

TUESDAY, JUNE 9, 2026
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 9, 2026, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson, and Mr. Gary K. Scherer. Marc Rogols, County Administrator, was also in attendance.

In the Matter of
Minutes Approved:

Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the minutes from June 2, 2026, with corrections.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Bills Approved for Payment:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, 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 9, 2026, 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 \$795,338.49 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: Brandy Stewart, 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 June 9, 2026, 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 \$249,257.36 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: Brandy Stewart, Clerk

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**In the Matter of
Supplemental Appropriation Approved:**

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

\$700,000.00 – 1001.100.30.540101 – Airport Authority 14 Bay T-Hanger – Commissioner

\$260,950.00 – 1001.101.30.540100 – Countywide Contract Services – Commissioner

\$169,215.00 – 2001.240.33.550101 – Eng Labors Non-CAP Equipment – Engineer

\$17,000.00 – 1001.103.30.520302 - COBRA Insurance – Auditor

\$5,500.00 – 1003.400.32.540100 – S-Marine Patrol Contract Services - Sheriff

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

Attest: Brandy Stewart, Clerk

**In the Matter of
Amended Certificates Approved:**

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

\$5,500.00 – 1003.400.11.455000 – Local Share Marine Patrol – Sheriff

\$1,400.00 – 1121.160.12.420010 – Vendors License Fees – Auditor

\$137,604.71 – 6040.160.90.492000 – Housing Trust Fund Fees - Auditor

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

Attest: Brandy Stewart, Clerk

**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 9th Agenda
 - Scioto Township Rezoning Application – AG to R1
 - ROW Dedication – Harrison Township
 - County Land Use Plan Discussion
- Outstanding Plats:
 - Park 762
- Lot Splits:
 - Approved 2 lot splits in the last week, 12 open applications currently.
- CDBG
 - No Update
- County Land Use Plan

**In the Matter of
Report Provided by Robert Adkins:**

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

- 4th District Court of Appeals – Follow up meeting scheduled for June 10th.
- Duo Licensing – Meeting was held last Friday to discuss needed changes. New quote to come soon from People Driven.
- VMware Licensing Quote to renew for up to 3 years.
- LEADS sent communication to the Sheriff office informing that YubiKey has been approved for 2-factor authentication.
- Migrating from Old desktop
- Elevator Phone setup and testing
- Mark Yarnell on site Wednesday
- Working with Microsoft to enable tax exemption for PCLandBank.net.
- Pros Desktops/laptops being installed
- Muni Court will need their own internet connection at the SO once we install the new Firewall.

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
 - Meeting with Marc & Jeremy – 6/8
 - Meeting with Chamber of Commerce for Safety Council – 6/8
 - Columbia Gas Stakeholder Meeting in Chillicothe – 6/9
 - Air Evac 15 Year Anniversary Celebration – 6/11
 - Extreme Weather Information Network Group – 6/11
- Next Week
 - ID Networks Call – 6/15
 - MARCS Meeting – 6/16
 - Tiff to Speak at Chamber Women's Luncheon – 6/17
 - Rickenbacker Air Show – 6/19 – 21
- Programs
 - EMA Operations
 - Tiff is working with Chamber of Commerce on some safety talks about disaster preparedness
 - Tiff now has her instructor card for CPR through Scioto Township Fire's Training Site
 - Lithium Ion Battery and a Solar Farm Response class held 6/3
 - Tiff attended a Family Assistance Center training on Monday 6/1
 - Receiving several requests for meetings and shadow time with new graduates and interns
 - Met with Circleville's new Planning Intern who is interested in city planning focusing on disaster preparedness
 - 911 Coordinator
 - Sent information to the PSAPs for example policies for the new OAC requirements
 - Jason Gillow sent over the new Eagleview imaging on 6/8
 - LEPC
 - Small hazmat run 6/4 at High Street and Island Rd – hydraulic line busted
 - Radio Programming –
 - Continue to push forward
 - Cleaning up inventory
 - Getting Josh oriented
 - Setting up time for him to shadow other programmers in Madison County and OSHP
 - Wi-Fi needs installed in Engineer's radios for over-the-air programming
 - Continue to work on link layer – waiting on MARCS support
 - Meeting with Ohio MARCS next Tuesday – Sheriff's Office & Spencer are planning to attend as well
 - Run Cards
 - No new information
 - Drone Program

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- No new information
- CERT
 - No new information

In the Matter of
Report Provided by Jeremy Grant:

The following is a summary of the report provided by Jeremy Grant, Dog Warden.

- Mr. Grant reported that they are housing 22 dogs. There were no visitors to the shelter last week and no volunteers.

In the Matter of
Report Provided by Angela Karr:

The following is a summary of the report provided by Angela Karr, Deputy County Administrator:

- There were Zero (0) BWC claims (2026 = 6) and No (0) unemployment claims filed for the week (2026 = 1).
- Gov Deals –
 - PCSO provided information to post the two old Harley Davidson Motorcycles for sale. No Update
 - Waiting for information on old covert cars being sold. Donation to Airport to replace van.
- Personnel –
 - Zero (0) new hire packets have been handed out this week, and a total of 41 in 2026.
- Job openings –
 - P/T Custodian – F/T Custodian – Posted – Two applicants
 - Maintenance Worker – Posted
 - Highway Maintenance Worker II (Engineer) – Posted
 - Assistant Prosecutor – Juvenile Division (Prosecutor) – Posted
 - Driver License Examiner (Clerk of Courts) - Posted
- Building Department –
 - Monthly Building Department Report for May 2026
- Health Insurance –
 - June Employee Spotlight – Jenny Hemming, Title Department (website & email)
 - Justin Grant, CEBCO – setting time for 1st quarter review and pre-renewal
- Miscellaneous –
 - Maintenance – restored front bench and put together chairs. They are working on gathering sizing for flag bunting.
 - Flag Bunting and Flags (*Commissioners, Engineer, Building Dept., Courthouse, Service Center Door, Memorial Hall, Prosecutor, Dog Shelter, EMA, Annex*)
 - Courthouse – Placing pots back at the front doors with shrubs from Prosecutors office
 - EMA – New picnic table
 - 2026 Aerial Imagery (March-April_ posted on web-maps & Auditor’s website (email from Jason Gillow)

In the Matter of
Building Department Monthly Report:

The monthly report for the Pickaway County Building Department was filed for the month ending May 2026.

A total of \$547,652.38 was reported to be collected as follows:

Permits		
Registration	57	\$4,275.00
Commercial	21	\$525,830.68
Residential	72	\$17,546.70
Total Inspections Performed		

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Residential	400	
Commercial	66	
Brock Riley	0	
Dave Duckworth	33	
Total Inspections	499	
Commercial Plan Review	56	
New Home Permits by Jurisdiction:		
City	3	
Commercial Point	8	
Scioto	1	
Total New Homes	12	

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

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve and authorize Commissioner Jay Wippel 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, on 6/22/2026 through 6/24/2026, and 6/25/2026 through 6/27/2026.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Out of County Travel Approved
For Job & Family Services Employees – June 2026:

The Commissioners reviewed and signed the Out-of-County Travel Authorization for numerous Job & Family Services employees to attend various meetings, training sessions, and to conduct home visitations throughout the month of June 2026, at the total probable cost of \$2,151.09. Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the JFS Out-of-County Travel Authorization.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Report Provided by Sheriff Hafey:

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

- Following up about 2026 Explorer Quotes.
- Request for additional cameras and tasers.
- Looking at mirroring the schedule of the jail for 12-hour shifts for road patrol to eliminate overtime. It would be 4 days on 3 days off, then 3 days on 4 days off. New shifts will begin July 5, 2026.
- Hoping to have the ID Networks program in place for July.

In the Matter of
Anchor Addiction
& Wellness Center:

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Joshua Thacker, Outreach Coordinator and Jody Wilson, Clinic Director with Anchor Addiction and Wellness Center, introduced themselves and discussed the services that they provide to individuals and families impacted by opioid use in our community. Anchor Addiction and Wellness Center is a licensed Opioid Treatment Program specializing in comprehensive addiction treatment with Medication Assisted Treatment. Their evidence-based approach combines FDA approved medications with counseling, behavioral health support, case management services, and crisis intervention to help individuals achieve long term recovery, restore stability, and rebuild productive lives. They also wanted to share that they are launching Ohio’s first Mobile Opioid Treatment Units. To expand access to care for underserved and hard to reach populations. The Mobile Units will offer: Same day nursing and medical evaluations completed by trained and licensed experts, offering services for adults, pregnant individuals and individuals involved with the criminal justice system, case management services, telehealth addiction counseling, and crisis intervention for everyone. They accept Medicaid, Medicare and most insurance plans.

