

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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The Union County Commissioners met in regular session this 20<sup>th</sup> day of 2025, with the following members present:

Steve Robinson, President  
David A. Lawrence, Vice President  
Tom McCarthy, Commissioner  
Mallory Lehman, Clerk to the Board

\* \* \*

\*Commissioner Robinson called the meeting to order at 8:30 a.m.

\* \* \*

\*Thayne Gray, Assistant Prosecuting Attorney; Mike Williamson, Marysville Journal Tribune; and Joe Case, Marysville Matters were in attendance.

\* \* \*

**RESOLUTION NO. 25-346:****Approve the Minutes from the August 5, 2025, Meeting – Commissioners**

The Board of County Commissioners approved the minutes from the August 5, 2025, meeting.

A motion was made by David A. Lawrence and seconded by Tom McCarthy to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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RESOLUTION NO. 25-347:**Approve the Letter of Support for Bridges Community Action Partnership's Housing Preservation Grant Application – Commissioners**

The Board of County Commissioners hereby approves the Letter of Support for Bridges Community Action Partnership's Housing Preservation Grant Application.

Steve Robinson, Commissioner, President  
David A. Lawrence, Commissioner, Vice President  
Tom McCarthy, Commissioner



Bill Narducci, County Administrator  
Mallory Lehman, Clerk to the Board

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County Office Building  
233 West Sixth Street  
Marysville, Ohio 43040-1526  
[www.unioncountyohio.gov](http://www.unioncountyohio.gov)

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Tel. 937-645-3012  
Fax 937-645-3002  
[commissioners@unioncountyohio.gov](mailto:commissioners@unioncountyohio.gov)

August 20, 2025

Subject: Support for Housing Preservation Grant Application

Dear Bridges Community Action Partnership,

We are writing to express our strong support for your Housing Preservation Grant application. As County Commissioners, we recognize the importance of affordable housing and commend your continued efforts to address the housing needs of low-income individuals and families in our county.

In 2023, with the support of the Housing Preservation Grant, your organization made measurable strides in preserving and improving housing for our most vulnerable residents. Through your efforts, numerous homes were repaired and rehabilitated, directly improving the safety, accessibility, and livability for local families. These outcomes demonstrate the tangible and lasting impact of your work in our community.

Your organization has consistently shown an unwavering commitment to providing safe and sustainable housing options for those who need it most. We believe that continued funding will allow you to build upon the success of the 2023 grant and expand this critical work, ensuring more residents can remain in safe, affordable homes.

We fully endorse your application and will actively advocate for its approval. Together, we can continue creating inclusive communities where everyone has access to housing that supports dignity, stability, and opportunity.

Thank you for your invaluable contributions to our county.

Sincerely,

Steve Robinson

Tom McCarthy

David A. Lawrence

A motion was made by David A. Lawrence and seconded by Tom McCarthy to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

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Andy Smarra arrived at this time.

\* \* \*

**RESOLUTION NO. 25-348:****Disposal Form – Dell Optiplex Mini – Engineer**

The Board of County Commissioners hereby approves the Disposal Form – Dell Optiplex Mini.

**County Property Disposal Form**

Department Submitting: Engineer's Garage

Equipment Designation Options: (1) Destroy/Recycle, (2) Public Auction, (3) Sale, (4) Trade, (5) \*Transferred to other County Dept.

\*If the item is being transferred, please complete the "New Location" column with the name of the Department that is receiving the item.

Tag #	Short Description of Equipment	Disposition #	New Location	Date	Est. Value
27364	Dell Optiplex Mini	1		08/13/25	\$0

  
 (Signature of Submitter)

C.J. 2025  
25-348  
 Date 8/20/2025

A motion was made by David A. Lawrence and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
 Tom McCarthy, Yea  
 David A. Lawrence, Yea

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

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**RESOLUTION NO. 25-349:****Development Agreement Between Union County, Ohio, and Pulte Homes of Ohio, LLC – Commissioners/Engineer**

The Board of County Commissioners hereby approves the Development Agreement Between Union County, Ohio, and Pulte Homes of Ohio, LLC.

**DEVELOPMENT AGREEMENT**

This Agreement is made and entered into this 3rd day of September, 2025, by and between Union County, Ohio ("County"), a county duly organized and validly existing under the laws of the State of Ohio, and Pulte Homes of Ohio LLC, a Michigan limited liability company ("Pulte") (the County and Pulte referred to individually as a Party or collectively as the Parties).

**WHEREAS**, Pulte intends to develop an age-restricted residential community on certain property consisting of ±356 acres in Jerome, to be comprised of ±711 new ranch style patio-homes as generally depicted on Exhibit A, and with the assumed project development phasing noted thereon (the "Community") and is desirous of collaborating with the County for the improvement and/or construction of certain existing and planned roadways in the vicinity of the Community; and

**WHEREAS**, the necessary improvements will also include constructing internal public streets, curbs and gutter, open ditches, storm sewers, catch basins, manholes and related public facilities to service the lots located in a subdivision to be known as Del Webb Maygrass (the Subdivision), and

**WHEREAS**, Pulte has commissioned a Traffic Impact Study (TIS), titled "Del Webb Jerome Twp #1 Traffic Impact Study" prepared by Smart Services, Inc., dated August 24, 2023, which has been reviewed and approved by the County and which TIS recommended certain roadway improvements in both the "Build" and "No-Build" conditions; and

**WHEREAS**, the Parties hereto desire to enter into this Development of Agreement ("Agreement") to set forth the basic terms for the construction and/or improvement of certain roadway projects and internal public streets, curbs and gutter, open ditches, storm sewers, catch basins, manholes and related public facilities (individually an "Improvement" and collectively the "Improvements"), subject to certain terms and conditions as hereinafter set forth; and

**THE PARTIES** intend for the provisions and the following funding commitments and finance mechanisms, roadway Improvements and anticipated time frames for the Improvements to be incorporated into additional documents and agreements, including but not limited to a New Community Authority (NCA) under Ohio Revised Code Section 349 to be established by Pulte, and an Intergovernmental Agreement between the NCA and county governmental entities, and any other necessary agreements, to be fully negotiated between the Parties at the earliest possible time frame following the execution of this Agreement. The Parties recognize that other funding sources for infrastructure projects are still being evaluated, and additional revenues may come from certain public financing sources still being considered by various parties, which may also be addressed as part of the additional agreements. Project design and construction elements and the financial commitments of each of the Parties to this Agreement are generally described in the following numbered sections and are further detailed on EXHIBIT B – which is a two page document attached hereto and incorporated into this Agreement by reference as if fully rewritten herein and which is entitled "DEL WEBB MAYGRASS (fka Jerome): Terms and Conditions for Roadway Improvements" (page 1) and "Summary of Project Revenues and Costs" (page 2).

1. **Mitchell-Dewitt Road Sight Distance:** Pulte shall cause the improvement of a section of Mitchell-Dewitt Road being approximately ±475 linear feet to be re-constructed to eliminate a sight distance obstruction on such portion of road as set forth on the engineering plan drawings known as Public Street, Storm Sewer, And Water Improvement Plan For Del Webb Maygrass Phase 1. Pulte is solely responsible to pay for and to construct this Mitchell-DeWitt Sight Distance Improvement. Pulte must complete the Mitchell-DeWitt Sight Distance Improvement before a Certificate of Occupancy is issued for any home in the Community. This improvement is necessary due to the addition of the development's primary intersection location for the initial phase of the Community.



