

**TUESDAY, JULY 8, 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, July 8, 2025, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson and Mr. Gary K. Scherer. April Metzger, County Administrator, was also in attendance.

**In the Matter of**  
**Discussion with Chris and Bobbie Weaver:**

Chris Weaver discussed concerns with getting a septic permit from the Health Department. They are building a home for their son and submitted their packet two months ago and the packet did not get reviewed until June. They had stopped at the Health Department following up and their packet still has not proceeded any further. Mr. Weaver spoke with Tim McGinnis, Planning and Development, yesterday and he reached out to the Health Department. Mr. McGinnis passed on the information that the technician was going to the property to view yesterday. Mr. Weaver asked for help on how to get things rolling and no more delays. Commissioner Wippel explained that he received a phone call yesterday with the same concerns. The Commissioners will reach out to the Health Department to see what the issues are.

**In the Matter of**  
**Discussion with Cory Wasmus and Ted Wasmus:**

Cory Wasmus and Ted Wasmus, Scioto Township residents, stopped to discuss that they had hired an attorney to represent the abutting landowners of Gibson Road. He presented a formal objection to Gibson Road Annexation Petition – R.C. 709.023(E) Compliance Failure (see below attachment).

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

**EXECUTIVE SUMMARY**

Formal Legal Objection to Gibson Road Annexation Petition  
Submitted Pursuant to Ohio Revised Code § 709.023  
June 22, 2025

Objectors: Abutting Landowners of Gibson Road, Scioto Township, Pickaway County, Ohio

Summary of Legal Grounds for Objection:

- The petition fails to include the signatures of all real estate owners in the annexed territory, in non-compliance with R.C. 709.023(E)(2).
- Fee title to the roadbed of Gibson Road is held by abutting landowners who were not included in the petition.
- The annexation relies on Gibson Road to improperly tether non-contiguous parcels, undermining statutory contiguity requirements.
- The service plan fails to meet the standards set forth in R.C. 709.023(C)(1), (E)(6), and (E)(7) due to lack of enforceable jurisdiction over the road.
- The petition violates Ohio Constitution Article I, Section 19 by attempting to transfer jurisdiction of privately held land without compensation.

Requested Action:

We respectfully request that the Pickaway County Board of Commissioners deny the petition pursuant to R.C. 709.023(E)(2), (E)(6), and (E)(7), and enter its resolution accordingly under R.C. 709.023(F).

**FORMAL LEGAL OBJECTION TO GIBSON ROAD ANNEXATION PETITION**

**R.C. 709.023(E) Compliance Failure**

Abutting Landowners of Gibson Road  
Scioto Township, Pickaway County, Ohio  
June 22, 2025

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

TO:

Scioto Township Board of Trustees  
6752 State Route 762  
Orient, Ohio 43146

Village Council of Commercial Point  
10 W. Scioto Street  
Commercial Point, Ohio 43116

Pickaway County Board of Commissioners  
139 West Franklin Street  
Circleville, Ohio 43113

**RE: Formal Legal Objection to Gibson Road Annexation Pétition – R.C. 709.023(E)  
Compliance Failure**

Dear Trustees, Council Members, and Commissioners:

We, the undersigned landowners whose properties directly abut the segment of Gibson Road included in the proposed Type II annexation to the Village of Commercial Point, submit this formal legal objection to the petition currently under review pursuant to Ohio Revised Code § 709.023. We raise our objection within the permissible time period as interested landowners as indicated under the statute, and raise this objection as permitted pursuant to Ohio Revised Code § 709.023(D)

Our objection is based on mandatory statutory violations of the petition and making the petition presented legally deficient per Ohio Revised Code § 709.021 that require the petition denial.

**I WE HOLD FEE TITLE TO THE ROADBED INCLUDED IN THE  
ANNEXATION AREA AND OUR SIGNATURES WERE NOT GATHERED ON  
THE PETITION**

Pursuant to Ohio Revised Code § 709.023(E)(2) and controlling precedent from the Ohio Supreme Court, the annexation petition currently under review is legally deficient and must be denied because it fails to include the signatures of all required property owners.

In the landmark decision State ex rel. Butler Twp. v. Montgomery County Bd. of Commissioners, 112 Ohio St.3d 262, 267 (2006), the Ohio Supreme Court unequivocally held:

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

"Landowners who own property in fee simple over which a roadway easement exists are 'owners' of the roadway and therefore must be included in determining the number of owners needed to sign an expedited municipal annexation petition."