In the Matter of
Resolution Adopted Re-Designating
PICCA to Continue as the Grantee of
Rural Public Transit in Pickaway County:

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

Resolution No. PC-060926-38

Adopting the 2026-2030 Regional Mobility Plan for ODOT HSTC Region 6

WHEREAS, under the federal Fixing America’s Surface Transportation Act (FAST Act), the development of a coordinated public transit-human services transportation plan (“Coordinated Plan”) is required to receive federal funding under the transit program: Enhanced Mobility of Older Adults and People with Disabilities; and

WHEREAS the Regional Mobility Plan serves as the Coordinated Plan for the nine (9) counties in the Ohio Department of Transportation (ODOT) Human Services Transportation Coordination (HSTC) Region 6: Delaware, Fairfield, Franklin, Fayette, Licking, Logan, Madison, Pickaway, and Union counties; and

WHEREAS, the Regional Mobility Plan will fulfill the Enhanced Mobility of Older Adults and People with Disabilities funding requirement for the nine (9) counties in ODOT HSTC Region 6; and

WHEREAS, MORPC is the designated recipient to administer the Federal Transit Administration (FTA) Section 5310 funds received under the Coordinated Plan for the Columbus, Ohio Urbanized Area (UZA); and

WHEREAS, MORPC is the designated coordinating agency responsible for leading the development of the Regional Mobility Plan for ODOT HSTC Region 6; and

WHEREAS, MORPC maintains objectives, policies, procedures, and administrative requirements documented in its Program Management Plan (PMP) filed with FTA; and

WHEREAS, to improve transportation services for underserved populations and ensure coordination of transportation resources, a Coordinated Plan is developed for the nine (9) counties in ODOT HSTC Region 6 to identify gaps between existing transportation resources and transportation needs of individuals with disabilities and older adults; and

WHEREAS, the Regional Mobility Plan specifies three major categories of strategies: those pertaining directly to expanding transportation services, those that relate to policies to improve access to transit, and those that improve awareness of current programs and services; and

WHEREAS, to address the strategies, any eligible entity, individually or in conjunction with a public or private partner, may apply for a grant using the funds identified above; and

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WHEREAS, representatives from the public and private sectors, including human services organizations, transit authorities, local governments, other transportation providers, the business community, and residents, worked together to develop the Regional Mobility Plan; and

WHEREAS, Pickaway County at its June 9, 2026 meeting recommended adoption of this resolution; now therefore

BE IT RESOLVED BY THE COUNTY COMMISSIONER OF PICKAWAY COUNTY:

- Section 1. That the 2026-2030 Regional Mobility Plan be adopted as the official coordinated public transit-human services transportation plan for ODOT HSTC Region 6.
- Section 2. That MORPC will continue to maintain its PMP and assist subrecipients.
- Section 3. That it recommends eligible applicants incorporate or support proposed strategies into the planning and program efforts to improve transportation options in the region.
- Section 4. That this Ohio county finds and determines that all formal deliberations and actions of this board of county commissioners concerning and relating to the adoption of this resolution were taken in open meetings of this committee

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

Attest: Brandy Stewart, Clerk

In the Matter of
Ohio Department of Transportation,
Office of Aviation, 2027 Ohio Airport
Improvement Program, Direct Grant
Application for General Aviation Airports
For Pickaway County Airport:

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

Resolution No. PC-060926-39

Ohio Department of Transportation, Office of Aviation, 2027 Ohio Airport Improvement Program, Direct Grant Application for General Aviation Airports

WHEREAS, The Pickaway County Memorial Airport is in need of improvements and those improvements will be accomplished through the Taxiway Lighting Design & Construction project. The Ohio Department of Transportation, Office of Aviation, is accepting applications for 2027 Ohio Airport Improvement Program, Direct Grant Application for General Aviation Airports, and

WHEREAS, the Board desires to authorize the Pickaway County Airport Authority Board President to submit applications for funding and execute the grant contracts and any related documents for the FY 2027 Grant Program,

NOW THEREFORE, BE IS RESOLVED, that applications be submitted to the Ohio Department of Transportation in the amount of \$453,150.00 Taxiway Lighting Design & Construction Project, by Airport Board and once a Grant offer is received from the Ohio Department of Transportation this Board authorizes Airport President of the Pickaway County Airport Authority to accept and execute the Grant contract and all related documents and to manage the grants as necessary inclusive of amendments to the Grant contracts and submission of applications for payment associated with the Grants as required by the Ohio Department of Transportation.

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

Attest: Brandy Stewart, Clerk

**In the Matter of
OARnet Quote for
Pickaway County IT Department:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the following quote from OARnet for VMware Cloud Foundation Edge for 5-year subscription in the amount of \$13,903.12.

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

Attest: Brandy Stewart, Clerk

**In the Matter of
Authorization for Marc Rogols, County Administrator
To Sign Documents for the Pickaway County Airport
Through Docusign:**

Commissioner Gary Scherer offered the motion, second by Commissioner Harold Henson, to approve and authorize Marc Rogols, County Administrator, to sign documents for the Pickaway County Airport through Docusign.

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

Attest: Brandy Stewart, Clerk

**In the Matter of
Amendment to the Incentive
District Tracking Agreement with
Incentive Review Group:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve and authorize Commissioner Jay Wippel to execute the Amendment to the Incentive District Tracking Agreement with Incentive Review Group for the purpose of incentive district tracking. Beginning with calendar year 2026 the annual fee for these services will be \$40,000.00. For each Calendar year thereafter, the fee will increase by 2.0%.

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

Attest: Brandy Stewart, Clerk

**In the Matter of
Request for Special Revenue Fund
For the FY26 Ohio Court Technology
Grant for Pickaway County Common Pleas:**

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

Resolution No. PC-060926-40

**The Pickaway County Common Pleas Court is requesting
a special revenue fund for the FY26 Ohio Court Technology Grant
provided by the Ohio Attorney General's Office**

WHEREAS, the Pickaway County Common Pleas Court is requesting a special revenue fund for the FY26 Ohio Court Technology Grant provided by the Ohio Attorney General's Office. The FY26 Ohio Court Technology Grant will fund a new jury management system, replacing our current jury software that is over three decades old. It will also assist with expenses associated with upgrading our digital courtroom technology that has been in place for more than a decade. These upgrades will allow the Pickaway County Common Pleas Court to be more efficient, provide better public service, and ensure the Court will operate at the highest standard.

WHEREAS, the Pickaway County Common Pleas Court is requesting a special revenue fund for tracking and auditing of the FY26 Ohio Court Technology Grant funds received.

THEREFORE, BE IT FURTHER RESOLVED, the Board of County Commissioners hereby authorize the creation of a special revenue fund for the FY26 Ohio Court Technology Grant funding received.

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

Attest: Brandy Stewart, Clerk

**In the Matter of
Letter of Support
To Recommend the U.S. Treasury
Department as an Opportunity Zone 2.0
Certified Site Several Census Tract in
Pickaway County Ohio for Pickaway
Progress Partnership:**

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



Administrator:
Marc Rogols
Deputy County Administrator:
Angela Karr
Clerk:
Brandy Stewart

June 9, 2026

The Honorable Mike DeWine
Governor of the State of Ohio
Statehouse
Columbus, Ohio 43215

Dear Governor DeWine:

I am writing to express my support for you to recommend to the U.S. Treasury Department as an Opportunity Zone 2.0 certified site several census tracts in Pickaway County, Ohio which have the potential to lead the redevelopment of this Central Ohio community. As you know, you must designate new Ohio OZ to US Treasury starting in July 2026 and at least 33% of new OZ designations in 2027 must be in rural areas.