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2. **Brock Road Improvement:** The Brock Road Improvement is to be a regional roadway improvement extending from the current terminus of Brock Road at Industrial Parkway to the the New California Dr. stub/extension in the Pioneer Crossing subdivision (the “Brock Rd. Improvement”) as generally depicted on Exhibit C and ultimately include the connection of New California Drive to U.S. 42. The Parties agree that the Brock Road Improvement is to consist of four (4) phases or parts, Phase 1, Phase 2, the Intersection Improvement (also sometimes referred to as Phase 3), and ultimately the New California Drive (Brock Rd.) connection to US 42, including the acquisition of R/W (the “42 Connection”) as described below, to be implemented and constructed as follows:
- a) Pulte will be the party responsible for the engineering design of Phase 1, Phase 2 of the Brock Rd. Improvement, and the engineering design for the improvements to the Brock Rd. / Industrial Parkway intersection (the “Intersection Improvement”) at its cost, estimated to be Three Hundred Thousand Dollars (\$300,000). Pulte will contribute Three Hundred Thousand Dollars (\$300,000) previously committed to an unconstructed right turn lane on Brock Road at the intersection of Industrial Pkwy (C.R. 1) under the Infrastructure Agreement For The Development Of Homestead at Scott’s Farms (entered into between Pulte and the County in or around May 2023, the “Homestead Agreement”) toward constructing the Intersection Improvement. The County agrees that upon payment of \$300,000 under this Paragraph 2(a), Pulte is released from the contribution obligation for the Homestead Brock Road right turn lane.
  - b) Phase 1 of the Brock Road Improvement is the extension of Brock Road from the Community’s development Phase 2 to the Intersection Improvement and is anticipated to be completed by November 2026. (“Phase 1”). Pulte shall be the party responsible for the construction and funding of Phase 1 of this Improvement.
  - c) The Intersection Improvement element of the Brock Road Improvement is a four-leg, single lane roundabout at the current intersection of Brock Road at Industrial Parkway. Union County will be the party responsible to construct the Intersection Improvement. Subject to right-of-way acquisition, obtaining an acceptable construction bid, or other factors that affect the timely beginning or completion of construction, the Intersection Improvement is anticipated to be constructed in conjunction with Phase 1 of the Brock Road Improvement.
  - d) Phase 2 of the Brock Rd. Improvement is to extend Brock Rd. from the Phase 1 Improvement (as per 2.b above) to the New California Dr. stub/extension within the Pioneer Crossing subdivision (“Phase 2”). Pulte anticipates it will begin Phase 2 of the Brock Rd. Improvement in 2028 and complete it by mid-late summer 2029. Pulte shall be the party responsible for the construction and funding of Phase 2 of this Improvement.
  - e) Phase 4 of the Brock Road Improvement is the ultimate connection of New California Drive from its norther terminus to US 42. Union County will complete Phase 4 as a future roadway project at a time to be determined by the County.
  - f) Pulte will dedicate and provide any necessary right-of-way from property within the Community as well as from Union County Parcel 1500220140000 (owned by Pulte). The County will be responsible for acquiring any additional right-of-way necessary for the Brock Road Improvement.
3. **Mitchell-Dewitt Road Widening:** The existing roadway pavement is anticipated to be widened from 20 to 24 feet, along with a 1 to 2-foot shoulder on each side for a total of 26 to 28 feet of pavement, provided that the final design details shall be at the discretion of the County. The Improvement of Mitchell-Dewitt Road will generally be completed as follows:
- a) Pulte will be the party responsible to design this improvement valued at One Hundred and Fifty-Two Thousand and Two Hundred Dollars (\$152,200).
  - b) The County shall be the party responsible for the construction and funding of this Improvement, except for Pulte’s contributions as set forth in this Agreement.

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- c) The timing of this improvement is to be determined by the Union County Engineer, provided that it is intended to be constructed after the extension of Brock Rd. Improvement Phase 1 and the Intersection Improvement (as set forth above, anticipated to be November 2026). Pulte's construction contribution amount to the Mitchell-DeWitt widening is Three Hundred Thousand Dollars (\$300,000). Pulte agrees to make this construction contribution at the earlier of the commencement of Phase 3 construction or the submission of the final plat for Phase 3 of the Community.
  - d) The County shall be reimbursed for the balance of any costs of this improvement from the NCA if the applicable and necessary jurisdictional authority(ies) take the necessary actions to approve the NCA and the NCA produces such funds to provide such reimbursement.
  - e) The Parties will enter into a Road Use Agreement (RUMA) to address any damage to Mitchell-DeWitt Road since this will initially be the Community's primary construction entrance.
4. **Currier Road:** The existing roadway pavement is anticipated to be widened to 22 feet, plus a 2-foot shoulder on each side for a total of 26 feet of pavement, provided that the final design details shall be at the discretion of the County. The widening of Currier Road will be completed as follows:
- a) The County will be the party responsible to design the widening.
  - b) The County shall be the party responsible for the construction and funding of the Widening, except for Pulte's contributions as set forth in this Agreement.
  - c) The timing of the widening is to be determined by the Union County Engineer provided that it is intended to be constructed within 18 months after the completion of the phase of development for the Community when a connection is made to Currier Road (anticipated to be November 2030).
  - d) Pulte's contribution amount to the Currier Road widening is Two Hundred and Three Thousand, One Hundred Dollars (\$203,100). Pulte agrees to make this construction contribution before Pulte commences construction or enters into a Subdividers Agreement for Phase 6 of the Community or upon completion of the Currier Road widening, whichever occurs first.
5. **Project Funding Sources and NCA Formation:** The Parties acknowledge that Pulte and the County Engineer's Office are continuing to seek various forms of public funding sources ("Project Revenues") to fund the Improvements contemplated herein. Pulte and the County Engineer's Office agree to use good faith reasonable efforts to cause the roadway improvement projects noted herein to be a priority with respect to the use of any such Project Revenues and making Project Revenue funds available for use for additional, future roadway improvements in the general area of the Community. In addition to the foregoing, Pulte agrees to pursue the creation of a New Community Authority (an "NCA") under Chapter 349 of the Ohio Revised Code, which shall require owners of all residential homes in the Community to pay an annual Community Development Charge ("Charge"), as such term is defined in Section 349.01 of the Ohio Revised Code, to the Authority in an amount equal to .005 (5 mills) multiplied by the "Assessed Value" of such property for thirty (30) years commencing one (1) year after the date of completion of the construction of each new home. As provided under Ohio Revised Code Chapter 349, Pulte agrees that it will file and record the necessary Declaration and Covenants to create the Community Development Charge within 15 business days of the final approval by the Board of County Commissioners of this Memorandum of Agreement and with the Agreement being effective, with the understanding that the County will also review and approve said Declaration and Covenants within 10 business days of the same 15 business days period. Pulte agrees further that it will draft and forward to the County for review and approval the required Petition under Ohio Revised Code chapter 349 for the Organization of a New Community Authority within 45 days of the execution of this Agreement. With the County's agreement with the Petition's form and substance, the County will use reasonable efforts to cause the approval of the Petition within the minimum statutorily required period as provided by law after the Petition is forwarded to the County and found to be acceptable to the County. The County shall seek to make a bond issuance backed by the NCA revenues. With the exception of an amount not to exceed Ten Thousand Dollars (\$10,000) for the costs to establish the NCA, which shall be reimbursable to Pulte from the NCA charge, the entire proceeds of the NCA and all revenues shall be provided to the County and used for improvements and maintenance of roadways constructed within the Community and existing roadways adjacent to the Community as described under this Agreement.

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If additional funding sources are awarded, adopted and created to generate additional Project Revenues (for example a non-school, non-township fire, 30-year Tax Increment Financing (TIF) Incentive District, MORPC funds, OPWC funds, state grants or other public funding sources, or third party developer contributions with road impacts in the area), the parties will work in good faith to allocate a portion of such revenues to the various roadway improvement projects noted herein, subject to the final agreement(s) reached with the applicable state, regional, municipal or local governmental jurisdictions which act to award, adopt and create such public funding sources and Project Revenues. Further, if a TIF district is established and approved, the Parties agree that Pulte is to be reimbursed from accumulated TIF funds for the entire amount of the construction costs of the Brock Road Extension, including permitting fees and construction layout and staking for this is a regional roadway improvement, as well as TIF establishment costs up to \$10,000.

The Parties agree in good faith to carry forward the terms of this Development Agreement into the contemplated NCA documents, any related Intergovernmental Agreements allocating NCA funds and/or other necessary agreements to set forth the details of the general terms agreed upon herein and to endeavor to create the public funding sources contemplated herein in order to create project Revenues. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Scanned and digital or electronic signatures to this Agreement and any related documents shall be fully binding for all purposes under this Agreement.

