

TUESDAY, JULY 2, 2019
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 2, 2019, with the following members present: Mr. Jay H. Wippel, Mr. Harold R. Henson and Mr. Brian S. Stewart. April Dengler, County Administrator, was also in attendance.

**In the Matter of
Minutes Approved:**

Commissioner Harold Henson offered the motion, seconded by Commissioner Brian Stewart, to approve the minutes from June 25, 2019, with corrections.

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

Attest: Angela Karr, Clerk

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

Commissioner Harold Henson offered the motion, seconded by Commissioner Brian Stewart, 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 July 3, 2019, in the Commissioners' Voucher Journal, the date in which checks will be cut; then,

BE IT FURTHER RESOLVED, that the Board of Pickaway County Commissioners orders the Auditor of Pickaway County, Ohio, to draw her warrant on this entry in the amount of **\$108,812.00** on the County Treasurer to satisfy the same.

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

Attest: Angela Karr, Clerk

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

Commissioner Harold Henson offered the motion, seconded by Commissioner Brian Stewart, to approve the following requests for the APPROPRIATION OF FUNDS:

\$19,400.00 – 251.6227.5521 – CDBG 2018 Administration – Commissioners

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

Attest: Angela Karr, Clerk

**In the Matter of
Fund Transfer Approved:**

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

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\$20,000.00 – 101.1105.5720 – Fairgrounds Debt Transfer Out – Commissioners
TO
325.0000.4901 – Transfer In Debt Fund - Commissioners

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

Attest: Angela Karr, Clerk

In the Matter of
Transfer and Appropriation of Funds Approved:

Commissioner Harold Henson offered the motion, seconded by Commissioner Brian Stewart, to approve the following requests for the TRANSFER AND APPROPRIATION OF FUNDS:

\$375,000.00 – 201.3012.5506 – Contract Project on Behalf – Engineer
TO
201.3012.5401 – Contract Service On Behalf - Engineer

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

Attest: Angela Karr, Clerk

In the Matter of
Report Provided by Darrin Flick:

The following is a summary of the report provided by Darrin Flick, EMA Director & Pickaway County 911 Coordinator.

- Last week the final Emergency Operation Center preparation was completed with the generator installation.
- Mr. Flick attended FEMA/SBA meetings last week regarding the Disaster Recovery Center. A Disaster Recovery Center will open Monday, July 8 through Wednesday, July 10 in Circleville to help renters, homeowners and businesses in Ohio affected by the tornadoes, storms and flooding of May 27 – 29, 2019, 7 a.m. to 7 p.m. at Pickaway County Offices, 160 Island Rd., Circleville, OH 43113.
- Mr. Flick, EMA Director, will be out of the office July 3rd through July 5th.
- The quarterly LEPC meeting is scheduled for July 11th.

In the Matter of
Deputy County Administrator Report:

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

- There were no BWC claims or Unemployment claims filed this week.
- The Pickaway Street properties are pending receipt of mortgage survey showing all setbacks and to formalize the record for re-zoning.
- There were two applications received for the Maintenance Worker 1 position. Mr. Rogols reviewed with Jon Brown, Maintenance Supervisor, on Monday, July 1st. Interviews are pending at this time.
- Custodial Worker, Josh Payne submitted his resignation effective Friday, July 5, 2019.

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In the Matter of
Monthly Building Department Report:

The monthly report for the Pickaway County Building Department was filed for the month ending June 2019.

A total of \$81,292.43 was reported being collected as follows:

Permits		
Registration	22	\$1,650.00
Commercial	22	\$68,751.93
Residential	69	\$10,890.50
Total Inspections Performed		
Residential	356	
Commercial	113	
City Enforcement	4	
Total Inspections	473	
Residential Plan Review	30	

New Home Permits by Jurisdiction:	
City of Circleville	3
Commercial Point	7
Muhlenberg Twp.	1
Scioto Twp.	1
Total New Homes	12

In the Matter of
Ohio Public Works Commission Project Agreement
Signed Related to 2019 County & Township Roads Resurfacing Program:

Chris Mullins, County Engineer, met with the commissioners to obtain their signatures on the Ohio Public Works Commission (OPWC) Grant Agreement, Project Grant Control No. DQW06, in the amount of \$450,000 related to the “2019 Pickaway County & Township Road Resurfacing. It is noted that Contracts A, D, & E were awarded April 23, 2019, to the lowest bidder, The Shelley Company, 80 Park Drive, Thornville, Ohio 43076. Contracts C was awarded April 23, 2019, to the lowest bidder, Roese Bros. Paving, Inc., 14360 St. Rte. 104, Ashville, Ohio 43103. Bid B to be awarded July 2, 2019.

After reviewing the documents, Commissioner Brian Stewart offered the motion, seconded by Commissioner Harold Henson to sign the above-referenced OPWC Project Agreement.

Voting on the motion was as follows: Commissioner Stewart, not present for voting; Commissioner Wippel, yes; Commissioner Henson, yes. Voting No: None. Motion carried.

Attest: Angela Karr, Clerk

In the Matter of
Job & Family Services Contract Listing:

Pursuant to the Pickaway County Board of Commissioners’ Resolution of June 23, 2003, below is the list of agreements entered into, approved and otherwise executed by the Pickaway County Department of Job & Family Services and approved by the Pickaway County Board of Commissioners, The approved list contains the name of the party or parties with whom the agreement has been made, the purpose of the agreement, the commencement date and termination date of the agreement, and the compensation specified by the agreement.

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**Pickaway County Job & Family Services
New or Amended Contracts
April 2019 - June 2019**

PCJFS New or Amended Contracts for April/May/June 2019				
Organization/Agency	Contract Purpose	Effective Date	Termination Date	Contract Value
Picca	Amendment to add Children Services to transportation contract	6/24/2019	12/31/2019	\$1.94 per mile
Jackson Transportation	Amendment to add Children Services to transportation contract	6/24/2019	12/31/2019	\$2.75 per mile
Pickaway Co Sheriff	Fingerprinting Amendment	7/1/2019	6/30/2020	\$35 for Ohio; \$35 for Federal and \$60 for both
RSC Auto and Tire Services	Vehicle Repair Amendment	7/1/2019	6/30/2020	\$39.00 per hour
Lexis Nexis	SSN Look up	7/1/2019	6/30/2020	Minimum commitment per month \$50.00; additional charges based on fee schedule
Caring for Kids	Purchased Foster Home	7/1/2019	6/30/2020	Per diem \$59.16-\$69.00 depending on level of care
ENA	Purchased Foster Home	7/1/2019	6/30/2020	Per diem \$215.00-\$435.00 depending on level of care
NECCO	Purchased Foster Home	7/1/2019	6/30/2020	Per diem \$57.15-\$91.87 depending on level of care
Pickaway Co Probate Court	Home Study Evaluations	7/1/2019	6/30/2020	\$275.00 for 1st child; \$50.00 each additional child
Picca	Fraud Awareness Advertising	7/1/2019	6/30/2020	\$900.00
A New Leaf	Purchased Foster Home	7/1/2019	6/30/2020	Per diem \$60.50-\$76.65 depending on level of care
Transitions for Youth	Purchased Foster home	7/1/2019	6/30/2020	Per diem \$46.00-65.00 depending on level of care
Cincinnati Children's Hospital	Purchased Foster Home	7/1/2019	6/30/2020	Per diem \$445.88
Hickel, Brian and Martha	Family Foster Home	5/10/2019	5/9/2021	Birth-12 yrs \$18/day; 13-18 yrs \$24.00 per day
Hickel, Brian and Martha	Family Foster Home Amendment	5/10/2019	5/9/2021	\$25.00 per day for specific children

Attest: Angela Karr, Clerk

**In the Matter of
Contract Award for Project Referred to as the
2019 Pickaway County and Township Resurfacing Program BID B
For Pickaway County Engineer Department:**