This holding is directly applicable to the Gibson Road annexation. The landowners opposing the petition hold fee simple title to the segments of Gibson Road included in the annexation territory. Their ownership extends to the centerline of the road, subject only to a public easement for roadway use—a fact confirmed by public records, including Pickaway County Road Records Book 6 and verification from the County Engineer.

Despite this vested ownership, the annexation petition fails to include these landowners as signatories. The petition includes only the road segment on the annexation map, while excluding the owners of the underlying fee interest. This omission constitutes a clear and direct non-compliance with R.C. 709.023(E)(2), which mandates:

"The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory."

When the annexation territory includes a roadway, it is not enough to identify only the surface use or easement area—any person or entity holding fee title to that land is legally recognized as an "owner" under Ohio annexation law. As such, the landowners whose property includes the roadbed of Gibson Road must have been included in the petition. The failure to do so renders the petition jurisdictionally defective.

This argument is not merely technical—it protects fundamental property rights. Ohio law requires unanimous consent of landowners for a valid Type II annexation because it removes those parcels from exclusive township control and places them under new municipal jurisdiction. The failure to obtain such consent from all roadbed owners unlawfully strips them of local control without representation.

Therefore, based on both statutory language and binding judicial precedent, the County Board of Commissioners has a mandatory duty to deny the annexation petition under R.C. 709.023(F) because the requirement of subsection (E)(2) has not been satisfied. This is not a discretionary decision—it is a ministerial obligation to enforce Ohio law as written.

## **II. CONSTITUTIONAL VIOLATIONS MANDATE PETITION DENIAL**

The proposed annexation violates Ohio Constitution Article I, Section 19, which provides that "private property shall ever be held inviolate" and requires that "where private property shall be taken for public use, a compensation therefor shall first be made in money." *See Norwood v. Horney 110 Ohio St.3d 353 (Ohio Supreme Court Ruled that the Protection of Private Property Rights is sacred and requires proper protection and compensation)*

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

Using our privately-owned land as the foundation for municipal annexation without our consent and without compensation constitutes a violation of constitutional protections against uncompensated takings. We have not been offered compensation, nor have we consented to any expanded public or municipal use of our property beyond the limited easement currently held by the Township. *Norwood*.

Any jurisdictional transfer made without our participation violates both procedural and substantive due process, as we would become subject to municipal regulation without representation or consent regarding our privately-owned land.

**III. IMPROPER CONTIGUITY MANIPULATION VIOLATES ANNEXATION PRINCIPLES**

The petition includes a narrow segment of Gibson Road used solely to establish nominal contiguity of contiguity between otherwise disconnected parcels and the Village of Commercial Point. State ex rel. Xenia v. Greene Cty. Bd. of Commrs., 2020-Ohio-3423, confirms that Type II annexations must satisfy the 5% contiguity requirement under R.C. 709.023(E)(4), this does not excuse compliance with the independent and mandatory consent requirement under (E)(2) — which requires that all owners of real estate within the annexed territory sign the petition.

Ohio courts have expressed skepticism toward annexations that manipulate narrow roadway corridors for the sole purpose of satisfying technical boundary contact, particularly where such arrangements lack substantial geographic integrity or community integration. See *In re Annexation of 466.112 Acres*, 65 Ohio St.3d 226 (1992) (discussing due process concerns in annexation proceedings and the need for substantive, not merely technical, compliance).

By using Gibson Road solely as a tether to join non-adjacent parcels, and by excluding the owners of the roadbed from the petition, the annexation proposal fails to satisfy both the statutory requirements and the underlying intent of Ohio annexation law. The result is a legally insufficient and procedurally flawed boundary connection that undermines the legitimacy of the petition.

**IV. SERVICE AGREEMENT DEFICIENCIES COMPOUND STATUTORY VIOLATIONS**

Under R.C. 709.023(C)(1), an annexation petition must be accompanied by a valid municipal ordinance specifying services to be provided. R.C. 709.023(E)(6) requires verification that "the municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant ordinance."