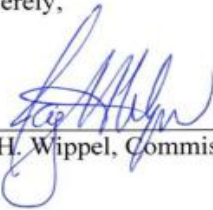
I hope you recommend the following census tracts in priority order to be OZ 2.0 certified sites:

1. **Census Tract: 39129021101 Northern Pickaway County Industrial Park.** Northern Pickaway County Industrial Park is a global manufacturing leader with substantial logistics and manufacturing facilities that includes the planned 4000 jobs for Anduril and this census tract should be the top selection for Pickaway County.
2. **Census Tract: 39129020400 South Circleville.** South Circleville has a 34% poverty rate and a median income of 47% of the national average but the location of the jobs center in Northern Pickaway County and adjacent to Circleville are creating unique opportunities for residential development in a region that needs 200,000 more housing units to meet current demand, and this *rural* census tract is the second priority for Pickaway County.
3. **Census Tract: 39129020310 Downtown Circleville.** Downtown Circleville has a 17% poverty rate and a median income below the national average but is primed for redevelopment driven by industrial growth in the Pickaway County, and this *rural* census tract is Pickaway County's third priority.
4. **Census Tract: 39129021202 Northern Pickaway County Commercial.** The Northern Pickaway County census tract has a 15% poverty rate and is at 67% of the median income. This non-rural census tract is the last of the four census tract priorities in Pickaway County.

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I hope you recommend Pickaway County's the three top census tracts discussed above be included in your list to the U.S. Treasury Department to be a recommended certified Opportunity Zone 2.0 site. Please let us know if you have any questions regarding this matter.

Sincerely,


Jay H. Wippel, Commissioner


Harold Henson, Commissioner


Gary Scherer, Commissioner

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve to execute letters of support for the U.S. Treasury Department as an Opportunity Zone 2.0 Certified Site Several Census Tract in Pickaway County Ohio.

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

Attest: Brandy Stewart, Clerk

In the Matter of
Pickaway County Dog Shelter

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**Employees to Take County
Vehicles Home While on Call:**

Marc Rogols, County Administrator requested to allow Pickaway County Dog Shelter employees to take Pickaway County Vehicles home while on call, and to cross county lines due to residing in another county. Commissioner Gary Scherer offered the motion, seconded by Commissioner Harold Henson, to approve the Pickaway County Vehicles to cross county lines.

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

Attest: Brandy Stewart, Clerk

**In the Matter of
Land Use Planning Grant
Agreement Between the Ohio
Department of Agriculture and
The Pickaway County Board of
County Commissioners:**

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

Resolution No.: PC-060926-41

**LAND USE PLANNING GRANT AGREEMENT BETWEEN THE
OHIO DEPARTMENT OF AGRICULTURE AND THE
PICKAWAY COUNTY BOARD OF COUNTY COMMISSIONERS**

This Agreement is made and entered by and between the State of Ohio, acting by and through the Ohio Department of Agriculture (hereinafter “ODA”), located at 8995 East Main Street, Reynoldsburg, Ohio 43068, and the Pickaway County Board of County Commissioners (hereinafter “Grantee”), with a mailing address of 139 West Franklin Street, Circleville, Ohio 43113. Each party to this Agreement is individually referred to as a “Party”, and collectively as “the Parties”.

WHEREAS, ODA’s Land Use Planning Grant Program (hereinafter “Program”) provides financial and technical assistance to local governments and regional planning entities to develop, update, or implement Comprehensive Land Use Plans or Farmland Preservation Plans.

WHEREAS, ODA will administer the Program to protect prime agricultural soils, coordinate land use planning, and support the plans of eligible county participants.

WHEREAS, Grantee has met the eligibility requirements to receive funding and assistance under the Program.

WHEREAS, ODA and Grantee wish to collaborate on the development and implementation of land use planning for the purpose of protecting agricultural land, supporting rural economic vitality, and guiding sustainable land use decisions in Pickaway County.

NOW THEREFORE, in consideration of the mutual advantages resulting from such cooperation, the Parties hereto agree as follows:

Article I – Authority

Pursuant to Ohio Revised Code (“ORC”) Section 901.051, ODA has the authority to enter contractual arrangements with other state agencies and political subdivisions to accomplish tasks and objectives consistent with ODA’s purpose and mission.

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Article II – Program Goals and Objectives

- A. ODA and Grantee acknowledge and agree that the specific goals and objectives of the Program are:
1. Protect Critical Agricultural Lands – Identify and prioritize high-value farmland for preservation and long-term agricultural use. Protect prime agricultural soils from non-agricultural development.
 2. Support Smart Growth Principles – Encourage infill, mixed use, and compact development to reduce farmland loss. Promote coordinated land use planning that prioritizes agricultural viability.
 3. Strengthen Rural Economies – Integrate agricultural viability into local and regional planning decisions.
 4. Promote Agricultural Zoning and Easement Readiness – Include policy tools that directly support farmland protection. Promote agricultural zoning and conservation easements as preservation mechanisms. Create a pipeline for future farmland preservation easements and incentive programs.
 5. Build Countywide Coordination – Promote coordinated land use planning that aligns local, regional, and state efforts. Ensure all jurisdictions, including those without land use authority, are represented. Encourage stakeholder engagement and collaboration between governments, farmers, and trusts.
 6. Enhance Data-Driven Decision Making – Use GIS mapping, soils data, and development pressure analyses to inform priorities. Generate data-driven plans that can be certified or adopted by governing bodies. Support professional plan development that meets state and local standards.

Article III – Term of Agreement

This Agreement shall be effective as of the later of the date it is executed by the Parties. Unless terminated earlier in accordance with the provisions of this Agreement, this Agreement shall expire on **June 30, 2027**.

Article IV – Grantee Responsibilities

- A. Grantee shall submit the following to ODA:
1. Land Use Planning Grant Application. Grantee’s application is attached hereto as Exhibit A and incorporated by reference and made a part hereof.
 2. Quarterly Progress Reports. Grantee shall submit quarterly progress reports and deliverables to Amanda Bennett at farmlandpres@agri.ohio.gov.
 - a. Quarterly progress reports are due within 30 days of the end of each quarter.

<u>Quarter</u>	<u>Report Due Date</u>
July 1, 2026 – September 30, 2026	October 31, 2026
October 1, 2026 – December 31, 2026	January 31, 2027
January 1, 2027 – March 31, 2027	April 30, 2027
 - b. Quarterly progress reports should include the following information:
 - Expenditures to date;
 - Brief narrative of project activities to date
 - Outreach activities and participation
 - GIS and policy development progress
 - Challenges and corrective actions
 - c. Evaluation. The progress of Grantee may be evaluated from time to time by ODA, whose goal is to ensure that progress achieved by the project is consistent with the goals, objectives, and schedules of activities set forth in Grantee’s grant application.

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3. Final Plans. Grantee shall submit Final Plans to ODA (Amanda Bennett at farmlandpres@agri.ohio.gov) by **May 31, 2027**. Final Plans should include maps and data layers, GIS shapefiles of farmland, preservation zones, developmental pressure, acreage metrics, implementation strategy, adoption resolution and or recommendations for adoption, public engagement summary, copies of all MOUs and outreach materials.

Article V – ODA Responsibilities

A. ODA shall provide Grantee with technical assistance and expertise related to Grantee’s responsibilities as described hereinabove.

B. ODA shall review quarterly progress reports and deliverables for compliance with the terms and conditions of this Agreement and the requirements, goals, and objectives of the Program.

C. ODA shall review Final Plans to ensure the plans achieve the intended goals and objectives of the Program.

D. ODA shall review Final Plans to ensure the required information and supporting documentation described in Section 3 of Article IV above is included.

E. ODA shall provide grant payments on a reimbursement basis to Grantee to develop, update, or implement a Comprehensive Land Use Plan or Farmland Preservation Plan subject to this Agreement.

Article VI – Use of Grant Funding

A. Grants are awarded on a reimbursement bases for eligible expenses unless otherwise specified.

B. Eligible Activities. Grantee will use the grant funding awarded under the Program for the following services or work performed to create or update plans:

- Comprehensive land use and agricultural resource inventory.
- GIS mapping and parcel analysis (soils, zoning, land cover, prime farmland).
- Stakeholder and landowner engagement processes.
- Policy and zoning analysis (e.g., TDRs, right-to-farm, PDR frameworks).
- Drafting, public review, and final adoption of the plan.
- Integration with comprehensive plans or regional growth strategies.
- Preparation of implementation tools (priority area mapping, scoring systems, etc.).