In reference to the bid opening conducted on April 16, 2019 referred to as 2019 Pickaway County and Township Resurfacing Program – Bid B, and upon the written recommendation of Sterlin C. Mullins, Pickaway County Engineer, Commissioner Brian Stewart offered the motion, second by Commissioner Harold Henson, to award to the contract to the lowest bidder, The Shelly Company, 80 Park Drive, Thornville, Ohio 43076, for the amount:

BID B – Contract Award: \$912,671.82

Shelly Company
80 Park Drive
Thornville, OH 43076

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

Attest: Angela Karr, Clerk

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In the Matter of
Pickaway County Northern
Industrial Area Community
Reinvestment Area Agreement:

Nate Green & Dave Robinson from the Montrose Group met with the Commissioners to share input they had received from a recent conversation with the Rickenbacker Airport Authority Board. Mr. Green had asked the Airport Authority for a few items from the City of Columbus to be provided and they returned with a letter of capacity. Mr. Robinson stresses that the use of the lift station only matters if something hits really quick, other than that the lift station is only temporary. The permanent line connecting the site will connect into the existing line running east and west. Commissioner Stewart asked if a drawing exists showing where the line will connect and abandon the lift station. Mr. Robinson explained that it is the City of Columbus' system and is their preferred systems to utilize. Columbus does not have a say in the lift stations use over the next month financially, however, the Airport shall have their say and concerns. Mr. Robinson stated that the area is a hot market at this time.

Commissioner Brian Stewart offered the motion, seconded by Commissioner Jay Wippel, to adopt the following Resolution:

RESOLUTION APPROVING A CRA AGREEMENT FOR A BUILDING PROJECT UNDER THE PICKAWAY COUNTY NORTHERN INDUSTRIAL COMMUNITY REINVESTMENT AREA AGREEMENT. THE FOLLOWING RESOLUTION IS APPROVED TO FORM WITH COMMISSIONERS SIGNATURES TO FOLLOW ALL OTHER PARTIES REQUIRED SIGNATURES.

Resolution No. PC-070219-1

This **COMMUNITY REINVESTMENT AREA AGREEMENT** ("Agreement") is made and entered into as of this 2nd day of July, 2019 (the "Effective Date") by and between the **COUNTY OF PICKAWAY, OHIO** ("County"), a county and political subdivision in and of the State of Ohio (the "State") and duly organized and validly existing under the constitution and laws of the State, and **CTR PARTNERS, LLC** ("CTR Partners, LLC").

WITNESSETH:

WHEREAS, the County has determined to encourage the development of real property and the acquisition and installation of personal property in the area identified on "Exhibit A" attached hereto, comprised of the approximately 7250 acres of land it designated the "Pickaway County Northern Industrial Community Reinvestment Area" (the "Northern Industrial CRA") by a resolution adopted July 10, 2006, pursuant to Section 3735.66 of the Ohio Revised Code; and

WHEREAS, CTR Partners, LLC is under contract and expects to purchase approximately 372.76 acres of land located within the Northern Industrial CRA and depicted on "Exhibit A-1" attached hereto (the "Madison Township Land"), on which CTR Partners, LLC intends to construct a series of industrial facilities and related site improvements (collectively, the "Project," with each individual building within the Project and its related site improvements hereinafter referred to as a "Building"), provided that the appropriate development incentives are available to support the economic viability of the Project; and

WHEREAS, CTR Partners, LLC intends to convey or lease the Buildings or parts thereof and the land upon which such Buildings are constructed to one or more future owners (each an "Owner"; collectively the "Owners"), which Owners and/or their lessees shall be the parties whom equip and occupy the Buildings and employ workers at the Project (each a "Company"; collectively the "Companies"); and

WHEREAS, the Director of Development of the State of Ohio has determined that the Northern Industrial CRA as designated contains the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed that area as a "Community Reinvestment Area" pursuant to Section 3735.66 of the Ohio Revised Code, and the County, having the appropriate authority for the Project, is desirous of providing incentives available for the development of the Project in the Northern Industrial CRA; and

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WHEREAS, CTR Partners, LLC has submitted to the County a proposed agreement application (the “Agreement Application”); and