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

If the Township has not lawfully agreed to transfer road maintenance or jurisdiction of Gibson Road to the Village, then the Village's service plan is unenforceable. This violates R.C. 709.023(E)(7), which requires municipal agreement to "assume the maintenance of that street or highway or to otherwise correct the problem" when roads are divided by annexation boundaries.

Further, any attempt by Scioto Township to transfer its public easement rights over Gibson Road to Commercial Point without permission or compensation of the underlying fee owners constitutes an unlawful taking under Ohio Constitution Article I, Section 19.

**V. STATUTORY HISTORY CONFIRMS FEE OWNERSHIP RIGHTS**

Ohio law presumes that abutting landowners retain fee simple title to road centerlines when only public easements are granted. See *Schaaf v. Cleveland, M. & S. R. Co.*, 66 Ohio St. 215 (1902) ("abutting owners' titles in fee extend to the center of the road" absent explicit fee simple acquisition by government).

Road Improvement No. 20 explicitly confirms that our predecessors in title petitioned and paid for Gibson Road improvements while retaining fee ownership and granting only a public easement. This historical record establishes our current ownership rights and standing to object under Butler Township.

We recognize that if a single landowner owned both sides of Gibson Road with full fee title and no exclusions, Butler Township might not apply to that specific segment. However, based on public records and known parcel lines, the majority of the annexed roadway remains co-owned by non-consenting landowners, invalidating the petition under R.C. 709.023(E)(2).

**VI. PROCEDURAL MANDAMUS RELIEF IS AVAILABLE**

R.C. 709.023(G) specifically provides that "any party may seek a writ of mandamus to compel the board of county commissioners to perform its duties under this section." In *State ex rel. Xenia v. Greene County* (2020), the Ohio Supreme Court confirmed that mandamus is the proper remedy to compel county commissioners to deny deficient Type II annexation petitions.

The Pickaway County Commissioners have a mandatory duty to deny this petition based on its failure to satisfy R.C. 709.023(E)(2). This is not a discretionary decision but a ministerial duty under Ohio law.

**VII. REQUEST FOR FORMAL DENIAL UNDER R.C. 709.023**

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

Based on the documented legal deficiencies outlined above, we respectfully respectfully request that the involved authorities:

**A. Pickaway County Board of Commissioners:**

Deny the petition under R.C. 709.023(E)(2) due to failure to include all owners of real estate in the annexed territory (as defined in Butler Township)

Alternatively, deny under R.C. 709.023(E)(6) and (E)(7) due to lack of valid, enforceable service plan regarding road maintenance

Enter journal resolution specifying which statutory conditions are not met as required by R.C. 709.023(F)

**B. Scioto Township Board of Trustees:**

Object to the annexation under R.C. 709.023(D) based on the petition's failure to meet mandatory conditions

Refuse any jurisdictional transfer of Gibson Road without full landowner consent and constitutional compensation

Uphold the property rights of township residents guaranteed under Ohio law

**C. Village of Commercial Point:**

Acknowledge the invalid petition and withdraw any service agreement claims regarding Gibson Road

Recognize that municipal jurisdiction cannot be acquired over privately-owned land without proper legal authority

**VIII. BROADER LANDOWNER COALITION**

We invite all Gibson Road landowners—even those whose properties are not directly included in the annexation map—to join this objection. Their signatures represent opposition to any transfer of road jurisdiction that impacts privately owned portions of Gibson Road without full and informed consent of every affected property owner.

The unanimous consent requirement under R.C. 709.023(E)(2) protects all property owners from having their land included in municipal annexations without their agreement. This protection cannot be circumvented by excluding signatures while including the underlying land.

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

**IX. SUPPORTING DOCUMENTATION AVAILABLE**

We remain available to provide:

Title documentation confirming fee ownership to road centerlines

County Engineer verification of property boundaries

Historical records from Pickaway County Road Records Book 6

Additional parcel maps verifying our fee title to the affected roadbed

**X. CONCLUSION**

The residents and property owners of Scioto Township depend on you to uphold Ohio law as written and protect the constitutional rights of those directly impacted. The Type II annexation statute requires unanimous consent for good reason—to prevent exactly this type of appropriation of private property without landowner participation.

We respectfully urge prompt denial of this legally deficient petition to preserve both the integrity of Ohio annexation law and the property rights of Scioto Township residents.