Activities ineligible for grant funding under the Program include:

- Purchase of land or easements.
- Construction or capital improvements.
- Routine operations, salaries not tied to plan development, or lobbying activities.
- Costs incurred outside of the performance period, indirect/overhead costs, travel, food or beverages, and costs for grant document preparation are not eligible for reimbursement.

C. Grantee will comply with all applicable state and federal laws, rules, and regulations in the expenditure of the grant funds.

D. Grantee shall obtain any and all necessary permits for the completion of the project and shall be responsible for all costs associated with obtaining the permits.

Article VII – Program Funding and Payment Requirements

A. ODA agrees to pay Grantee on a reimbursement basis in an amount not to exceed **Fifty Thousand Dollars and 00/100 Cents (\$50,000.00)**. Reimbursement payments to Grantee shall be made as follows:

1. **First Reimbursement Payment to Grantee shall be made on or about February 15, 2027, after ODA receives the second Quarterly Report.**

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2. **Second Reimbursement Payment to Grantee shall be made on or about June 15, 2027, after ODA receives the Final Plan.**

B. Prior to receiving reimbursement payments, Grantee shall submit documents identifying reimbursable costs and expenses to ODA for review and approval.

C. If Grantee's Final Plan is not completed and submitted to ODA by May 31, 2027, ODA may deny all or part of the reimbursement.

D. It is mutually agreed and understood by the Parties that the total amount of grant funding paid to Grantee to develop, update or implement a plan in accordance with this Agreement shall in no event exceed the award amount of Fifty Thousand Dollars and 00/100 Cents (\$50,000.00).

E. ODA shall have no obligation to disburse any amount of funds that exceed the eligible actual costs of the project, as verified by ODA.

F. None of the rights, duties, and obligations of the Parties under this Agreement shall be binding on either Party until all statutory provisions of the Ohio Revised Code, including, without limitation, Section 126.07, have been complied with and until such time as all funds have been made available and are forthcoming from the appropriate state agencies.

G. Grantee and ODA understand and intend that any obligation to pay under this Agreement shall constitute an expense of the State of Ohio and shall not in any way be construed to be a debt of the State of Ohio in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the State of Ohio. Also, nothing contained herein shall constitute a pledge of the general tax revenues, grant or monies of the State of Ohio.

Article VIII – Records Maintenance and Access

A. Any payment made under this Agreement shall be for obligations incurred in the performance of this Agreement and shall be supported by contracts, invoices, vouchers, and other data, information, and records, as appropriate, evidencing the costs incurred.

B. Grantee must keep and make all reports and records associated with this Agreement available to ODA for a period of not less than three (3) years after the expiration of this Agreement, or until such time all grant funds are expended, or any extension thereof. The records and reports shall include a description of the project, a detailed overview of the scope of work, accounting records and disbursement detail (including amount, date, nature/object of expenditure).

C. All records shall be kept in a manner consistent with generally accepted accounting procedures. The documentation in support of each action in the accounting records shall be filed in such a manner that it can be readily located.

D. Upon ODA's request, Grantee shall provide reasonable access and a right to examine, during normal business hours, any and all books, documents and records necessary to ensure compliance with this Agreement to ODA.

Article IX – Default and Termination

A. Termination

1. This Agreement, and any obligations incidental thereto, may be immediately suspended or terminated, in whole or in part, as follows:

a) By ODA if Grantee defaults and fails to perform any of its obligations under this Agreement and such failure to perform continues uncured for more than thirty (30) days after written notice (a "Default Notice") is issued by ODA.

b) By mutual consent of Grantee and ODA.

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c) By ODA if Grantee fails to comply with federal or state laws, rules, or regulations.

d) If funding is discontinued, ODA's obligations under this Agreement are terminated as of the date the funding expires and ODA shall have no further obligations hereunder. If ODA discovers or is notified of the discontinuation of funding for this Agreement, then ODA agrees to notify Grantee of said discontinuation within fourteen (14) days. Any work performed by Grantee under the Agreement after it receives such notice shall be at the sole expense of Grantee.

e) If Grantee (a) admits to Grantee's inability to pay its debts as such debts become due; (b) Grantee commences bankruptcy or an involuntary bankruptcy occurs against Grantee which remains undismissed or unstayed for more than sixty (60) days; or (c) ODA has reason to believe that Grantee has ceased working on the project in accordance with the Agreement. The events described herein that permit early termination by ODA shall be considered a default by Grantee.

f) Upon other just cause as determined by ODA.

2. If ODA terminates the Agreement for non-performance as described in Section 1 above, ODA may deny any request for reimbursement to Grantee.

3. Upon receipt of a notice of termination, Grantee shall immediately cease work on the terminated activities and take all necessary and appropriate steps to limit expenditures and minimize costs.

4. Within sixty (60) days after termination of this Agreement, Grantee shall provide ODA with a **Final Close Out Report**, setting forth the total expenditure of grant funds, the status of the project at the time of the termination, and any other such matters as may be required by ODA.

B. Remedies. Following default by Grantee, ODA may exercise one or more of the following remedies:

1. Discontinue Payment. If the grant funds have not been fully disbursed, ODA may terminate any and all of its obligations under this Agreement, including the obligation to make further reimbursement payments of grant funds.

2. Demand Repayment of Grant Funds. Following a default by Grantee, ODA may demand repayment of grant funds improperly expended. In no case will the Grantee be required to refund grant funds in an amount that exceeds the total grant funds awarded.

3. Additional Remedies. ODA may pursue any other legal or equitable remedies it may have under this Agreement or applicable law. No remedy provided to ODA under this Agreement or otherwise by law or in equity is exclusive of any other available remedy. Further, no delay or omission by ODA in exercising any right or power accruing upon any default shall impair any such right or power or be construed as a waiver, and each such right or power may be exercised from time to time as often as may be deemed by ODA to be expedient.

C. Force Majeure. Neither Party to this Agreement will be held responsible for any delay or default caused by acts of God or other conditions that are beyond that Party's reasonable control. A Party defaulting under this provision must provide the other Party prompt written notice of the default.

Article X – Indemnification

Each Party shall be responsible for its own acts and omissions and will only be responsible for any and all damages, costs, and expenses that arise out of the performance of this Agreement that are due to that Party's own negligence, tortious acts, or other conduct or that are due to the negligence, tortious acts, or other conduct of the Party's respective agents, officers, or employees.

Article XI – Independent Parties

A. It is fully understood and agreed that Grantee is an independent Party and is not an agent, servant, or employee of ODA, and that neither Party has the authority to bind the other to any third person or otherwise to act in any way as the representative of the other.

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B. Grantee declares that it is engaged as an independent business and has complied with all applicable federal, state, and local laws regarding business permits and licenses of any kind, including, but not limited to, any insurance coverage, workers' compensation, or unemployment compensation that is required in the normal course of business and will assume all responsibility for any federal, state, municipal or other tax liabilities. Additionally, Grantee understands that as an independent Grantee, it is not a public employee and is not entitled to contributions from the State to any public employee retirement system.

Article XII – Adherence to State and Federal Laws and Regulations

A. Compliance with Law. Grantee must comply throughout the duration of the Agreement with all applicable federal, state, and local laws and Executive Orders while performing under this Agreement.

B. Governing Law. This Agreement shall be governed by the laws of the State of Ohio, and the venue for any disputes will be exclusively with the appropriate court in Franklin County, Ohio.

C. Conflict of Interest/Ethics. Grantee represents, warrants and certifies that it and its employees engaged in the administration or performance of this Agreement are knowledgeable of and understand the Ohio Ethics and Conflict of Interest laws including but not limited to Chapter 102 and Sections 2921.42 and 2921.43 of the Ohio Revised Code. Grantee further represents, warrants, and certifies that neither Grantee nor any of its employees will do any act that is inconsistent with such laws or otherwise presents a conflict of interest.

D. Campaign Contributions. Unless this Agreement was solicited by competitive bid pursuant to Section 125.07 of the Ohio Revised Code, Grantee hereby certifies that all applicable parties are in full compliance with Section 3517.13 of the Ohio Revised Code.

E. Debarment. Throughout the Agreement term, Grantee represents and warrants that neither it, nor any of its sub-grantees, are debarred from consideration for contract awards by any governmental agency. If this representation and warranty is found to be false on the date the Parties signed this Agreement, this Agreement is void ab initio, and the Grantee must immediately repay any funds paid under this Agreement.