6. **Approvals and the Commencement of Construction:** The parties understand that commencement of infrastructure improvements for Phase 1 of the Community have started, are ongoing and are critical to the overall success of the development and fulfillment of this Agreement. Such improvements are being constructed pursuant to engineering plans titled Public Street, Storm Sewer, And Water Improvement Plan For Del Webb Jerome Phase 1, and Sanitary Improvement Plan For Del Webb Maygrass Phase 1 & Pump Station #8 2025 (the "Approved Plans"). The County agrees that, provided that such infrastructure improvements are being constructed in accordance with the Approved Plans, all applicable standards and regulations of the County for the construction of subdivision infrastructure improvements, and the Union County Subdivision Regulations, Pulte shall be permitted to immediately proceed with uninterrupted and timely administrative and engineering approval and construction of the infrastructure improvements in accordance with the Approved Plans. The parties acknowledge that Pulte has filed the final subdivision plat for Phase 1A and Phase 1B of the Community with the LUC Regional Planning Commission (LUC) and will continue to file subsequent phases and the County agrees to allow Phases 1A and 1B final plats, and subsequent phases to proceed, in accordance with and subject to normal platting procedures of Union County and LUC and to further allow the Phase 1A and Phase 1B final plat and subsequent phases to be filed for record in accordance with such normal platting procedures prior to final execution of this agreement. Following the final execution of this agreement, and provided that Pulte is not in default of this agreement and has fulfilled its obligations as set forth herein, Pulte may proceed with the development and platting of all subsequent phases of the Community without any delay or hinderance by the County related to the matters contained in (provided that Pulte is developing the Community in compliance with all the applicable procedures and regulations for subdivision development in Union County, Ohio).
7. The Developer agrees to furnish and install all necessary internal public streets, curbs and gutter, open ditches, storm sewers, catch basins, manholes and related public facilities to serve the Subdivision. Except as otherwise specifically provided in Paragraphs 1 through 4 of this Agreement, Developer must acquire all easements necessary for construction.
8. The Developer has paid to the Union County Engineer the sum of \$70,542.00 to cover plan review costs for Phase 1A and Phase 1B only, and will pay the plan review costs for subsequent phases in the normal course.
9. Except as otherwise specifically provided in Paragraphs 1 through 4 of this Agreement, Developer shall assume all costs in connection with the construction of the internal public streets, curbs and gutter, open

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- ditches, storm sewers, catch basins, manholes and related public facilities to serve the Subdivision including: engineering, testing, furnishing all labor, material and equipment, and the cost of inspections. The Union County Engineer will hire a 3<sup>rd</sup> party consultant to provide inspection and testing services of the public improvements to the Subdivision. The Developer will be invoiced by the Union County Engineer the actual costs incurred for the inspection and testing services provided by the 3<sup>rd</sup> Party Consultant. The Developer shall make prompt payments of the invoiced amounts.
10. Each contractor involved in the construction of the public facilities shall submit proof of Liability Insurance amounting to \$500,000/1,000,000 bodily injury, prior to working on the project site.
  11. The Developer shall provide for all material or construction testing which may be required by the Union County Engineer. All testing required shall be completed and the material or construction deemed acceptable by the Union County Engineer before the Developer requests approval of the public facilities by the Union County Engineer. In communications with the Developer, the County and the Union County Engineer shall respond in a timely manner, and approvals of the County or the Union County Engineer will not be unreasonably withheld, conditioned, or delayed.
  12. Prior to the approval of the Improvements by the Union County Engineer, the Developer shall furnish a statement of actual cost to the Union County Engineer, itemizing the total cost of the Improvements constructed under this Agreement. The costs shall include construction and testing costs.
  13. The Developer shall repair, replace, or correct any improvements, which have proved faulty or been improperly installed. The length of the Maintenance Period shall be established in accordance with Section 330 of the Union County Subdivision Regulations. Following the expiration of the Maintenance Period, the County shall accept all maintenance responsibility for such Improvements constructed under this Agreement and release any required Developer bonds.
  14. Upon completion of the Improvements, the Developer shall deposit a guarantee bond, amounting to a minimum of twenty percent (20%) of the actual total cost of the Improvements as a guarantee that all equipment and materials were properly installed and that the Improvements will perform satisfactorily during the Maintenance Period.
  15. Snow removal, mowing, and other maintenance tasks are the responsibility of the Developer during the Maintenance Period. The County or Township may perform such tasks if requested by the Developer. The Developer shall pay the actual costs for the County or Township to provide such services.
  16.
    - a. Upon completion by the Developer of all the Improvements to be constructed under this Agreement and upon approval of those by the Union County Engineer, the Developer shall dedicate to Union County, or to public use, the applicable public facilities, rights-of-way, and easements constructed, created, or acquired for the subdivision, and shall dedicate the public water and sanitary utilities to the applicable service provider, OR
    - b. Upon presentation of acceptable surety guaranteeing the completion of all the Improvements in the Subdivision and upon approval of the detailed plans and specifications by the Union County Engineer, the Developer shall dedicate to Union County, or to public use, the applicable Improvements, rights-of-way, and easements required and shall dedicate the public water and sanitary utilities to the applicable service provider.
  17. After approval of the Improvements by the Union County Engineer and after dedication of the Improvements by the Developer, the Union County Commissioners will begin levying Ditch maintenance assessments to cover direct and indirect maintenance costs associated with the collection and control of storm water. The assessments may be revised from time to time.
  18. The Developer shall insert all applicable "Standard Deed Restrictions for Union County," dated November 18, 2005, in the Final Plat deed restrictions for the subdivision, as directed by the Union County Engineer.
  19. Prior to the date of approval of the Improvements by the Union County Engineer, the Developer shall furnish the Union County Engineer with a complete set of reproducible drawings, revised as

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constructed ("As Built"). Approval of the Improvements will not be issued until the As-Built drawings have been delivered to the Union County Engineer. All As-Built information shall be shown in red ink and each sheet of the drawings shall be marked "As-Built" in red ink.

20. The Developer shall pursue, through the County, and in cooperation with Union Soil & Water Conservation District, the ditch petition process placing all applicable storm sewers, retention/detention basins, outlets, and ditches on public maintenance. Maintenance of such facilities will be performed by the Union Soil & Water Conservation District, with funds made available by the petition process and tax assessment to each property in the subdivision. All necessary easements will be dedicated by the Developer to allow access for maintenance to occur. This process shall be completed before the Final Plat can be filed. The parties acknowledge that the Ditch Maintenance Petition for Phase 1, which is attached hereto as Exhibit D has been submitted by Pulte to the County and the fees representing the first year's assessment for all of the lots in the amount of \$24,940.251 have been paid by Pulte and received by the County. Specific improvements to the existing ditches will be required and must be performed by the Developer, at the direction of the Union County Engineer and/or Union Soil & Water, as part of the project, and prior to the commencement of the Maintenance Period, provided that such improvements can be reasonably approved and permitted by the applicable authorities have jurisdiction. By way of example and without limitation, if an existing ditch is considered under the jurisdiction of the USACE or OEPA, the necessary permits to affect such ditches must be able to be reasonably obtained from such agencies. Notwithstanding the foregoing the Developer will use reasonable efforts in cooperating with the County and Union Soil & Water Conservation District for such ditch improvements as are reasonably requested and necessary.
21. The Developer agrees to obtain and comply with all Ohio EPA NPDES Construction General Permit requirements as applicable and maintain stormwater records/plans as required by Ohio EPA. Permit shall be submitted to the Union County Engineer prior to construction and before filing of the Final Plat.
22. The Developer agrees to obtain and comply with all Army Corp of Engineers requirements, if applicable, regarding the preservation of or permissible work on existing ditches and wetlands on the property. Developer shall obtain 404 permit (if necessary) and submit to Union County Engineer prior to the commencement of work and before filing of the Final Plat.
23. The Developer agrees to maintain working hours of between 7am to 7pm.
24. All work for Phase 1A and Phase 1B shall be substantially completed by December 31, 2026.
25. The specified haul route for all construction equipment, construction-related traffic and deliveries to the subdivision shall be as follows:
  - US Route 33 to US-42;
  - thence southerly on US-42 to Industrial Parkway (CR-1);
  - left onto Industrial Parkway (CR-1);
  - thence easterly on Industrial Parkway (CR-1) to Mitchell DeWitt Road (CR-9);
  - thence left onto Mitchell DeWitt Road (CR-9);
  - thence northeasterly on Mitchell DeWitt Road (CR-9) to the subdivision construction entrance;
  - and upon completion of Phase 1 of the Brock Road Improvement, such improvement may also be used as a construction access.
26. The Developer agrees to use all good faith efforts to abide by this haul route and will provide information to all of its' contractors, subcontractors, and suppliers to notify them to abide by this route. Failure to comply with the specified haul route may result in a stop work order being issued by the Union County Engineer to the extent that failure to comply becomes a public nuisance or presents a hazard to the traveling public in the reasonable discretion of the Union County Engineer. The Developer will also be responsible for any and all costs associated with pavement repairs on roads that are damaged by construction equipment related to Developer's construction and if the specified haul route is not used. Repairs must be

