security interest in favor of the Ohio Department of Development in, the Service Payments the County receives from time to time under the terms of this Agreement.

NOW, THEREFORE, in consideration of the matters described in the recitals set forth above and incorporated herein, and for other good and valuable consideration, the parties agree as follows:

1. Pledge of TIF Revenue. As security for the Grant Agreement, County Assigns to Authority who then pledges the TIF revenue for the Grant Clawback from the following TIF Funds: (1) **Northern Industrial Redevelopment Tax Equivalent Fund** incorporating the following TIFs: Columbus Regional Airport Authority TIF (Resolution ratified on December 31, 2007) and amended by the Northpoint 2016 TIF (Resolution No. PC-110816-2 ratified on November 8, 2016; (2) **Airbase Road Tax Equivalent Fund** established by the CT Realty 2019 TIF (Resolution No. 100819-3 ratified on October 8, 2019), and (3) a final TIF that is to be legislated at a later date with the name [Project Thor TIF and the coinciding Tax Equivalent Fund.]

The County hereby pledges and assigns to the Authority and creates a security interest, for the benefit of the ODOD, in all the right, title and interest of the County in and to the Service Payments and the TIF Funds in an amount not to exceed \$13,250,000 (the “Pledge Amount”).

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2. County agrees to take such actions as may be reasonably necessary to ensure that this Agreement is and remains a valid pledge and assignment of the County's right to in and to the Service Payments. County, by execution of this Assignment, authorizes Port Authority and ODOD to cause the filing or recording of any documents, including any UCC-1 Financing Statements, Port Authority or ODOD deems reasonably necessary to perfect the assignment and pledge of the Service Payments.

3. County further hereby covenants and represents to Port Authority that (a) County has not previously assigned, sold, pledged, transferred, mortgaged, hypothecated or otherwise encumbered its right, title and interest in and to the Service Payments, (b) County shall not assign, sell, pledge, transfer, mortgage, hypothecate or otherwise encumber its right, title and interest in and to the Service Payments or the TIF Fund without the prior written consent of Port Authority, and (c) County has not performed any act which might prevent County from performing its undertakings hereunder or which might prevent Port Authority from operating under or enforcing any of the terms and conditions hereof or which would limit Port Authority in such operation or enforcement.

4. This Assignment is made for collateral purposes only and the duties and obligations of County under this Assignment shall terminate when any obligations of the Port Authority to ODOD under the Grant Agreement are paid in full or terminated as the case may be.

5. Clawback Reduction. The TIF Funds used as Grant Clawback will be reduced based on job creation. The reduction is dependent on the number of jobs created compared to the total number of jobs committed in the Grant Agreement. As the Project meets or exceeds job targets, funds in escrow will be released for other TIF eligible purposes determined by the County's discretion.

6. Establishment of Escrow Account. In accordance with the Grant Agreement, there is hereby established in the accounts in the control of the Authority and ordered maintained a special and separate deposit account to be known as the "AOFF TIF Escrow Account" (the "Escrow Account"). The Escrow Account shall be in custody of the Authority and, together with the interest earnings therefrom, shall be held in trust for the benefit of the ODOD, and shall be used and applied for the payment of the Grant Clawback pursuant to the Grant Agreement. Annually, the County shall deposit, as directed by the Authority, all Service Payments it receives from the Pickaway County Treasurer in the Escrow Account no later than October 1 of each year that the Authority's Pledge remains effective under the terms of the Grant Agreement.

7. County Financial Obligations; Authority Financial Obligations. All assignment and payment obligations of the County pursuant to this Agreement are expressly subject to appropriation by the Board of County Commissioners of Pickaway County. Any of the County's payment obligations under this Agreement do not constitute an indebtedness of the County within the provisions and limitations of the laws and the Constitution of the State of Ohio and neither the Authority, nor the ODOD, shall have any right to have taxes or excises levied by the County for the payment of any amounts contemplated under this Agreement. The general fund of the County shall not be obligated with respect to any payments under this Agreement and the County shall solely be responsible for transferring the Service Payments in the TIF Funds that it receives.