WHEREAS, CTR Partners, LLC has remitted with the Agreement Application the required State application fee of \$750.00 made payable to the Ohio Development Services Agency to be forwarded to that Department with a copy of this Agreement; and

WHEREAS, the Housing Officer under Section 3735.65 of the Ohio Revised Code has reviewed the Agreement Application and has recommended the same to the Board of Commissioners of the County on the basis that CTR Partners, LLC is qualified by financial responsibility and business experience to create and preserve employment opportunities in the Northern Industrial CRA and improve the economic climate of the County; and

WHEREAS, the Project site is located in the Eastland-Fairfield Career and Technical Schools District (the “JVSD”) and in the Teays Valley Local School District (the “School District”); and

WHEREAS, the County has timely provided proper notice of its intention to enter into this Agreement to the JVSD, and the Board of Education of the School District has waived its right to receive notice under Sections 3735.671 and 5709.83 of the Revised Code and has approved this Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties hereto agree to the foregoing and as follows:

Section 1. Project Costs. The estimated total cost of the construction of the Project is expected to cost \$256,983,375 to construct, have a post-development land value of \$15,469,789.00, and a pre-development land value of \$2,210,680.00. The commencement of construction of the Project is scheduled to begin in 2019, but in any event Project completion shall occur by December 31, 2034. The assumptions and estimates provided in this Section 1 are good faith estimates provided pursuant to Section 3735.671(B) of the Ohio Revised Code and shall not be construed in a manner that would limit the amount or term of the tax exemption provided in this Agreement. The parties to this Agreement recognize that the costs associated with the Project may increase or decrease significantly and do not necessarily equal otherwise taxable value. The parties contemplate that more defined construction costs will be set forth in each Partial Assignment and Assumption with respect to each Building as specific Companies are identified and development occurs. As of the Effective Date, CTR Partners, LLC does not have machinery, equipment, furniture, fixtures or inventory at the Project. No machinery, equipment, furniture, fixtures or inventory of CTR Partners, LLC is held at another location in the State to be relocated to the Project.

Section 2. Good Faith Estimates of Project Job Creation. CTR Partners, LLC currently estimates there will be created at the Project by the year 2034 approximately 100 full-time equivalent employees, with a total annual payroll of approximately \$3,500,000 upon full build-out of the Project. As of the Effective Date, CTR Partners, LLC has no (0) full-time equivalent employees at the Project. Therefore no employee positions were retained by the CTR Partners, LLC due to construction of the Project. The estimates provided in this Section 2 are good faith estimates provided pursuant to Section 3735.671(B) of the Ohio Revised Code and shall not be construed in a manner that would limit the amount or term of the tax exemption provided in this Agreement. The parties to this Agreement recognize that the employment and payroll estimates associated with the Project may increase or decrease significantly and that all employees at the Project will be hired by Companies or their respective lessees other than CTR Partners, LLC. The parties contemplate that more defined employment and payroll estimates will be set forth in each Partial Assignment and Assumption with respect to each Building as specific Companies are identified and development occurs.

Section 3. Obligations for Tax Incentive Council. Each Owner and Company shall provide or cause to be provided to the applicable tax incentive review council any information reasonably necessary for the council to make the determinations required under Section 5709.85 of the Ohio Revised Code and to evaluate such Owner’s compliance with this Agreement, including returns filed pursuant to Section 5711.02, 5711.13 and 5727.08 of the Ohio Revised Code if requested by that Council. Upon the request of the council the recipient shall provide the council any information necessary to perform its review with the nondiscriminatory hiring policies developed by the county under Section 5709.832 of the Revised Code.

Section 4. Tax Exemption. Pursuant to Section 3735.67 of the Ohio Revised Code, the County hereby

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grants to the Owner of each Building constructed on the Madison Township Land within the Northern Industrial CRA a tax exemption for such Building of one hundred percent (100%) for fifteen (15) years. The exemption commences the first year for which the Building would first be taxable were that Building not exempt from taxation under this Agreement. No exemption shall commence after tax year 2034 (tax payment year 2035) nor extend beyond tax year 2049 (i.e., tax payment year 2050). Each Building constructed as a part of the Project shall be treated separately for purposes of determining its qualification for tax exemption hereunder.