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made and paid for by the Developer before the Improvements will be placed on the public maintenance period.

27. The Developer is hereby granted one, and only one, temporary construction driveway and culvert (if necessary), to be located at the main entrance to the Subdivision. The drive and culvert are to be installed at the commencement of construction. This is the sole entrance to the project site for all construction equipment, construction-related traffic, and deliveries. No other access points are permitted. Failure to comply with this requirement may result in revocation of the temporary driveway permit.
28. The roadway improvement costs for 1) Mitchell-DeWitt widening, and 2) Currier Road widening are provided on Exhibit B. The values are engineering estimates. Understanding that the actual final project costs could exceed these values when constructed by Union County, and flexibility is needed for the allocation of such funds over time, Pulte will contribute to and share in possible cost overages with an additional contribution to be used for either widening as follows:
  - a) Instead of Pulte's \$300,000 construction contribution being allocated solely to Mitchell-DeWitt Road and Pulte's \$203,100 construction contribution being allocated solely to Currier Road, in order to manage funds and possible overages, the County Engineer's Office may allocate all or a portion of each contribution to either road improvement project at its discretion.
  - b) Pulte will provide an additional \$300,000 (above the estimated costs for the combined contributions of \$503,100) to be allocated at the discretion of the County Engineer's Office to either road improvement project in order to manage future, possible cost overages and so that Pulte's total contribution of \$803,100 may be allocated at the County Engineer's Office discretion to either or both the Mitchell-DeWitt and/or Currier Road improvements, provided that in no event shall Pulte's total contribution exceed \$803,100 for the combined projects.
  - c) Pulte agrees to make the additional \$300,000 contribution to manage potential overages for the Mitchell-DeWitt and/or Currier Road improvements at the earlier of the commencement of Phase 3 construction or the submission of the final plat for Phase 3 of the Community.

This Agreement shall be binding upon the heirs, executor, successors and assigns of all parties hereto. Signatures to be set forth on the following page.

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IN WITNESS THEREOF, the parties hereto have set their hands on the date above mentioned.

**Witnesses:**

**Pulte Homes of Ohio LLC,**  
**A Michigan limited liability company**



\_\_\_\_\_  
 Signature Date  
 Printed Name: \_\_\_\_\_

Print Name: Matthew J. Callahan

Its: Division Vice President of Land Acquisition

\_\_\_\_\_  
 Signature Date  
 Printed Name: \_\_\_\_\_

Date: 9/3/25

**Witnesses:**

**Union County, Ohio**



\_\_\_\_\_  
 Signature Date

Printed Name: Steve Robinson 9/3/2025  
 Date




\_\_\_\_\_  
 Signature Date

Printed Name: Tom McCarthy 9/3/2025  
 Date



Printed Name: David A. Lawrence 9/3/2025  
 Date

Approved as to Form:

  
 \_\_\_\_\_, County Prosecutor  
Sept. 8, 2025



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**EXHIBIT A**

UNION COUNTY COMMISSIONERS JOURNAL 2025  
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**EXHIBIT B (PAGE 1)**

DEL WEBB MAYGRASS (fka Jerome)

Development Agreement Terms and Conditions for Roadway Improvements

**Del Webb to proceed with development of the Community based on the terms of this Agreement:**

- All NCA funds go to the County for infrastructure improvements (except for an amount not to exceed \$10,000 for the creation of the NCA reimbursable to Pulte)
- If there are remaining funds after the Improvements are completed, they will be utilized by the county for future improvements/roadway maintenance in the project area
- Del Webb to contribute \$300,000 for their unconstructed right turn lane requirement from the Homestead at Scotts Farms development for the Intersection Improvement

**Conditions:**

- Pulte will proceed to prepare necessary documents for the creation of a 5-Mill NCA, including the Petition, immediately following execution of the Development Agreement.
- Bond issuance backed by the 5-Mill NCA Charge to be performed by the County
- Del Webb to design the Brock Rd. Improvement and the Intersection Improvement.
- Del Webb to build and fund Brock Rd. Improvement within the Community
- Mitchell Dewitt Road and Currier Road improvements will be driven by the County with final design specs and timing determined by UCE.
- UCE to fund and build connection the US42 Connection at a future date
  - The Phase 1A final plat will be able to proceed without delay. The County will allow building permits to be issued for Ph. 1A, including and especially model home permits.
  - Subsequent Phase approvals will proceed in the normal course subject to standard requirements and regulations following execution of this Agreement.

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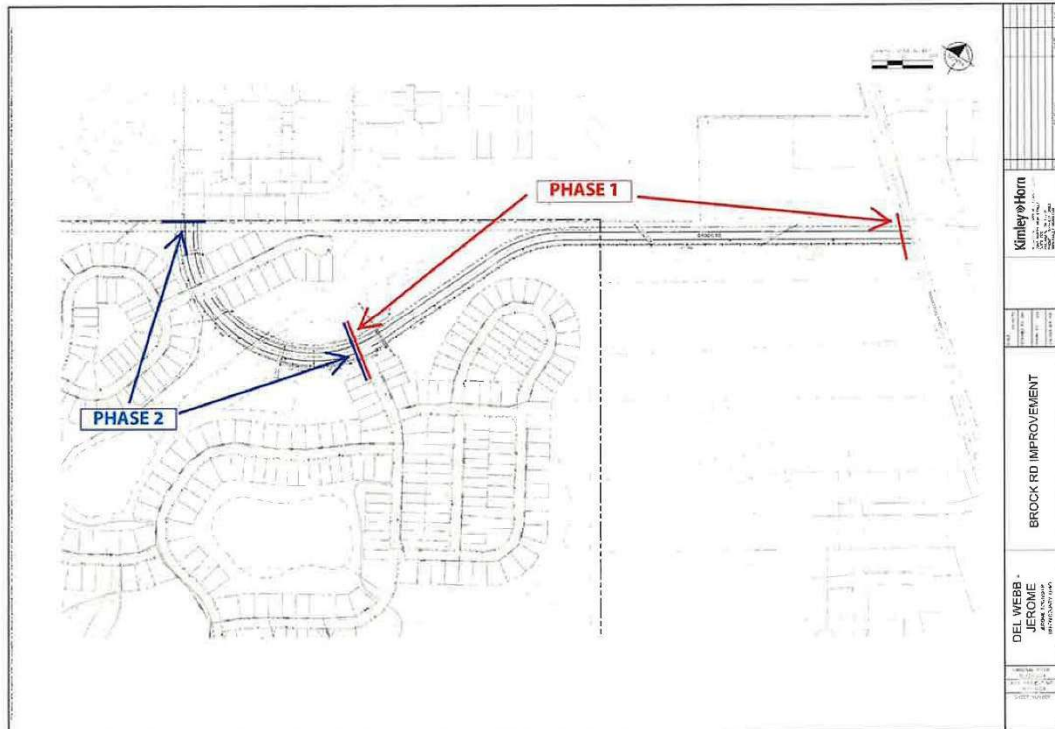
**EXHIBIT B (PAGE 2)**