All escrow and payment obligations of the Authority pursuant to this Agreement do not constitute an indebtedness of the Authority within the provisions and limitations of the laws and the Constitution of the State of Ohio and neither the County, nor the ODOD, shall have any right to have taxes or excises levied by the Authority for the payment of any amounts contemplated under this Agreement. The general funds of the Authority shall not be obligated with respect to any payments under this Agreement and the Authority shall solely be responsible for escrowing and disbursing the Service Payments in accordance with the terms of the Grant Agreement and this Agreement.

8. Department of Development Express Third-Party Beneficiary. It is the intent of the parties that the ODOD is an express third-party beneficiary of this Agreement

9. Enforceability. If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

10. Binding Effect. This Assignment shall inure to the benefit of and shall be binding upon the County, the Port Authority and the Escrow Agent and their respective successors and assigns, all subject to the provisions of this Assignment.

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11. Choice of Law. This Assignment shall be construed in accordance with the laws of the State of Ohio.

12. Counterparts. This Assignment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

13. Amendment. This Assignment may be amended only in a writing signed by the County, the Port Authority and the Escrow Agent.

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

Attest: Angela Karr, Clerk

In the Matter of
The Garden Family Advocacy Center
Child Protection Services with
Rhiannon Gill and John Strawser:

Rhiannon Gill, The Garden Family Advocacy Center and Captain John Strawser met with the Commissioners to provide an update. Ms. Gill discussed VOCA Ohio allocation is \$26,688,154, a staggering 43% cut from last years allocation of \$46,672,558. It is still undetermined for the upcoming grant cycle. Mr. Strawser worked a child grooming case that involved an offender in another state and a child in Pickaway County. A case recently was awarded \$600,000 from an abuse case and it could not have happened without the help of The Garden Family Advocacy Center. Captain Strawser stated that they could not prosecute these cases without them. The types of abuse The Garden Family Advocacy Center see is sexual abuse, physical abuse, neglect, witness to violence, drug endangerment and other. The national average for services rendered is \$14,000 per child, which is estimated to be \$546,000.00. It cost approximately \$775 per child for physician and nurse abuse assessments free to the family. The total for Pickaway County services in 2024 to date was approximately \$30,225.00. The Garden Family Advocacy Center is requesting \$10,000 from Pickaway County to assist with costs, which is less than 33% of the cost to provide free services to families.

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize \$10,000 to The Garden Family Advocacy Center for child protection services in support of the program and services provided for Pickaway County children and families in 2026.

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

Attest: Angela Karr, Clerk

In the Matter of
Resolution Prohibiting Launch and Landing of Non-Public
Safety Drones During the 2025 Pickaway County Fair:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution:

Resolution No.: PC-060325-43

**A RESOLUTION PROHIBITING LAUNCH AND LANDING OF NON-PUBLIC
SAFETY DRONES DURING THE 2025 PICKAWAY COUNTY FAIR**

WHEREAS, the Board of Commissioners for Pickaway County, Ohio met in regular session on June 3, 2025; and

WHEREAS, the Pickaway County Fair will occur between June 13 and June 22, 2025; and

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WHEREAS, the Pickaway County Board of Commissioners are the lawful owners of the Pickaway County Fairgrounds located on Lancaster Pike in Circleville, Ohio; and

WHEREAS, unmanned aerial systems (UAS), commonly referred to as “drones” are regulated as aircraft by the U.S. Department of Transportation, Federal Aviation Administration (FAA) while in flight; and

WHEREAS, drones can be used by persons wishing to harm the general public and can be operated in a manner which creates a nuisance and safety hazard; and

WHEREAS, the Board of Commissioners has the authority to prohibit the launching and landing of drones from the Fairgrounds property.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners:

SECTION 1. The Board of Commissioners hereby prohibits all persons from launching or landing a drone at the Pickaway County Fairgrounds from June 13 to June 22, 2025, with the exception of those drones under the control of remote pilots employed by the County in their official capacity.