F. Drug-Free Workplace Compliance. Grantee agrees to comply with all applicable state and federal laws regarding drug-free workplace and must make a good faith effort to ensure that all Grantee employees, while working on State property or performing work on behalf of the State, will not purchase, transfer, use, be under the influence of, or possess illegal drugs, non-medical cannabis (recreational marijuana), or alcohol, or abuse prescription drugs or medical marijuana in any way.

G. Prohibition of the Expenditure of Public Funds for Offshore Services. No State Cabinet Agency, Board or Commission will enter into any contract to purchase services provided outside of the United States or that allows State data to be sent, taken, accessed, tested, maintained, backed-up, stored, or made available remotely outside (located) of the United States, unless a duly signed waiver from the State has been attained. Notwithstanding any other terms of this Agreement, ODA reserves the right to recover any funds paid for services Grantee performs outside of the United States for which it did not receive a waiver. ODA does not waive any other rights and remedies provided to ODA in the Agreement.

Further, no State agency, board, commission, State educational institution, or pension fund will make any purchase from or investment in any Russian institution or company. Notwithstanding any other terms of this Agreement, ODA reserves the right to recover any funds paid to Grantee for purchases or investments in a Russian institution or company in violation of this paragraph. The provisions of this paragraph will expire when the applicable Executive Order is no longer effective.

Grantee must complete the Grantee/Sub-Grantee Affirmation and Disclosure Form affirming Grantee understands and will meet the requirements of the above prohibition. During the performance of this Agreement, if Grantee changes the location(s) disclosed on the Affirmation and Disclosure Form, Grantee must complete and submit a revised Affirmation and Disclosure Form reflecting such changes.

H. Trade. Pursuant to Section 9.76(B) of the Ohio Revised Code, Grantee warrants that Grantee is not boycotting any jurisdiction with whom the State of Ohio can enjoy open trade, including Israel, and will not do so during the Agreement period.

Article XIII – Warranties

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A. Grantee warrants that it has the necessary background, training, and skills to carry out and complete the requirements of the Program and will provide its best efforts in the performance of its duties and obligations under this Agreement. Best efforts shall be defined as being efforts performed in a workmanlike manner according to the highest professional standard for the purpose intended. There will be no breach of this covenant if Grantee is prevented from maintaining this standard by causes wholly beyond its control and without any default on its part.

B. Grantee’s Warranty Against an Unresolved Finding for Recovery. Throughout the Agreement term, the Grantee warrants that the Grantee is not subject to an unresolved finding for recovery pursuant to

Section 9.24 of the Ohio Revised Code. If the warranty is false on the date the Parties signed this Agreement, the Agreement is *void ab initio*, and the Grantee must immediately repay any funds paid under this Agreement.

C. Outstanding Judgments. Grantee warrants that it has no outstanding final judgments against it by the State of Ohio, including tax liabilities, and agrees that any payments incurred by ODA in this Agreement may be applied against such liabilities currently owing or incurred in the future.

D. Unfair Labor Practice. Grantee warrants that it is not listed with the Ohio Secretary of State for unfair labor practices, pursuant to Section 121.23 of the Ohio Revised Code.

E. Acknowledgment. Grantee agrees that if any of the representations and warranties set forth within this Article is deemed to be false, this Agreement shall be void ab initio, and funds paid by ODA hereunder shall be immediately repaid to ODA.

Article XIV – Notice

Any notice or report required or permitted to be given under this Agreement shall be deemed to have been sufficiently given for all purposes if mailed by first class certified mail or registered mail or sent by commercial delivery or emailed to the following addresses of the Parties or to such other address as either Party may hereafter furnish to the other Party.

Ohio Department of Agriculture	Ohio Department of Agriculture Attn: Amanda Bennett, Program Manager Farmland Preservation Office 8995 East Main Street, Building 21 Reynoldsburg, Ohio 43068 Email: farmlandpres@agri.ohio.gov
County	Pickaway County Board of Commissioners Attn: Tiffany Anderson 139 West Franklin Street Circleville, Ohio 43113 Email: tanderson@pickawayprogress.com

Article XV – Miscellaneous

A. Entire Agreement. This Agreement, any attached exhibits and documents referred to herein constitute the complete understanding of the Parties, and supersede any and all other discussions, agreements and understandings, either oral or written, between the Parties with respect to the subject matter hereof.

B. Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.

C. Assignment. Neither this Agreement nor any rights, duties, or obligations described herein shall be assigned or subcontracted by Grantee without the prior express written consent of ODA.

D. Amendments or Modifications. Either Party may at any time during the term of this Agreement request amendments or modifications. The amendment or modification must be in writing and signed by both

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Parties to be effective.

E. Public Records and Retention of Documents and Information. Grantee acknowledges, in accordance with Section 149.43 of the Ohio Revised Code, that this Agreement, as well as any information, deliverables, records, reports, and financial records related to this Agreement are presumptively deemed public records. Grantee understands that these records will be made freely available to the public unless ODA determines that, pursuant to state or federal law, such materials are confidential or otherwise exempt from disclosure. The Grantee must comply with any direction from the ODA to preserve and/or provide documents and information, in both electronic and paper form, and to suspend any scheduled destruction of such documents and information. Should the Grantee receive a public records request or subpoena with respect to this Agreement, Grantee will immediately notify ODA and fully cooperate with ODA's directions for the request.

F. Order of Priority: In the event of any conflict, contradiction, or ambiguity between the terms and conditions of this Agreement and any attachments or other writings, then the terms and conditions of this Agreement shall prevail.

G. Ohio Revised Code §9.27. Any provision, term, or condition in Exhibit A and any attachments thereof that violates or is contrary to Ohio law, including but not limited to, Ohio Revised Code Section 9.27, is automatically void ab initio and thus unenforceable.

H. Headings. Section headings contained in this Agreement are inserted for convenience only and shall not be deemed to be a part of this Agreement.

I. Electronic Signatures. Copies of signatures sent by facsimile transmission or provided electronically in portable document format ("PDF") shall be deemed to be originals for purposes of execution and proof of this Agreement.

IN TESTIMONY WHEREOF, the Parties have caused this Agreement to be executed by its authorized representatives effective on the last date set forth below.

For Grantee, Pickaway County Board of County Commissioners

Print Name:

Title:

Signature:

Date:

For Grantor, Ohio Department of Agriculture

Print Name: Brian Baldrige

Title: Director

Signature:

Date:

EXHIBIT A

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ODA-DSWC-FPP25	
	Ohio Department of Agriculture 8995 E. Main St., Reynoldsburg, OH 43068 farmlandpres@agri.ohio.gov Phone: 614-728-6214 https://agri.ohio.gov/land-use-planning
Land Use Planning Grant Application	

Applicant Information

Project Narrative
ATTACH OR DESCRIBE THE FOLLOWING:

- Background and Need – Describe the farmland preservation or planning challenges addressed. Percent of farmland loss and timeframe.
- Goals and Objectives – List measurable outcomes.
- Partnerships – Identify collaborating jurisdictions or organizations.
- Public Engagement Plan – Describe outreach to landowners, farmers, and community.
- Integration with Comprehensive or Regional Plans – Explain alignment with other planning efforts.

See Attachments 1-1 through 1-5

Work Plan and Timeline
SUMMARIZE WORK PLAN FOR YOUR PROPOSAL (include relevant planning steps and projected dates)

Task/Deliverable	Responsible Party	Start Date	End Date	Estimated Cost
Example: Data collection & mapping	Consultant	3/1/26	4/30/2026	\$10,000
See Attachment 3 & 6-1	Consultant	3/26	3/27	50,000

Budget Summary
LIST A DESCRIPTION OF THE TOTAL ANTICIPATED PLANNING COSTS DIVIDED INTO THE THREE FOLLOWING CATEGORIES: 1) Employees indicating hourly rate and estimated hours of work; 2) Independent contractors, including the professional services of a planning consultant; and 3) Support costs related to plan development (see eligible support costs listed below and in grant framework document). Please be as accurate as possible—this list will be included as Appendix B in your planning grant contract. You may provide this information in a separate document. Add rows as needed if using table.

A detailed budget can be found in Attachment 6-1. This Scope of Work which is detailed in the attachment relies on the Agricultural Study for supporting community engagement, existing conditions analysis, and identification of goals and policy direction. For the purpose of this grant the Budget identifies the tasks that will be complete using funds from this grant, if successful. The Scope of Work for the Agricultural Study is included in Attachment 6-2 the total cost for the Agricultural Study is given below.