**Summary of Project Revenues and Costs**

<b>REVENUES FROM PULTE CONTRIBUTIONS</b>		<b>Amount</b>
Brock Rd. / Ind. Pkwy. Engineering Contribution		300,000
Homestead at Scott Farms Contribution		300,000
Mitchell-DeWitt Engineering & Improvement Contribution		452,210
Currier Rd. Contribution		203,100
Pulte Contribution to Mitchell-Dewitt & Currier Rd. cost overages <sup>*3</sup>		300,000
NCA Bond Proceeds - 5-mil NCA (Bond proceeds net of \$17M total)		5,125,000
<b>TOTAL CONTRIBUTIONS BY PULTE:</b>		<b>6,680,310</b>
<b>REVENUES FROM COUNTY CONTRIBUTIONS</b>		<b>Amount</b>
County Contribution to RAB from Excess Funds from other area projects		1,300,000
County's share of Currier Rd. Improvements		1,500,000
<b>TOTAL CONTRIBUTIONS BY COUNTY:</b>		<b>2,800,000</b>
<b>IMPROVEMENTS TO BE CONSTRUCTED BY PULTE</b>		<b>Amount</b>
Mitchell Dewitt Roadway for Sight Distance Improvement		225,000
Brock Rd. Extension 4,065 LF (±3/4 mi.)		3,000,000
<b>TOTAL IMPROVEMENTS TO BE CONSTRUCTED BY PULTE:</b>		<b>3,225,000</b>
<b>TOTAL of CONTRIBUTIONS (Pulte + County) and IMPROVEMENTS TO BE CONSTRUCTED BY PULTE:</b>		<b>12,705,310</b>
<b>IMPROVEMENT PROJECTS &amp; ESTIMATED COSTS</b>		<b>Costs with UCE Revisions</b>
Mitchell Dewitt - Sight Distance		(225,000)
Brock Rd. Extension 4,065 LF (±3/4 mi.)		(3,000,000)
Brock Rd. / Industrial Parkway Intersection		(3,000,000)
Mitchell-DeWitt Widening <sup>*2</sup>		(2,800,000)
Currier Rd. Widening <sup>*2</sup>		(3,550,000)
Brock Rd. (New California Drive) Connection to US42 <sup>*1</sup>		-
<b>TOTAL PROJECT COSTS</b>		<b>(12,575,000)</b>
<b>FUNDING BALANCE:</b>		<b>130,310</b>
<b>*1 Connection to US42 is a regional improvement and will be made by the County in the future.</b>		
<b>*2 Cost estimates based on UCE review of K-H Eng. Estimates and added costs for increased scope of work per UCE.</b>		
<b>*3 Pulte Contribution to potential Mitchell-Dewitt &amp; Currier Rd. cost overages per Section 29 of this agreement</b>		

UNION COUNTY COMMISSIONERS JOURNAL 2025  
August 20, 2025

EXHIBIT C



UNION COUNTY COMMISSIONERS JOURNAL 2025  
August 20, 2025

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EXHIBIT D

**DITCH MAINTENANCE PETITION  
Del Webb Maygrass**

Honorable County Commissioners:

We the undersigned Developer of 87.11 acres in Jerome Township of Union County, Ohio, present the subdivision "Del Webb Maygrass" as evidenced by the attached appendices:

Exhibit A – Ditch Maintenance Petition Plan titled "Ditch Maintenance Exhibit "C", dated June, 2025

In accordance with Chapter 6137 of the Ohio Revised Code, we hereby request that the improvements delineated in the attached "Exhibit A," be accepted as a part of the County Ditch Maintenance Program and that an annual maintenance assessment be collected to pay for the cost of current and future maintenance of the improvements by the County, subject to the Developer's compliance with the Developer's Agreement by following the petition process set forth in Ohio Revised Code Sections 6131.01, et seq.

We represent 100% of the property owners to be assessed for maintenance related to this drainage improvement. We hereby waive our rights to a public viewing and hearing and ask that your board approve this action.

The estimated cost of the drainage improvements in "Exhibit B" is \$5,270,448.85 and a detailed cost estimate is attached:

Exhibit B – Ditch Maintenance Estimate, dated June 2, 2025

The drainage improvements are being constructed to benefit this subdivision. One hundred fifty nine (159) total lots comprise this phase of the plan of this subdivision, and each lot receives an equal benefit (cost) of the project. The basis for calculating the assessment is therefore, \$156.86 per lot. An annual maintenance fee equal to 2.0% of this basis (\$24,940.51) will be collected for each platted lot. We understand that the basis for calculating the maintenance assessment will be reviewed and possibly revised every 6 years. We also understand that the 2.0% annual maintenance percentage may be revised annually. The first year's assessment for all of the lots, in the amount of \$24,940.51, will be paid with signing of this Agreement. Maintenance will begin at the expiration of the Developer maintenance period for that phase of improvements.

[Continued on Next Page]

Del Webb Maygrass  
Ditch Maintenance Agreement  
June 2, 2025  
Page 1 of 2

**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
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Furthermore, pursuant to Ohio Revised Code Section 6137.04 it shall be stated that upon recommendation by the County Engineer, the Board of County Commissioners is authorized to combine improvements within the same watershed into a drainage maintenance district, in which the maintenance assessment shall be the same percentage of original cost for each improvement to be maintained.

Easements to provide for the access and maintenance of the improvements are to be provided on the plats.