SECTION 2. The Pickaway County Sheriff is authorized to enforce this policy and take appropriate law enforcement action in accordance with Ohio law.

SECTION 3. This resolution shall be effective immediately upon adoption.

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

Attest: Angela Karr, Clerk

In the Matter of
Temporary Liquor Permit Application
For Pickaway Co. Agricultural Society:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize Commissioner Harold Henson to sign the Temporary Permit Application with the Ohio Department of Commerce, Division of Liquor Control for Pickaway County Ag Society. The request is for an event to be held at the Pickaway Agricultural and Event Center, 415 Lancaster Pike, Circleville, from June 15, 2025, to June 17, 2025.

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

Attest: Angela Karr, Clerk

In the Matter of
Temporary Liquor Permit Application
For Pickaway Co. Agricultural Society:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize Commissioner Harold Henson to sign the Temporary Permit Application with the Ohio Department of Commerce, Division of Liquor Control for Pickaway County Ag Society. The request is for an event to be held at the Pickaway Agricultural and Event Center, 415 Lancaster Pike, Circleville, from June 18, 2025, to June 21, 2025.

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

Attest: Angela Karr, Clerk

TUESDAY, JUNE 3, 2025
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

In the Matter of
Temporary Liquor Permit Application
For Pickaway Co. Agricultural Society:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize Commissioner Harold Henson to sign the Temporary Permit Application with the Ohio Department of Commerce, Division of Liquor Control for Pickaway County Ag Society. The request is for an event to be held at the Pickaway Agricultural and Event Center, 415 Lancaster Pike, Circleville, from August 16, 2025, to August 17, 2025.

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

Attest: Angela Karr, Clerk

In the Matter of
Quote from Jeff Butts Tree Service for
Pickaway County Sheriff's Office:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the quote received from Jeff Butts Tree Service in the amount of \$8,500.00 for tree services at the Pickaway County Sheriff's Office. Includes the removal of 4 dead trees, stumps ground out 10' below surface and holes filled in. Trimming of 28 trees from light, fences, cameras and lifted to about 10 to 14' above the ground depending on landscape area.

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

Attest: Angela Karr, Clerk

In the Matter of
County Administrator Report:

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

- Mrs. Metzger presented the Axon contract for the purchase of four additional cameras for the Sheriff's Office.
- Mrs. Metzger discussed the approval needed for her to make corrections to BARS for the Auditor's Office with the new software.
- The jail grant was approved for new jail doors. Mrs. Metzger contacted WDC Group to give them a heads up.
- DTE's for Northpoint Duke Prologis TIF sites needs Mrs. Metzger to sign.

In the Matter of
Contract with Axon for Purchase of
Four Additional Body Cameras and Tasers for the
Pickaway County Sheriff's Office:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize Commissioner Henson to execute the contract with Axon Enterprise, Inc. to purchase of four additional body cameras and tasers for the Pickaway County Sheriff's Office with Axon Enterprise, Inc. at the cost of \$93,305.44. Sheriff Hafey shall make the first-year payment due August 2025 of \$15,535.34 from his budget.

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

Attest: Angela Karr, Clerk

**TUESDAY, JUNE 3, 2025
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO**

**In the Matter of
Resolution Delegating Specific Authority
To the Pickaway County Administrator:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution:

Resolution No.: PC-060325-44

WHEREAS, pursuant to Ohio Revised Code Section 305.30, the Board of Pickaway County Commissioners is authorized to delegate specific authority to the County Administrator which include but is not limited to performing additional duties as the Board may determine by resolution: and

WHEREAS the Board of Commissioners desire to grant the authority to the County Administrator to perform those functions Tuesday, June 3, 2025, through December 31, 2025:

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Pickaway County, Ohio, that the County Administrator be, and hereby is, authorized to exercise the powers of the Board within the limitations and guidelines set forth below:

1. LINE-ITEM TRANSFERS AND REAPPROPRIATIONS: The County Administrator is hereby authorized to approve all line-item transfers and reappropriations received from county departments.
2. APPROPRIATIONS: The County Administrator is hereby authorized to approve line-item appropriations received by county departments.