Category	Description	Cost (\$)	Match (\$)	Grant (\$)
Consultant Labor Cost	Labor Cost for the Scope of Work	49,200	83,800	49,200
Public Engagement Expenses	Project Expenses	800	1,200	800
Total (\$)		135,000	85,000	50,000

Eligible support costs include the following: a) Computerized planning data, planning software and hardware; b) Development, purchase and documentation of data, maps and computerized information used within the plan or plan update; c) Costs related to conducting public planning sessions, meetings and hearings, including room rentals; d) Public participation and outreach activities including educational materials, citizen surveys, internet activities and newsletters; e) Photocopying, printing and postage; f) Mileage expenses for county employees performing work on the grant activities billed at the state rate; g) Professional training for county employees related to land use planning and the Farmland Preservation Program; h) Other expenses incurred in the development and preparation of a plan that are not defined as ineligible.

Requested Grant Amount: \$ 50,000

Matching or In-Kind Contribution: \$ 85,000 (the above table)

20% Advance Requested: ☒ Yes ☐ No **If Yes, Amount Requested:** \$ 10,000

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Public Engagement Plan

DESCRIBE ENGAGEMENT APPROACH (stakeholder list, landowner outreach methods, meetings/workshops, surveys, accessibility, and documentation).
See Attachment 1-1

Plan Adoption & Implementation

DESCRIBE the anticipated adoption process (boards/commissions) and how the plan will be implemented (ordinances, programs, easement pipelines, funding strategies). Include number of existing or pending ODA agricultural easements and established Agricultural Security Areas in the County.
See Attachment 2
How does the proposed planning effort relate to local, regional, and state planning efforts (including relevant past and future efforts), if any? Briefly explain the timing and coordination of development of any county comprehensive planning and farmland preservation planning.
See Attachment 1-5

Evaluation Criteria Alignment

Description of applicable proposal elements to evaluation criteria.
Need: Project Narrative and Scope (Attachment 1-1) Pickaway County does not have a Comprehensive Plan and is growing rapidly. The County is undertaking an Agricultural Study right now and could leverage that funding to provide vital land use direction.
Capacity: The county will use Planning Next to execute the Scope of work (Attachment 1-2)
Plan Quality & Scope: Attachment 3: Scope of Work
Match & Leverage: Attachment 6: Budget and Match
Implementation Potential: Attachment 2: Plan Adoption and Implementation
Bonus (collaboration, water quality/climate/soil health):

Attachments Checklist

☒ Governing body resolution of support ☒ Letters of commitment from partners (if applicable) ☒ Budget detail / worksheet (Excel) ☒ Consultant qualifications / scope (if procured) ☐ Prior plan or related planning documents (for updates) ☒ Maps or figures illustrating project area (optional)

I am authorized by <u>Pickaway County/P3</u> and by affixing my name and date below, I signify that I have reviewed the terms of the Land Use Planning Grant provided in the application and have submitted this application on behalf of <u>Pickaway County/P3</u> for a Land Use Planning Grant to ODA.	
NAME & TITLE	DATE
Tiffany Anderson-Assistant Director	02/25/2026
SIGNATURE	
Tiffany Anderson	Digitally signed by Tiffany Anderson Dn: cn=Tiffany Anderson, o=Pickaway County, ou=Pickaway County, email=Tiffany.Anderson@pickawaycounty.org

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Attachments

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Attachment 1: Project Narrative Attachments

- 1-1. Background and Need – Describe the farmland preservation or planning challenges addressed. Percent of farmland lost and timeframe.
- 1-2. Goals and Objectives – List measurable outcomes.
- 1-3. Partnerships – Identify collaborating jurisdictions or organizations.
- 1-4. Public Engagement Plan – Describe outreach to landowners, farmers, and community.
- 1-5. Integration with Comprehensive or Regional Plans – Explain alignment with other planning efforts.

1.-1. Need for the Plan: Describe the farmland preservation or planning challenges addressed. Percent of farmland loss and timeframe.

Pickaway County is located in the rapidly expanding Central Ohio region, just 29 miles south of downtown Columbus. Although regional growth has been anticipated for years, the pace and scale of change in Pickaway County shifted dramatically following the recent announcement that Anduril will establish one of the largest defense manufacturing operations in the world within the county. This, along with other major economic investments, has accelerated local growth beyond that of many neighboring counties. **According to the USDA, over 13,000 acres of farmland were lost in the county between 2017 and 2022. This is about 4% of the total land area in the County.** This downturn is relatively recent – prior to 2017, agricultural acreage was growing slightly in the county. Pickaway County has never had a comprehensive land use plan or coordinated growth strategy; these changes, however, make it more critical that the County adopt one.

The County aims to capitalize on regional momentum by aligning new economic development opportunities with its agricultural economy and community values. While industry and employment trends have shifted significantly in recent years, agriculture remains both a major economic driver and a defining element of the county’s identity. To better understand the conditions in the county

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and what can be done, the Pickaway Progress Partnership (P3) launched an Agricultural Study in 2025 to help define the future of agriculture in Pickaway County, to be completed in 2026. The study has already produced a draft list of recommendations aimed at addressing key challenges. These recommendations focus on:

- **Managing growth** by directing development to designated economic opportunity areas while protecting rural character and quality of place.
- **Stewarding the land** by conserving critical agricultural acreage, supporting long-term farming uses, and maintaining soil and water health to ensure future productivity.
- **Advancing prosperity** by sustaining the viability of farming today and for future generations, maximizing existing resources and programs, and supporting strong local markets and community networks.

Despite this investment agriculture, the County lacks a land use plan—an essential tool for implementing strategies associated with the major themes shown above. Without a unified growth framework, Pickaway County may struggle to leverage economic development occurring in the northern portion of the county or to coordinate the resources needed to preserve farmland and support agricultural operations meaningfully.

The Land Use Grant from the Ohio Department of Agriculture would allow the County to begin applying what it has been learning during the Study and maximize work that has already been done. The grant would strengthen the County’s capacity to guide land use in a way that integrates economic development with agricultural preservation and supports the rural quality of life that residents value.

1-2. Goals and Objectives of the Land Use Plan

1. Build strong channels of cooperation between townships, municipalities, and the County, identifying opportunity areas and potential implementation actions in a collaborative way that addresses diverse needs.
2. Develop a clear future land use map and character framework that is aligned with local planning efforts.
3. Define key objectives for the preservation of agricultural land that consider private property rights and balancing economic development opportunities.
4. Identify areas where growth is appropriate in the county, where there are sufficient conditions to advance industrial and commercial development and higher-density housing to provide the jobs and housing to keep pace with anticipated growth.
5. Provide a streamlined list of implementation actions that may be taken by the county, landowners, and partners to advance agricultural preservation and maintain rural character traits throughout the county’s communities.
6. Identify and encourage land use strategies that can advance smart growth principles in the county, including but not limited to conservation subdivisions, property acquisition, agricultural zoning, the establishment of buffer areas, and others.

1-3. Partners and Consultants

The County is partnering with Pickaway Progress Partnership (P3) to manage the ongoing Agricultural Study. P3 will also manage the land use plan in partnership with the County. While the County is the lead applicant, P3 will manage the consultant and will build the coalition, including townships, villages, and cities within the county, the Pickaway Soil and Water Conservation District, and other stakeholders. P3 is in a strategic position to partner with all of these groups closely and has already begun this important work.

The land use plan will be completed with the assistance of Planning NEXT (PN). Planning NEXT is a national community planning consulting practice based in Columbus, Ohio. The firm has successfully led comprehensive plans for communities of all types for nearly three decades, including numerous plans that have garnered awards from National and State Chapters of the American Planning Association. PN has earned a very strong reputation throughout the country for its portfolio of countywide comprehensive plans, having completed more than 20 in the past five years alone. Of these, many have been in the Central Ohio Region, and many more have been in rural and agricultural counties.

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PN is already working with the County on the Agricultural Study, which will be completed in in 2026. The scope of work for this Study is available in Attachment 6. If the County secures funding through this grant, the timeline of the Agricultural Study will be adjusted to align engagement events with key milestones in the land-use planning effort described in this scope of work (Attachment 3). For more information on the firm please consult our website (<https://www.planning-next.com/>) and see additional qualifications in Attachment 5.