**Signed By: Nichole Martin, Land Development Manager**  
**Pulte Homes of Ohio LLC**

  
Signature

6/3/2025  
Date

**Approved:**  
**Union County Commissioners**

  
Signature

9/3/2025  
Date

  
Signature

9/3/2025  
Date

  
Signature

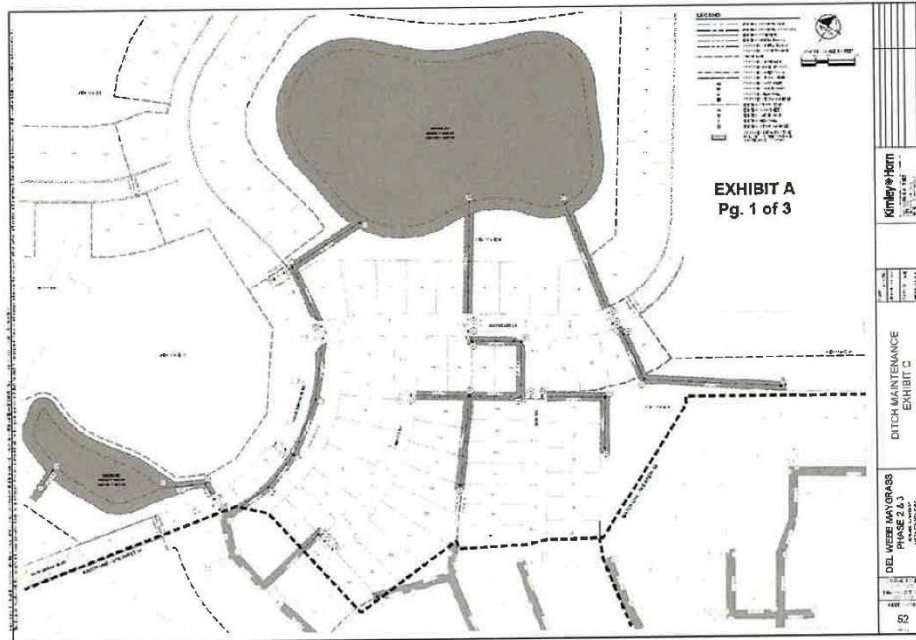
9/3/2025  
Date

**Reviewed as to Form:**  
**Union County Prosecuting Attorney**

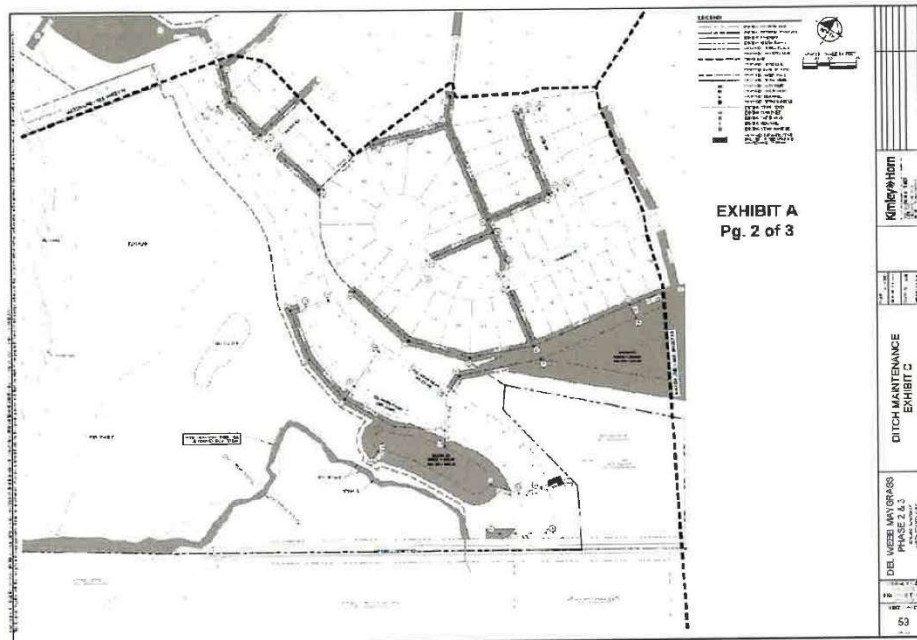
  
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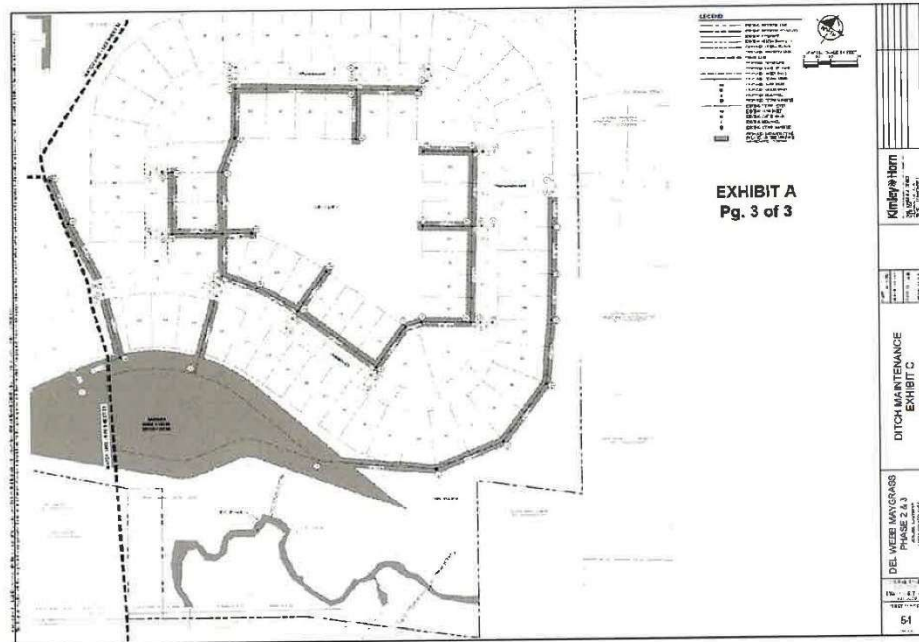
Sept. 8, 2025  
Date











Kimley-Horn

Project # 20190101

Ditch Maintenance Exhibit B  
CONCEPTUAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS  
DE WEE MYGROSS

Project # 20190101  
Date 11/11/2019  
Scale 1" = 40'