Respectfully submitted,

The Undersigned Abutting Landowners of Gibson Road  
Scioto Township, Pickaway County, Ohio

**CERTIFICATE OF SERVICE**

This formal legal objection is served upon all responsible authorities in accordance with Ohio Revised Code § 709.023 and applicable procedural rules governing Type II annexation proceedings in Ohio.

Service: Certified mail, return receipt requested, and personal service with proof of service by affidavit.

Date: June 22, 2025

CC: Robert E. Dintaman, Esq., LLC (via email [redjresq2004@yahoo.com](mailto:redjresq2004@yahoo.com) and hardcopy)

7

**In the Matter of  
Minutes Approved:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Jay Wippel, to approve the minutes from July 1, 2025, with corrections.

Voting on the motion was as follows: Commissioner Wippel, yes; 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:

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

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 July 8, 2025, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

BE IT RESOLVED, that the Commissioners authorize April Metzger, County Administrator to approve budget and bills in the VIP System,

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 \$170,368.97 the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Wippel, yes; 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 Harold Henson offered the motion, seconded by Commissioner Gary Scherer, 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 July 8, 2025, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

BE IT RESOLVED, that the Commissioners authorize April Metzger, County Administrator to approve budget and bills in the VIP System,

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 \$55,070.25 on the County Treasurer to satisfy the same.

Voting on the motion was as follows: Commissioner Wippel, yes; 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.

- Back from vacation
- Director has been hired by the Board of Elections as well as part-time clerk. Assistant Director position is still open.
- Wasabi contract (Offsite Storage for Backups) for SO will be cancelled ending in November.
- BOE Fortinet Firewall needs configuration made for access to Live Software Solutions service.
- B&C racking of Motorola equipment starting today in the SO Radio room.

**In the Matter of  
Report Provided by Preston Schumacher:**

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

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

- The replacement of the drain system at the shelter started this week.

**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
  - Fayette County Mitigation Meeting – 7/8
  - Township Association Meeting – 7/8
  - Pickaway County Console Call with Vendors – 7/9
  - LEPC Meeting at PPG – 7/10
  - Meeting with DDTI and GIS – 7/11
  - South Bloomfield Christmas in July Event – 7/12
- Next Week
  - ICS 300 Class hosted at Scioto Township Fire – 7/16-18
  - Pickaway County Console Call – 7/16
  - Fire Chief’s Meeting – 7/16
  - Police Chief’s Meeting – 7/17
  - PICCA Block Party Event – CERT – 7/17
  - Ohio EMA Director’s Call – 7/17
- Programs
  - EMA Operations
    - Working on the draft of the county Mitigation Plan
    - Flooding last week – no requests received. Have talked to a couple of residents who had questions on where to get some assistance.
      - Aware of 7 homes evacuated on Kingston Pike.
      - Businesses impacted in Laurelville and Kingston Pike
      - Water in basements on Watt Street / Stella Ave again (heard 2 inches)
      - Communicated with Hocking County EMA, Pickaway Township Fire, Health Department, Ohio EMA, and NWS
  - 911 Coordinator
    - Q2 2025 PSAP funding distribution (see attached)
    - Meeting with DDTI & GIS on Friday to go over Master Street Address Guide (MSAG) and fixing street data
  - LEPC
    - No new information
  - Radio Programming
    - Encryption materials received 7/7/2025
      - Reprogramming radios will begin taking place soon; this will be a massive undertaking
    - Issue with programming for South Bloomfield radios – Chief Bennett is handling but includes reprogramming
    - Waiting for Ohio MARCS’s programmer to come and help finish EMA and several other department radios for link layer authentication
    - Learned late last week WS must retouch all of Westfall School radios again – feature to take link layer is in the radios but was not turned on. Leftover from T.Swisher arrangements.
    - Williamsport Repeater – still waiting on equipment
  - Drone Program
    - No new information
  - CERT
    - Two members of CERT are working at the PICCA Block Party for CERT/EMA handing out information

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

**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: July 8<sup>th</sup>
  - Harrison Township – Rezoning Request
  - Scioto Township – Rezoning Request
  - Graham Ravines – Preliminary Plan
- Outstanding Plats:
  - Graham Ravines Preliminary Plan
  - Replat of Jacktown Estates
  - Jackson Township Major Subdivision
- Lot Splits:
  - Approved 3 lot splits in the last week, 9 open applications currently.
- CDBG – No update