Section 5. Obligation of Owner. The Owner of each Building shall pay or cause to be paid such real property taxes as are not exempt under this Agreement and are charged against such property and shall file all tax reports and returns as required by law. If the Owner of a Building fails to pay such taxes or file such returns and reports, the exemption from taxation granted under this Agreement with respect to such Building is rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter, provided that such failure is not corrected within thirty days after written notice thereof is received by the Owner of the Building.

Section 6. Obligations of County. The County shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain the exemption from taxation granted under this Agreement, including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with that exemption.

Section 7. Continuation of CRA. If for any reason the County revokes its designation of the Northern Industrial CRA containing the Madison Township Land, or the Director of the Ohio Department of Development revokes certification of the Northern Industrial CRA containing the Madison Township Land, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement unless the Owner of a Building materially fails to fulfill its obligations under this Agreement and the County terminates or modifies the exemption from taxation granted pursuant to this Agreement with respect to such Building. Any such termination or modification of tax exemption under this Section 7 shall have no effect on the tax exemption granted under this Agreement for any other Building in the Project. The County agrees that it will not amend or revoke the Northern Industrial CRA designation for this Project, or modify the incentives available under that designation for this Project prior to 2034 without the prior written consent of CTR Partners, LLC except as set forth in Section 8.

Section 8. Owner's Material Failure. If the Owner of a Building materially fails to fulfill its obligations under this Agreement, or if the County determines that the certification as to delinquent taxes required by this Agreement is fraudulent, the County may terminate or modify the exemption from taxation granted under this Agreement with respect to such owner's Building(s). Any such termination or modification of tax exemption under this Section 8 shall have no effect on the tax exemption granted under this Agreement for any other Building in the Project.

Section 9. Tax Certification. CTR Partners, LLC hereby certifies for itself that at the time this Agreement is executed, they do not owe any delinquent real or tangible personal property taxes to any taxing authority of the State and does not owe delinquent taxes for which CTR Partners, LLC is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Ohio Revised Code, or, if such delinquent taxes are owed, they are currently paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C. 101, et seq., or such a petition has been filed against them CTR Partners, LLC. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 10. Delinquent Tax, Fees and Environmental Certification. CTR Partners, LLC affirmatively covenants that it does not owe: (1) any delinquent taxes to the State or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether or not the amounts owed are being contested in a court of law.

Section 11. Legislative Approval Required. CTR Partners, LLC and the County acknowledge that this Agreement must be approved by formal action of the legislative authority of the County as a condition for the Agreement to take effect. This Agreement takes effect upon such approval.

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Section 12. Non-Discrimination. The County has developed a policy to ensure recipients of Northern Industrial CRA tax benefits practice non-discriminating hiring in their operations. By executing this Agreement, the owner is committing to following non-discriminating hiring practices and acknowledges that no individual may be denied employment solely on the basis of age, color, disability, genetic information, military status, veterans' status, national origin/ancestry, race, religion, sex or sexual orientation.

Section 13. Agreement Revocation. The exemption from taxation granted under this Agreement shall be revoked with respect to a Building if it is determined that the owner of such building, any successor to such owner or any related member (as those terms are defined in division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this Agreement under division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections. Any such termination or modification of tax exemption under this Section 13 shall have no effect on the tax exemption granted under this Agreement for any other Building in the Project.