ITEM NO.	DESCRIPTION	TOTAL	UNIT	UNIT PRICE	Phase 1a	Phase 1a SUBT	Phase 1b	Phase 1b SUBT	Phase 1c	Phase 1c SUBT	Phase 1d	Phase 1d SUBT	Phase 1e	Phase 1e SUBT	Phase 1f	Phase 1f SUBT	Phase 1g	Phase 1g SUBT	Phase 1h	Phase 1h SUBT	Phase 1i	Phase 1i SUBT	Phase 1j	Phase 1j SUBT	Phase 1k	Phase 1k SUBT	Phase 1l	Phase 1l SUBT	Phase 1m	Phase 1m SUBT	Phase 1n	Phase 1n SUBT	Phase 1o	Phase 1o SUBT	Phase 1p	Phase 1p SUBT	Phase 1q	Phase 1q SUBT	Phase 1r	Phase 1r SUBT	Phase 1s	Phase 1s SUBT	Phase 1t	Phase 1t SUBT	Phase 1u	Phase 1u SUBT	Phase 1v	Phase 1v SUBT	Phase 1w	Phase 1w SUBT	Phase 1x	Phase 1x SUBT	Phase 1y	Phase 1y SUBT	Phase 1z	Phase 1z SUBT	Phase 1aa	Phase 1aa SUBT	Phase 1ab	Phase 1ab SUBT	Phase 1ac	Phase 1ac SUBT	Phase 1ad	Phase 1ad SUBT	Phase 1ae	Phase 1ae SUBT	Phase 1af	Phase 1af SUBT	Phase 1ag	Phase 1ag SUBT	Phase 1ah	Phase 1ah SUBT	Phase 1ai	Phase 1ai SUBT	Phase 1aj	Phase 1aj SUBT	Phase 1ak	Phase 1ak SUBT	Phase 1al	Phase 1al SUBT	Phase 1am	Phase 1am SUBT	Phase 1an	Phase 1an SUBT	Phase 1ao	Phase 1ao SUBT	Phase 1ap	Phase 1ap SUBT	Phase 1aq	Phase 1aq SUBT	Phase 1ar	Phase 1ar SUBT	Phase 1as	Phase 1as SUBT	Phase 1at	Phase 1at SUBT	Phase 1au	Phase 1au SUBT	Phase 1av	Phase 1av SUBT	Phase 1aw	Phase 1aw SUBT	Phase 1ax	Phase 1ax SUBT	Phase 1ay	Phase 1ay SUBT	Phase 1az	Phase 1az SUBT	Phase 1ba	Phase 1ba SUBT	Phase 1bb	Phase 1bb SUBT	Phase 1bc	Phase 1bc SUBT	Phase 1bd	Phase 1bd SUBT	Phase 1be	Phase 1be SUBT	Phase 1bf	Phase 1bf SUBT	Phase 1bg	Phase 1bg SUBT	Phase 1bh	Phase 1bh SUBT	Phase 1bi	Phase 1bi SUBT	Phase 1bj	Phase 1bj SUBT	Phase 1bk	Phase 1bk SUBT	Phase 1bl	Phase 1bl SUBT	Phase 1bm	Phase 1bm SUBT	Phase 1bn	Phase 1bn SUBT	Phase 1bo	Phase 1bo SUBT	Phase 1bp	Phase 1bp SUBT	Phase 1bq	Phase 1bq SUBT	Phase 1br	Phase 1br SUBT	Phase 1bs	Phase 1bs SUBT	Phase 1bt	Phase 1bt SUBT	Phase 1bu	Phase 1bu SUBT	Phase 1bv	Phase 1bv SUBT	Phase 1bw	Phase 1bw SUBT	Phase 1bx	Phase 1bx SUBT	Phase 1by	Phase 1by SUBT	Phase 1bz	Phase 1bz SUBT	Phase 1ca	Phase 1ca SUBT	Phase 1cb	Phase 1cb SUBT	Phase 1cc	Phase 1cc SUBT	Phase 1cd	Phase 1cd SUBT	Phase 1ce	Phase 1ce SUBT	Phase 1cf	Phase 1cf SUBT	Phase 1cg	Phase 1cg SUBT	Phase 1ch	Phase 1ch SUBT	Phase 1ci	Phase 1ci SUBT	Phase 1cj	Phase 1cj SUBT	Phase 1ck	Phase 1ck SUBT	Phase 1cl	Phase 1cl SUBT	Phase 1cm	Phase 1cm SUBT	Phase 1cn	Phase 1cn SUBT	Phase 1co	Phase 1co SUBT	Phase 1cp	Phase 1cp SUBT	Phase 1cq	Phase 1cq SUBT	Phase 1cr	Phase 1cr SUBT	Phase 1cs	Phase 1cs SUBT	Phase 1ct	Phase 1ct SUBT	Phase 1cu	Phase 1cu SUBT	Phase 1cv	Phase 1cv SUBT	Phase 1cw	Phase 1cw SUBT	Phase 1cx	Phase 1cx SUBT	Phase 1cy	Phase 1cy SUBT	Phase 1cz	Phase 1cz SUBT	Phase 1da	Phase 1da SUBT	Phase 1db	Phase 1db SUBT	Phase 1dc	Phase 1dc SUBT	Phase 1dd	Phase 1dd SUBT	Phase 1de	Phase 1de SUBT	Phase 1df	Phase 1df SUBT	Phase 1dg	Phase 1dg SUBT	Phase 1dh	Phase 1dh SUBT	Phase 1di	Phase 1di SUBT	Phase 1dj	Phase 1dj SUBT	Phase 1dk	Phase 1dk SUBT	Phase 1dl	Phase 1dl SUBT	Phase 1dm	Phase 1dm SUBT	Phase 1dn	Phase 1dn SUBT	Phase 1do	Phase 1do SUBT	Phase 1dp	Phase 1dp SUBT	Phase 1dq	Phase 1dq SUBT	Phase 1dr	Phase 1dr SUBT	Phase 1ds	Phase 1ds SUBT	Phase 1dt	Phase 1dt SUBT	Phase 1du	Phase 1du SUBT	Phase 1dv	Phase 1dv SUBT	Phase 1dw	Phase 1dw SUBT	Phase 1dx	Phase 1dx SUBT	Phase 1dy	Phase 1dy SUBT	Phase 1dz	Phase 1dz SUBT	Phase 1ea	Phase 1ea SUBT	Phase 1eb	Phase 1eb SUBT	Phase 1ec	Phase 1ec SUBT	Phase 1ed	Phase 1ed SUBT	Phase 1ee	Phase 1ee SUBT	Phase 1ef	Phase 1ef SUBT	Phase 1eg	Phase 1eg SUBT	Phase 1eh	Phase 1eh SUBT	Phase 1ei	Phase 1ei SUBT	Phase 1ej	Phase 1ej SUBT	Phase 1ek	Phase 1ek SUBT	Phase 1el	Phase 1el SUBT	Phase 1em	Phase 1em SUBT	Phase 1en	Phase 1en SUBT	Phase 1eo	Phase 1eo SUBT	Phase 1ep	Phase 1ep SUBT	Phase 1eq	Phase 1eq SUBT	Phase 1er	Phase 1er SUBT	Phase 1es	Phase 1es SUBT	Phase 1et	Phase 1et SUBT	Phase 1eu	Phase 1eu SUBT	Phase 1ev	Phase 1ev SUBT	Phase 1ew	Phase 1ew SUBT	Phase 1ex	Phase 1ex SUBT	Phase 1ey	Phase 1ey SUBT	Phase 1ez	Phase 1ez SUBT	Phase 1fa	Phase 1fa SUBT	Phase 1fb	Phase 1fb SUBT	Phase 1fc	Phase 1fc SUBT	Phase 1fd	Phase 1fd SUBT	Phase 1fe	Phase 1fe SUBT	Phase 1ff	Phase 1ff SUBT	Phase 1fg	Phase 1fg SUBT	Phase 1fh	Phase 1fh SUBT	Phase 1fi	Phase 1fi SUBT	Phase 1fj	Phase 1fj SUBT	Phase 1fk	Phase 1fk SUBT	Phase 1fl	Phase 1fl SUBT	Phase 1fm	Phase 1fm SUBT	Phase 1fn	Phase 1fn SUBT	Phase 1fo	Phase 1fo SUBT	Phase 1fp	Phase 1fp SUBT	Phase 1fq	Phase 1fq SUBT	Phase 1fr	Phase 1fr SUBT	Phase 1fs	Phase 1fs SUBT	Phase 1ft	Phase 1ft SUBT	Phase 1fu	Phase 1fu SUBT	Phase 1fv	Phase 1fv SUBT	Phase 1fw	Phase 1fw SUBT	Phase 1fx	Phase 1fx SUBT	Phase 1fy	Phase 1fy SUBT	Phase 1fz	Phase 1fz SUBT	Phase 1ga	Phase 1ga SUBT	Phase 1gb	Phase 1gb SUBT	Phase 1gc	Phase 1gc SUBT	Phase 1gd	Phase 1gd SUBT	Phase 1ge	Phase 1ge SUBT	Phase 1gf	Phase 1gf SUBT	Phase 1gg	Phase 1gg SUBT	Phase 1gh	Phase 1gh SUBT	Phase 1gi	Phase 1gi SUBT	Phase 1gj	Phase 1gj SUBT	Phase 1gk	Phase 1gk SUBT	Phase 1gl	Phase 1gl SUBT	Phase 1gm	Phase 1gm SUBT	Phase 1gn	Phase 1gn SUBT	Phase 1go	Phase 1go SUBT	Phase 1gp	Phase 1gp SUBT	Phase 1gq	Phase 1gq SUBT	Phase 1gr	Phase 1gr SUBT	Phase 1gs	Phase 1gs SUBT	Phase 1gt	Phase 1gt SUBT	Phase 1gu	Phase 1gu SUBT	Phase 1gv	Phase 1gv SUBT	Phase 1gw	Phase 1gw SUBT	Phase 1gx	Phase 1gx SUBT	Phase 1gy	Phase 1gy SUBT	Phase 1gz	Phase 1gz SUBT	Phase 1ha	Phase 1ha SUBT	Phase 1hb	Phase 1hb SUBT	Phase 1hc	Phase 1hc SUBT	Phase 1hd	Phase 1hd SUBT	Phase 1he	Phase 1he SUBT	Phase 1hf	