**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, or 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. Multiple new claims (sewer backup, Engineer's MVA and civil action) permission to send email notifying to advise Commissioners Office when claims filed.
- Health Insurance: Rewards program ended July 1, 2025. New program being sent out. Hearing screening event held June 18<sup>th</sup> filled every slot and had positive feedback.
- Health and Safety Day is set for August 7, 2025.
- South Central Ohio Major Crimes Unit Governing Board By-law. Request signature.
- Two new hire packets were sent out last week (Developmental Disabilities and Auditor's Weight and Measures). A total of 48 new hire packets have been handed out in 2025. Job openings for part-time and full-time Custodial. Maintenance Worker posted with no applications received. Deputy Dog Warden posted with two applications received and interviews set for Thursday afternoon.
- Building Department Addition: Plans and contract need signatures.
- Maintenance:
  - The renovation of the Clerk of Courts: Front counter delivered by Pine Valley. Still pending completion. No work done last week. Promised to be completed by the end of this week.
  - JFS elevator replacement (2025 capital improvement) in progress.
  - Memorial Hall chair lift replacement (2025 capital improvement) July-August.
  - Fire Department lock boxes ordered and received. Grant Clifton is completing installation. Nine (9) buildings, fire department review pending.
  - Memorial Hall and Service Center Roof: In progress by Bo Lacey
  - IPS Security at Engineer's Office in progress.
  - Accurate Courthouse HVAC compressor x2 pending.

**In the Matter of**  
**Executive Session:**

At 9:55 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, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

At 10:02 a.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to resume Regular Session.

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

Attest: Angela Karr, Clerk

No Action taken.

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

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

- Mrs. Metzger presented 2<sup>nd</sup> quarter spreadsheets for review.
- Mrs. Metzger gave an update on the fairgrounds multi-purpose building. Working on details of bid documents and timeline.
- Concluded interviews and finished reference checks for the Economic Development Director position. Making an offer.
- Mrs. Metzger received an email from Kelly Kight, Building Department, regarding payments received from Anduril for permit fees for phase 1 & 2 (\$222,450.22 & \$190,352.36).

**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 they did get a report of illegal fireworks on Bullen Pierce Road and performed a search warrant.
- The walk-in refrigerator needs repairs, and the parts are a special order with long delays. The unit is no longer under warranty. Gathering quotes for a new walk-in refrigerator. Local school will allow food to be stored in their freezers until a new refrigerator is received.
- Chief Brown will be working on a list of planned capital projects for next year's budget.

**In the Matter of  
Ted Lewis Shelter House  
Discussion with Larry Logan:**

Larry Logan and Ty Ankrom, Friend of Ted Lewis Park met with the Commissioners to follow-up on the Ted Lewis Shelter House and Ted Lewis Park renovations. They have raised approximately \$600,000 for the renovation project. Thanks to hundreds of donations, they have built basketball courts and installed LED lights for playing fields. New dugouts will be built in October. Friends of Ted Lewis Park purchased equipment for the four movies in the park for the city's summer movie series. The first movie had 200 attendees. There is no lighting on the basketball courts and security cameras have been installed. Law enforcement drives through for monitoring to help with drug concerns and homelessness. There have been counters installed at all parks and this allows tracking for how many people are using the park and the findings are that the park is being utilized by people all over the county.

Friends of Ted Lewis Park raised more than \$360,000 to build a new three-season shelter house, which would supplant the older shelter house that was demolished in fire. The old shelter house was insured for \$180,000. The two combined give \$540,000 to the group to go out for re-bid for the new shelter house. There is an area that has been raised with dirt to six feet where the three-season shelter house will go. It was built up due to the flood plain. They have received several larger donations, which will allow for naming rights of the shelter house. There will be a snack bar on the back side of the shelter house that the ball teams will utilize.

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

Mr. Logan and Mr. Ankrom are asking for help with funding for the shelter house and request a donation of \$100,000. Mr. Logan will be meeting with Brian Stewart and has had discussions with Michelle Reynolds on other avenues of funding.

**In the Matter of**  
**Contract with D.E. Huddleston**  
**for Building Department Addition Project:**

In reference to the bid awarded to D.E. Huddleston for the referenced project Building Department Addition, Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to enter into contract with D.E. Huddleston for the Building Department Addition in the amount of \$268,680.00.