1-4. Public Engagement Plan

As noted, the public engagement in this land use plan will rely heavily on the work being done for the Agricultural Study (See Attachment 4-2 for a detailed scope of work). However, this scope of work for the land use plan includes several public engagement components. The Project Management and Communication Plan will identify the schedule for key stakeholder engagement and define a unified project messaging suite that will be used in all communications relating to the project. The Project Management and Communication Plan will be developed in the early stages of the project and will also establish a more defined set of goals and principles for the process itself. Staff will work with PN to identify a general timeline for the stakeholder meetings included in the scope below and other key touchpoints with County Commissioners, Township Trustees, and local officials as needed. Staff will also identify who will be invited to the stakeholder workshops with the help of PN.

- The Agricultural Committee will be the base invitees for the stakeholder workshops identified in this scope of work. The Agricultural Committee was established in XX using the following methods –
- The county, P3, and the Agricultural Committee will identify additional stakeholders for each of the meetings. Inclusion criteria include but are not limited to community members with contradictory viewpoints, landowners, committee members, elected officials, agribusiness professionals, or academic representatives.
- The project may also include an online engagement opportunity that can reach a broader public. An interactive map portal would be used to engage community members and solicit comments on the draft future land use map.

The Land Use Stakeholder Workshop is designed to test preliminary ideas for the plan in a charette-style engagement effort centered around concepts relating to planned growth and form-based concepts. This is the analytical round where what is learned from the Agricultural Study can be tested with the community, e.g., “If we heard you correctly...” A significant emphasis of this round will be on how land is used in the City. (“Where and how will we grow?”). High-quality photos and illustrations will be used to help convey land use, transportation, and other choices and their impact on the quality of place.

The Online Stakeholder Engagement will confirm the implementation actions identified by the Planning Team and allow community members to highlight their priorities. This will be broadly available online to reach as many community members as possible. The Agricultural Committee will be instrumental in marketing the online engagement.

1-5. Integration With Comprehensive or Regional Plans

The County will use the land use plan as a roadmap for growth, development, and conservation. The plan is not a legally binding document, but it can serve as a foundation for land development regulations, zoning ordinances, budgeting decisions, and more—all carefully coordinated with local policies and plans.

Key to Step 2 in the Scope of Work is the identification and synthesis of existing planning guidance from regional and local, sub-County, planning work. A high-level map of existing land use, zoning (if applicable), and future land use (if applicable) will be the base for the land use analysis and ultimately the county-wide future land use map. The Planning Team will fill gaps in the county where land-use guidance does not exist and provide helpful data for communities, particularly townships that already have comprehensive plans. Townships are not compelled to update their respective plans or land use regulations, but may rely on constraints data mapping (like floodplains, steep slopes, and utility access) to make updates to plans or regulations in the future. Maintaining a centralized set of data and a clear, well-developed process for establishing land use direction can bolster local planning work without steamrolling it, preserving the unique land use guidance and planning tradition of each township or municipality.

As noted, the county is within the fast-growing Central Ohio Region. The Mid-Ohio Regional Planning

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Commission (MORPC) has developed several relevant plans, including the Central Ohio Regional Water Study, which has already been used in the Agricultural Study. This project will also rely heavily on data that is collected and curated by MORPC. Other state and regional plans will be identified as noted in Step 2 of the Scope of Work.

Attachment 2. Plan Adoption and Implementation Narrative

The land use plan is intended to be adopted by the Pickaway County Commissioners. The plan will include a detailed list of implementation options that address different goals that have or will be developed primarily through the Agricultural Study and the County's Economic Development Plan. The Agricultural Study will provide guidance that is specifically focused on protecting agriculture, while this land use plan will identify ways to integrate the extensive work being completed around agriculture and positioning it within the county's land use. By engaging townships, municipalities, and other partners throughout the process, the Project Team will refine implementation options, identifying only the highest-priority actions to help carefully guide momentum, funding, and staff time in the ensuing years.

Currently, Pickaway County is primarily agricultural, with 88% of the land area being used for agricultural production in 2022 (USDA 2017-2011 Estimates). Pickaway County ranks high in the state for the number of acres of farmland, compared to many other agricultural counties; however, it does not rank as highly in the number of farms that are protected by ODA easements (only 5 easements covering about 620 acres of land). There is a significant opportunity to understand the barriers farmers in the county face when applying to these programs. The Agricultural Committee represents a significant social asset that can spread the word and represent a large cross-section of the county and ensure that the land use policy presents a clear path toward land use goals that are in alignment with existing work, like the ODA programs.

Attachment 3: Scope of Work

This scope of work focuses on land use, establishing a unified land-use map and associated recommendations. This is a component of the comprehensive plan, not the entire plan. To take advantage of the existing work and this opportunity from the State, the county commissioners will adopt this land use plan, with the option to move forward in the future with a complete Comprehensive Plan. The land use plan will integrate modern planning tools, including agricultural zoning approaches, conservation strategies, and smart-growth principles such as clustered development and growth boundaries, all informed by a well-defined framework and meaningful GIS data.

The scope of work was developed with the following assumptions:

1. This project will leverage the planning work underway, including engagement and research conducted during the Agricultural Study and the Economic Development Plan.
 - a. The Agricultural Study is being completed by PN and the project engagement will stretch to supplement engagement efforts, particularly public engagement events that are included in the Scope of Work.
 - b. The County has already commenced this work and procured funding for the project. The budget for this Agricultural Study should be considered the County match, and far exceeds the required 10%.
2. The plan is not intended to interfere with or override local purview to set growth and development policy. Townships and municipalities in the County may use data, analysis, or recommendations from this planning effort. Representatives from these areas will be included in the planning process to ensure that recommendations in the plan are actionable and aligned with existing policies and goals at the local level.
3. The proposal is for a land use plan, not a comprehensive plan:
 - a. The County has undertaken other planning efforts, including the Economic Development Plan and the ongoing Agricultural Study, that specifically target economic development and other key features often included in comprehensive plans. This scope of work includes tasks to complete a specific subsection of a

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comprehensive plan – the land use plan.

b. The grant will provide funds to support additional engagement, a bolstered agricultural and land use inventory, review, and inventory of county-wide zoning and land use planning, and the development of the first unified land use map and framework. These are all eligible items per the ODA grant and would provide significant benefits for the County.

Below are the tasks recommended for executing the land use plan. They are organized into six components and include a list of associated deliverables.

1. Project Coordination (Project Initiation through Close)

1.1. Establish a project Management and Communication Plan: PN will develop a plan to engage stakeholders at two workshops. The communications plan will include timelines, messaging, and intended outcomes for all workshops and any public communication. Additionally, the management and communication plan will track participation, particularly the geographies represented by participants within the county, to ensure broad representation across all corners of Pickaway. The project team will build a strong list of stakeholders, starting with the Agricultural Committee. The Committee members were chosen by, and the committee is chaired by P3. The chair has worked in the industry with farmers for many years. P3 carefully selected Committee members throughout the whole county, representing most of the townships, and providing the opportunity for all townships and communities. The group has already managed communications, identified strengths and weaknesses, and directed policy recommendations for the study, and will be instrumental in identifying additional stakeholders and representing different areas of the County in the land use plan.

1.2. Maintain ongoing project coordination, including check-in meetings and invoicing: PN will schedule and lead biweekly coordination meetings and will provide monthly invoices and progress updates.

Deliverables:

- 1. Management and Communications Plan*
- 2. Biweekly coordination meetings*
- 3. Monthly Progress Reports and Invoices*

2. Review Existing Land Use Planning

2.1. Local Plan Review: PN will identify all local plans and zoning codes in Pickaway County and incorporate them into a set of generalized maps, illustrating where different regulations exist. This will include collecting zoning and future land use regulations where they exist throughout the County and standardizing them to illustrate county-wide regulations. The team will also use regional datasets to build an existing land use map, providing a clear picture of where the County is today and what the communities would like to see in the future. PN will identify how different zones or land uses are clustered in a brief memo and accompanying spreadsheet.

2.2. Regional Plan Review: The team will collect relevant policy direction and trends from the regional/state planning context (ODOT, OEPA water study, etc.). Where appropriate these plans may influence land use guidance.