Section 14. Affirmative Conveants. CTR Partners, LLC affirmatively covenants that it has made no false statements to the State or the County or any other local political subdivisions in the process of obtaining approval of the Northern Industrial CRA incentives for the Project. If any representative of CTR Partners, LLC has knowingly made a false statement to the State or a local political subdivision to obtain the Community Reinvestment Area incentives, CTR Partners, LLC shall be required to immediately return all benefits received under this Agreement pursuant Section 9.66(C)(2) of the Ohio Revised Code and shall be ineligible for any future economic development assistance from the State, any State agency or a political subdivision pursuant to Section 9.66(C)(1) of the Ohio Revised Code. Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to Section 2921.13(D)(1) of the Ohio Revised Code, which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Section 15. Transferability and Assignment. This Agreement and the benefits and obligations hereof are not transferable or assignable without the express, written approval of the County, which approval shall not be unreasonably withheld or delayed; provided, however, that the County agrees not to withhold its approval of such transfer or assignment so long as any transferee or assignee files with the County an assumption agreement substantially in the form attached hereto as "Exhibit B" (an "Assumption Agreement"), wherein such transferee or assignee, inter alia, (i) assumes all obligations of an Owner under this Agreement with respect to one or more Buildings and (ii) certifies to the validity of the representations, warranties and covenants contained herein as to such transferee or assignee. For each Assumption Agreement filed with the County, a \$1000 assignment fee shall be due to the County within 30 days after the complete execution of that Assumption Agreement.

Section 16. Tax Increment Financing Agreement. The County and CTR Partners, LLC also agree that the County will approve and create a 100% 15-year tax increment financing (TIF) pursuant to Sections 5709.77 et seq. of the Revised Code on the Madison Township Land in the Northern Industrial CRA. The parties acknowledge that there will be no TIF service payments as to the assessed value of any Building for any period, as the assessed value of each Building is subject to a tax exemption under Section 4 of this Agreement for the entire 15-year period. All service payments received from the increase in the assessed value of any parcel of land for a Building located in the Madison Township Land under the TIF will be paid by the County to CTR Partners, LLC for use as public infrastructure for the Project as provided in the resolution of the Board of County Commissioners establishing that TIF and/or pursuant to the parties' Tax Increment Financing Agreement.

Section 17. Local Fees and Dues. For each tax year for which an exemption is provided pursuant to this Agreement, each Owner shall pay to the Pickaway Board of County Commissioners an annual fee equal to \$2,500 payable by March 1 of the taxable year that is attributable to the tax year of the exemption (e.g., if an exemption is provided for tax year 2018, the payment will be due by March 1, 2019). Additionally, for each tax year for which an exemption is provided pursuant to this Agreement, each Owner shall pay to the Pickaway Progress Partnership, or another economic development agency as designated by the Pickaway County Board of Commissioners, an annual fee equal to \$5,000 payable by March 1 of the taxable year that is attributable to the tax year of the exemption (e.g., if an exemption is provided for tax year 2018, the payment will be due by March 1, 2019).

Section 18. Severability. If any provision of this Agreement or the application of any such provision

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to any such person or any circumstance shall be determined to be invalid or unenforceable, then such determination shall not affect any other provision of this Agreement or the application of such provision to any other person or circumstance, all of which other provisions shall remain in full force and effect. If any provision of this Agreement is capable of two constructions one of which would render the provision valid, then such provision shall have the meaning which renders it valid.

IN WITNESS WHEREOF, the County and CTR Partners, LLC have caused this Agreement to be executed in their respective names by their duly authorized officers as of the date hereinabove written.

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

Attest: Angela Karr, Clerk

In the Matter of
Request for Information
Digital Infrastructure Assets and Strategy:

Tim McGinnis, Planning and Development Director, met with the Commissioners to discuss the Request for Information (RFI) Digital Infrastructure Assets and Strategy regarding the Ohio's digital infrastructure assets. The RFI allows for the study of the area for the purpose of bringing broadband service to Pickaway County. Commissioners requested that Mr. McGinnis reach out to Jane Miller to see what the next step is and how the process works.

In the Matter of
County Administrator Report:

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

- Mrs. Dengler provided the 2019 Tax Budget for review of the Commissioners. The public hearing for the budget will be held July 9th, 2019 at 10:30 a.m. at the Commissioners' Office. Two copies will be forwarded to the Auditor's Office for public viewing.
- An AED was received from Ohio Health for the Pickaway County Agricultural and Event Center.
- Some signage at the Pickaway Agricultural and Event Center had misspellings and Design Signs was contacted to correct.
- Mrs. Dengler informed the Commissioners that Steve Hawkins, Pickaway County Health District, wanted on the agenda today to follow up on a response to their request for funds. The Commissioners will follow up with a letter of their response.
- Mrs. Dengler brought up the issues with the chimes located at the Courthouse, they have been playing at all hours and there needs to be a person trained to manage the programming of the chimes. Don Metzler has been the person designated in the past and the Commissioners feel that there needs to be a back-up person when Mr. Metzler is not available. The Commissioners recommended that Mrs. Dengler reach out to Ellery Elick.