THEREFORE, BE IT FURTHER RESOLVED, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board, and 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 applicable legal requirements.

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

Attest: Angela Karr, Clerk

**In the Matter of
Tax Incentive Program Application for
Real Property Tax Exemption and Remission:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize April Metzger, County Administrator, to execute the Tax Incentive Program Application for Real Property Tax Exemption and Remission. Tax exemption and remission requested for parcel #F1600010000805, Resolution dated December 31, 2007, Journal #59 for Teays Valley Local School District and Compensation Agreement with Columbus Regional Airport Authority.

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

Attest:Angela Karr, Clerk

**In the Matter of
Tax Incentive Program Application for
Real Property Tax Exemption and Remission:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize April Metzger, County Administrator, to execute the Tax Incentive Program Application for Real Property Tax Exemption and Remission. Tax exemption and remission requested for parcels listed below, Resolution dated December 31, 2007, Journal #59 for Teays Valley Local School District and Compensation Agreement with Columbus Regional Airport Authority.

TUESDAY, JUNE 3, 2025
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

F1600010000812	F1600010000804	D1200030025404
F1600010000104	D1200030025306	F1600010000816
F1600010000801	F1600010000803	D1200030025401
D1200030025602	F1600010000101	D1200030025302
D1200030025000	F1600010000110	F1600010000105
F1600010000815	F1600010000109	D1200030025003
F1600010000400	F1600010000300	F1600010000101
F1600010000501	F1600010000200	F1600010000100
D1200030025000		

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

Attest: Angela Karr, Clerk

In the Matter of
Tax Incentive Program Application for
Real Property Tax Exemption and Remission:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve and authorize April Metzger, County Administrator, to execute the Tax Incentive Program Application for Real Property Tax Exemption and Remission. Tax exemption and remission requested for parcels #D1200030100100, D1200030100200, D1200030100300 and D1200030100500, Resolution PC-110816-2, dated November 8, 2016, for Teays Valley Local School District and Eastland-Fairfield Career and Technical Schools with NorthPoint Development, LLC.

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

Attest: Angela Karr, Clerk

In the Matter of
Pickaway County Custodial Staff:

During business conducted while in session, Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve Amber Boyer being promoted to Interim Custodial Manger effective June 3, 2025. Mrs. Boyer’s pay shall be increased to the rate of \$17.30 an hour. Mrs. Boyer shall become full-time effective September 1, 2025, with a pay rate to be determined.

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

Attest: Angela Karr, Clerk

In the Matter of
Executive Session:

At 11:38 a.m., Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to enter into Executive Session pursuant to ORC §121.22 (G) (8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, with Tim Colburn, P3, Ryan Scribner and Harrison Crum, Montrose Group, April Metzger, County Administrator, Marc Rogols, Deputy County Administrator and Angela Karr, Clerk in attendance.

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

Attest: Angela Karr, Clerk

TUESDAY, JUNE 3, 2025
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PICKAWAY COUNTY, OHIO

At 12:13 p.m., the Commissioners exited Executive Session and Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to resume Regular Session.

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

Attest: Angela Karr, Clerk

No action taken.

In the Matter of
Weekly Dog Warden Report:

The weekly report for the Wright Poling/Pickaway County Dog Shelter was filed for the week ending May 31, 2025.

A total of \$310 was reported collected as follows: \$75 in dog license; \$15 in dog license late penalty; \$80 in owner turn-in euthanized; \$40 in adoptions and \$100 in micro chip fees.

Zero (0) stray dogs were processed in; four (4) dogs were adopted.

With there being no further business brought before the Board, Commissioner Henson offered the motion, seconded by Commissioner Scherer, to adjourn.

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

Jay H. Wippel, President m- {absent}

Harold R. Henson, Vice President

Gary K. Scherer, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Angela Karr, Clerk