Deliverables:

- 1. Land Use Analysis Maps and Assumptions Memo (Existing Land Use, Zoning, and Future Land Use maps)*
- 2. Regional Plan Memo*

3. Analyze Existing Land Use (Month 1-2)

3.1. Identify spatial trends in land use: Using available County auditor and land cover data, PN will highlight specific opportunity areas throughout the county where there is contiguous productive agriculture, where there has been significant land cover change, and other relevant spatial trends.

3.2. Map relevant features that will inform a land use strategy: PN will map environmental constraints, service boundaries, soil quality, and other important spatial information to inform the future land use map. These are limited to data that is readily available to the public or the County. The features included will be identified with the stakeholder engagement that has already been conducted as part of the Agricultural Study, staff input, and PN expertise.

Deliverables:

- 1. Land Use Trends map series*

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2. Key Features map series

4. Test Conceptual Land Use Direction (Month 3-6)

4.1. Summarize insights from the Agricultural Study: These insights will include the early findings that relate to land use. PN will synthesize the goals and policies developed during the Agriculture Study process to guide early iterations of the future land-use framework. These will be tested and refined with staff, the Agriculture Committee, and stakeholders.

4.2. Conduct a virtual staff workshop: This workshop will identify an approach to mapping and identifying/defining character areas and growth strategies. PN will provide the maps and assumptions developed in the land use analysis and develop key questions to guide the workshop.

4.3. Establish principles to identify growth and conservation areas: The Agriculture study will provide overall goals for the position of agriculture and development in the County. Using the additional land use analysis, the Team will be able to develop specific policy guidance to be included in the plan. Principles are developed based on the staff workshop and using community input from the Agriculture Study and the economic development plan.

4.4. Develop a draft future land use map and character descriptions. PN has helped communities across the country develop or refine future land use maps and policy. PN uses a character based approach to future land use planning. Character Areas are types of neighborhoods, districts, or corridors that share similar attributes in their form and function. Attributes may include the size and type of buildings and their relationship to the street; the surrounding street and block pattern; parking and access; as well as typical types of development or mix of development. The attributes of each Character Area are described in a matrix with written descriptions and example images. Each Character Area includes one or more primary and secondary Development Types that occur within the area. Development Types are site-specific building forms often associated with a particular land use.

4.5. Hold the land use stakeholder workshop: to identify changes that should be made to the drafted future land use map and the character types. Meeting preparation and summary completed by PN.

Deliverables:

- 1. Staff Workshop materials, attendance and facilitation, Summary Memo*
- 2. Draft Future Land Use Map*
- 3. Stakeholder Workshop materials, attendance and facilitation, Summary Memo*

5. Refine and Develop the Land Use Strategy (Month 7-12)

5.1. Finalize the future land use map: combining feedback from staff and stakeholders.

5.2. Outline implementable actions (projects, policies, programs): Implementation is the point of planning. To get there, it takes envisioning what is possible, engaging at key stakeholders and the public, analyzing previous success, affirming direction, and developing a realistic plan with clear implementation steps. Implementation steps will be based on the land use map and corresponding character descriptions as well as research conducted throughout the process. Recommendations may include actions such as undertaking a comprehensive planning process or establishing a public-private partnership to create a revolving fund for land acquisition or the purchase of development rights. These are options the County may or may not pursue in the future. Staff and stakeholder input is critical to identifying implementation actions that are feasible and address the highest- priority goals.

5.3. Engage Stakeholders Virtually: This task will provide stakeholders and the public to respond to a draft of the implementation actions to be included in the final plan. Engagement will take the form of an online questionnaire that prompts community members to rank their top priority actions, helping the Project Team refine the actions included in the final plan.

5.4. Deliver a complete draft document (Word Document). PN anticipates the land use plan to include Introduction (including a brief engagement summary), Goals and Policies, Future Land Use Map, Character Area Framework, and the Implementation Matrix.

5.5. Provide the final document: (this includes up to two rounds of staff comments and consultant edits). Once the plan is adopted, PN will provide a PDF containing separate technical appendices, relevant data collected throughout the process, GIS map files, and other source files.

Deliverables:

- 1. Final Future Land Use Map*
- 2. Draft Implementation Matrix*
- 3. Online Survey or Alternative Engagement Activity*
- 4. Draft Land Use Plan*
- 5. Land Use Plan, Adoption Draft*

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Timeline

The process has been designed to be completed within twelve months from the date of authorization, but the schedule may be adjusted as part of the scoping process in consultation with Staff.

Partners and Consultants

See Attachment 1-3

Anticipated Outcomes and Adoption Plan

See Attachment 2

4: Resolution of Support

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



Administrator:
Marc Rogols
Deputy County Administrator:
Angela Karr
Clerk:
Brandy Stewart

The Pickaway County Board of Commissioners met in Regular Session in their office located at 139 West Franklin Street, Circleville, Ohio, on Tuesday, February 24, 2026, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson and Mr. Gary K. Scherer. Marc Rogols, County Administrator, was also in attendance.

During business conducted while in session, Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to adopt the following Resolution:

Resolution No: PC-022426-12

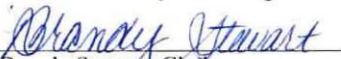
Pickaway Progress Partnership, Supplemental Grant Application for Land Use Planning

WHEREAS, Pickaway Progress Partnership (P3) serves as the economic development organization for Pickaway County and is committed to promoting balanced growth, protecting agricultural assets, and supporting long-term economic sustainability, and recognizes the need for comprehensive land use plans to guide responsible development, preserve productive farmland, and strengthen the county's agricultural economy.

WHEREAS, the Board desires to authorize the Pickaway Progress Partnership Executive Director to submit applications for funding to support research and strategic planning initiatives that promote agricultural innovation, economic resilience, and rural development.

NOW THEREFORE, BE IT RESOLVED, Pickaway Progress Partnership hereby authorizes the submission of a Land Use Planning Grant application in the amount of \$50,000.000 to support the development of a comprehensive land use planning study for Pickaway County.

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

Attest: 
Brandy Stewart, Clerk

In the Matter of
Pickaway Progress Partnership,
Supplemental Grant Application
For Land Use Planning:

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

Attest: Brandy Stewart, Clerk

In the Matter of
Planning Next, LLC for
Pickaway Progress Partnership:

Commissioner Harold Henson offered the motion, seconded by Commissioner Gary Scherer, to approve the Standard Form Contract Amendment for Pickaway Progress Partnership to provide additional services in the total amount of \$138,500.00. Planning Next, LLC's scope of work focuses on land use, establishing a unified land-use map and associated recommendations.

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

Attest: Brandy Stewart, Clerk

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In the Matter of
County Administrator Report:

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

following is a summary of the report provided by Mark Rogols, County Administrator:

- Building Department –
 - No Report
- Health Insurance –
 - Matt Schoeppe (Wilson Partners) continues working on proposal for Life/Disability change centering on AFLAC to combine with benefits.
- Insurance –
 - No Report
- Dog Shelter –
 - No Report
- Engineer's Office –
 - Continue working with Chris & Representatives from DRC on the sanitary at PCI Prison. No billing since 2018. Researching the "Jed Tax" administered by Grove City and township created.
- Miscellaneous –
 - Probate Court Renovation – IT to prep old Recorder's Office Thursday, 6/11/26. Move in Friday, 6/12/26.
 - Northern Industrial Community Reinvestment Area Agreement Estoppel Certificate – Referred to Bricker/Email back and forth completing documentation. Not finalized for signature.
 - Sheriff's taser quote
 - CORSA Run Loss Report
 - Palmer Energy Report for 6/4/26
 - John Payne- Incentive Group Contract
 - Policy & Procedure – Use of County Vehicles for Dog Shelter on call status.
 - 2-hour meeting with EMA and Dog Shelter yesterday, 6/8/26.
 - WDC/PCSO/Window & Door Project meeting tomorrow, 6/10/26.

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 June 6, 2026.

A total of \$290.00 was reported collected as follows: \$240.00 in owner turn-in euthanized, and \$50.00 in redemptions.

Seven (7) stray dogs were processed in; no (0) dogs were adopted.

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 Wippel, yes; Commissioner Henson, yes; Commissioner Scherer, yes. Voting No: None. Motion carried.

Jay H. Wippel, President

Harold R. Henson, Vice President

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Gary K. Scherer, Commissioner
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Attest: Brandy Stewart, Clerk