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

Attest: Angela Karr, Clerk

**In the Matter of**  
**Plans with D.E. Huddleston**  
**for Building Department Addition Project:**

In reference to the bid awarded to D.E. Huddleston for the referenced project Building Department Addition, Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the plans with D.E. Huddleston for the Building Department Addition.

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

Attest: Angela Karr, Clerk

**In the Matter of**  
**Pickaway County Women's Republican Club Nominee**  
**Of Sharon Neil for 2025 Ohio Future Republican Women Tribute to Women:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the letter of congratulation of Sharon Neil being nominated by the Pickaway County Women's Republican Club, 2025 Ohio Future Republican Women Tribute to Women.

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

Commissioners:  
Jay H. Wippel  
Harold R. Henson  
Gary K. Scherer



*Pickaway County*  
**Board of County Commissioners**  
139 West Franklin Street  
Circleville, Ohio 43118  
Telephone: 740-474-6093 FAX: 740-474-8988  
1-800-472-6093  
[www.pickaway.org](http://www.pickaway.org)

Administrator:  
April Metzger  
Deputy County Administrator:  
Marc Rogols  
Clerk:  
Angela Karr

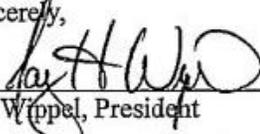
July 8, 2025

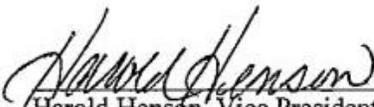
OFRW Tribute to Women Nominee  
Sharon Neil, Circleville Ohio

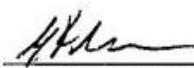
The undersigned Pickaway County Commissioners, in our personal capacity, heartily congratulate the nomination of our friend, Sharon Neil, as the Pickaway County Women's Republican Club nominee for the 2025 Tribute to Women. Sharon exhibits virtually ALL of the criteria in the OFRW Guide to Selecting the Perfect Candidate. Her Impact to our entire community and to the Pickaway County Republican Party and Pickaway County Women's Republican Club is enormous. Sharon handles the merchandising function of our Party. Often, she has fronted the money to purchase merchandise and waited patiently to be reimbursed after it has been sold. She is also the lead recruiter and volunteer coordinator for our Party's booths at both the County Fair and at the Circleville Pumpkin Show.

Sharon has been a longstanding member of PCWRC and our County GOP organization working largely behind the scenes without fanfare or seeking recognition. Mrs. Neil does these things while being the caregiver for her dear husband, Roger, who suffers from serious medical issues. For these and many more reasons, we are pleased to congratulate Sharon Neil as the recipient of the 2025 OFRW Tribute to Women.

Sincerely,

  
Jay Wippel, President

  
Harold Henson, Vice President

  
Gary Scherer, Commissioner



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

Attest: Angela Karr, Clerk

**In the Matter of**  
**Executive Session:**

At 11:00 a.m., Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, 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,

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

Todd Book and Avery Book, By the Book Advisors, 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, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

- ❖ Todd Book and Avery Book, By the Book Advisors joined the session at 11:21 a.m.

At 11:45 a.m., the Commissioners exited Executive Session and Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to resume Regular Session.

Roll call vote on the motion was as follows: Commissioner Wippel, yes; 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 11:46 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 and Marc Rogols, County Deputy Administrator in attendance.

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

Attest: Angela Karr, Clerk

At 12:20 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, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

No Action taken.

**In the Matter of  
Allocation of 3% Increase to  
General Fund Salary Line Items:**

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve a 3% increase to general fund salary line items to be used for raises effective June 29, 2025 (payroll #15).

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

Attest: Angela Karr, Clerk

**TUESDAY, JULY 8, 2025**  
**OFFICE OF THE BOARD OF COMMISSIONERS**  
**PICKAWAY COUNTY, OHIO**

**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 July 5, 2025.

A total of \$335 was reported collected as follows: \$120 in dog license; \$60 in dog license late penalty; \$30 in adoptions; \$50 in redemptions and \$75 in micro chip.

Six (6) stray dogs were processed in; three (3) dogs were adopted.

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

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

Jay H. Wippel, President

Harold R. Henson, Vice President

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

Attest: Angela Karr, Clerk