In the Matter of
Resolution Adopted Approving
A Draw Request from the Pickaway
County Community Foundation for
Pickaway County Agricultural Society and Event Center:

Commissioner Brian Stewart offered the motion, seconded by Commissioner Harold Henson, to adopt the following Resolution:

Resolution No.: PC-070219-2

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RESOLUTION APPROVING PICKAWAY COUNTY AGRICULTURAL SOCIETY AND EVENT CENTER TO REQUEST A DRAW FROM THE PICKAWAY COUNTY COMMUNITY FOUNDATION FOR THE PICKAWAY COUNTY AGRICULTURAL AND EVENT CENTER PROJECT.

WHEREAS, the Commissioners request an authorization to transfer funds from the Pickaway County Community Foundation for bills associated with Pickaway County Agricultural and Event Center; and,

WHEREAS, the Commissioners request a draw in the amount of \$900,000.00 as for payment associated with the Pickaway County Agricultural and Event Center; and,

WHEREAS, the reimbursement request for \$900,000.00 shall be repaid to the Pickaway County General Fund as a pay-in with the Pickaway County Treasurer; and,

NOW, THEREFORE, BE IT RESOLVED, that the board of county commissioners of Pickaway County, Ohio, hereby approves Pickaway County Agricultural Society and Event Center to request a draw from the Pickaway County Community Foundation for reimbursement to the Pickaway County General Fund; and,

THEREFORE, BE IT FURTHER RESOLVED, that the clerk is directed to send a copy of this resolution to the Pickaway County Auditor, Pickaway County Treasurer, Pickaway County Agricultural Society, and Pickaway County Community Foundation.

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

Attest: Angela Karr, Clerk

In the Matter of
The Branding of Pickaway
Agricultural and Event Center:

Tim Wilson, the Welcome Center wanted to introduce Marlee Martin as the new Executive Director of the Welcome Center. Mr. Wilson presented the Commissioners with a draft of marketing branding for Pickaway County and the Pickaway County Agricultural and Event Center. The branding is to pay contribute to the past roots and the agricultural theme all while providing what the County has to offer now and in the future. The County has infrastructure and room for expansion, but still has the small-town community feel with something for all individuals. Mr. Wilson discussed events being booked at the Pickaway County Agricultural and Event Center and ideas to promote the buildings for the many types of events to be held. There are tons of potential and Mr. Wilson is working on the details. Mr. Wilson has received great feedback regarding the amphitheater from the music groups that have used the facility. Four building have been rented for the Vintage Market Days to be held in November and a horse show is looking to rent the facility for a large event with 500 horses and reserving 100 camping spots. Mr. Wilson will keep the Commissioners informed of status of booking for the Pickaway County Agriculture and event Center and will follow up with marketing material once revised.

In the Matter of
Weekly Dog Warden Report:

The weekly report for the Wright Poling/Pickaway County Dog Shelter was filed for week ending June 29, 2019.

A total of \$717.00 was reported being collected as follows: \$220 in adoptions; \$12 in boarding revenue; \$165 in dog licenses; \$45 in dog license late penalty; \$80 in owner turn-in; \$105 in private donations; \$50 in redemptions; and \$40 in transfer out- rescue.

Four (4) stray dogs were processed in; five (5) dogs were adopted.

TUESDAY, JULY 2, 2019
OFFICE OF THE BOARD OF COMMISSIONERS
PICKAWAY COUNTY, OHIO

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

Jay H. Wippel, President

Harold R. Henson, Vice President

Brian S. Stewart, Commissioner
BOARD OF COUNTY COMMISSIONERS
PICKAWAY COUNTY, OHIO

Attest: Angela Karr, Clerk