Phase 1hf SUBT	Phase 1hg	Phase 1hg SUBT	Phase 1hi	Phase 1hi SUBT	Phase 1hj	Phase 1hj SUBT	Phase 1hk	Phase 1hk SUBT	Phase 1hl	Phase 1hl SUBT	Phase 1hm	Phase 1hm SUBT	Phase 1hn	Phase 1hn SUBT	Phase 1ho	Phase 1ho SUBT	Phase 1hp	Phase 1hp SUBT	Phase 1hq	Phase 1hq SUBT	Phase 1hr	Phase 1hr SUBT	Phase 1hs	Phase 1hs SUBT	Phase 1ht	Phase 1ht SUBT	Phase 1hu	Phase 1hu SUBT	Phase 1hv	Phase 1hv SUBT	Phase 1hw	Phase 1hw SUBT	Phase 1hx	Phase 1hx SUBT	Phase 1hy	Phase 1hy SUBT	Phase 1hz	Phase 1hz SUBT	Phase 1ia	Phase 1ia SUBT	Phase 1ib	Phase 1ib SUBT	Phase 1ic	Phase 1ic SUBT	Phase 1id	Phase 1id SUBT	Phase 1ie	Phase 1ie SUBT	Phase 1if	Phase 1if SUBT	Phase 1ig	Phase 1ig SUBT	Phase 1ih	Phase 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1ol SUBT	Phase 1om	Phase 1om SUBT	Phase 1on	Phase 1on SUBT	Phase 1oo	Phase 1oo SUBT	Phase 1op	Phase 1op SUBT	Phase 1oq	Phase 1oq SUBT	Phase 1or	Phase 1or SUBT	Phase 1os	Phase 1os SUBT	Phase 1ot	Phase 1ot SUBT	Phase 1ou	Phase 1ou SUBT	Phase 1ov	Phase 1ov SUBT	Phase 1ow	Phase 1ow SUBT	Phase 1ox	Phase 1ox SUBT	Phase 1oy	Phase 1oy SUBT	Phase 1oz	Phase 1oz SUBT	Phase 1pa	Phase 1pa SUBT	Phase 1pb	Phase 1pb SUBT	Phase 1pc	Phase 1pc SUBT	Phase 1pd	Phase 1pd SUBT	Phase 1pe	Phase 1pe SUBT	Phase 1pf	Phase 1pf SUBT	Phase 1pg	Phase 1pg SUBT	Phase 1ph	Phase 1ph SUBT	Phase 1pi	Phase 1pi SUBT	Phase 1pj	Phase 1pj SUBT	Phase 1pk	Phase 1pk SUBT	Phase 1pl	Phase 1pl SUBT	Phase 1pm	Phase 1pm SUBT	Phase 1pn	Phase 1pn SUBT	Phase 1po	Phase 1po SUBT	Phase 1pp	Phase 1pp SUBT	Phase 1pq	Phase 1pq SUBT	Phase 1pr	Phase 1pr SUBT	Phase 1ps	Phase 1ps SUBT	Phase 1pt	Phase 1pt SUBT	Phase 1pu	Phase 1pu SUBT	Phase 1pv	Phase 1pv SUBT	Phase 1pw	Phase 1pw SUBT	Phase 1px	Phase 1px SUBT	Phase 1py	Phase 1py SUBT	Phase 1pz	Phase 1pz SUBT	Phase 1qa	Phase 1qa SUBT	Phase 1qb	Phase 1qb SUBT	Phase 1qc	Phase 1qc SUBT	Phase 1qd	Phase 1qd SUBT	Phase 1qe	Phase 1qe SUBT	Phase 1qf	Phase 1qf SUBT	Phase 1qg	Phase 1qg SUBT	Phase 1qh	Phase 1qh SUBT	Phase 1qi	Phase 1qi SUBT	Phase 1qj	Phase 1qj SUBT	Phase 1qk	Phase 1qk SUBT	Phase 1ql	Phase 1ql SUBT	Phase 1qm	Phase 1qm SUBT	Phase 1qn	Phase 1qn SUBT	Phase 1qo	Phase 1qo SUBT	Phase 1qp	Phase 1qp SUBT	Phase 1qq	Phase 1qq SUBT	Phase 1qr	Phase 1qr SUBT	Phase 1qs	Phase 1qs SUBT	Phase 1qt	Phase 1qt SUBT	Phase 1qu	Phase 1qu SUBT	Phase 1qv	Phase 1qv SUBT	Phase 1qw	Phase 1qw SUBT	Phase 1qx	Phase 1qx SUBT	Phase 1qy	Phase 1qy SUBT	Phase 1qz	Phase 1qz SUBT	Phase 1ra	Phase 1ra SUBT	Phase 1rb	Phase 1rb SUBT	Phase 1rc	Phase 1rc SUBT	Phase 1rd	Phase 1rd SUBT	Phase 1re	Phase 1re SUBT	Phase 1rf	Phase 1rf SUBT	Phase 1rg	Phase 1rg SUBT	Phase 1rh	Phase 1rh SUBT	Phase 1ri	Phase 1ri SUBT	Phase 1rj	Phase 1rj SUBT	Phase 1rk	Phase 1rk SUBT	Phase 1rl	Phase 1rl SUBT	Phase 1rm	Phase 1rm SUBT	Phase 1rn	Phase 1rn SUBT	Phase 1ro	Phase 1ro SUBT	Phase 1rp	Phase 1rp SUBT	Phase 1rq	Phase 1rq SUBT	Phase 1rr	Phase 1rr SUBT	Phase 1rs	Phase 1rs SUBT	Phase 1rt	Phase 1rt SUBT	Phase 1ru	Phase 1ru SUBT	Phase 1rv	Phase 1rv SUBT	Phase 1rw	Phase 1rw SUBT	Phase 1rx	Phase 1rx SUBT	Phase 1ry	Phase 1ry SUBT	Phase 1rz	Phase 1rz SUBT	Phase 1sa	Phase 1sa SUBT	Phase 1sb	Phase 1sb SUBT	Phase 1sc	Phase 1sc SUBT	Phase 1sd	Phase 1sd SUBT	Phase 1se	Phase 1se SUBT	Phase 1sf	Phase 1sf SUBT	Phase 1sg	Phase 1sg SUBT	Phase 1sh	Phase 1sh SUBT	Phase 1si	Phase 1si SUBT	Phase 1sj	Phase 1sj SUBT	Phase 1sk	Phase 1sk SUBT	Phase 1sl	Phase 1sl SUBT	Phase 1sm	Phase 1sm SUBT	Phase 1sn	Phase 1sn SUBT	Phase 1so	Phase 1so SUBT	Phase 1sp	Phase 1sp SUBT	Phase 1sq	Phase 1sq SUBT	Phase 1sr	Phase 1sr SUBT	Phase 1ss	Phase 1ss SUBT	Phase 1st	Phase 1st SUBT	Phase 1su	Phase 1su SUBT	Phase 1sv	Phase 1sv SUBT	Phase 1sw	Phase 1sw SUBT	Phase 1sx	Phase 1sx SUBT	Phase 1sy	Phase 1sy SUBT	Phase 1sz	Phase 1sz SUBT	Phase 1ta	Phase 1ta SUBT	Phase 1tb	Phase 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1up SUBT	Phase 1uq	Phase 1uq SUBT	Phase 1ur	Phase 1ur SUBT	Phase 1us	Phase 1us SUBT	Phase 1ut	Phase 1ut SUBT	Phase 1uu	Phase 1uu SUBT	Phase 1uv	Phase 1uv SUBT	Phase 1uw	Phase 1uw SUBT	Phase 1ux	Phase 1ux SUBT	Phase 1uy	Phase 1uy SUBT	Phase 1uz	Phase 1uz SUBT	Phase 1va	Phase 1va SUBT	Phase 1vb	Phase 1vb SUBT	Phase 1vc	Phase 1vc SUBT	Phase 1vd	Phase 1vd SUBT	Phase 1ve	Phase 1ve SUBT	Phase 1vf	Phase 1vf SUBT	Phase 1vg	Phase 1vg SUBT	Phase 1vh	Phase 1vh SUBT	Phase 1vi	Phase 1vi SUBT	Phase 1vj	Phase 1vj SUBT	Phase 1vk	Phase 1vk SUBT	Phase 1vl	Phase 1vl SUBT	Phase 1vm	Phase 1vm SUBT	Phase 1vn	Phase 1vn SUBT	Phase 1vo	Phase 1vo SUBT	Phase 1vp	Phase 1vp SUBT	Phase 1vq	Phase 1vq SUBT	Phase 1vr	Phase 1vr SUBT	Phase 1vs	Phase 1vs SUBT	Phase 1vt	Phase 1vt SUBT	Phase 1vu	Phase 1vu SUBT	Phase 1vv	Phase 1vv SUBT	Phase 1vw	Phase 1vw SUBT	Phase 1vx	Phase 1vx SUBT	Phase 1vy	Phase 1vy SUBT	Phase 1vz	Phase 1vz SUBT	Phase 1wa	Phase 1wa SUBT	Phase 1wb	Phase 1wb SUBT	Phase 1wc	Phase 1wc SUBT	Phase 1wd	Phase 1wd SUBT	Phase 1we	Phase 1we SUBT	Phase 1wf
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A motion was made by David A. Lawrence and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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RESOLUTION NO. 25-350:**Banks to Approve as Public Depositories for a Period of November 1, 2025, through August 31, 2029  
– Treasurer**

The Board of County Commissioners hereby approves the Banks to Approve as Public Depositories for a Period of November 1, 2025, through August 31, 2029.

**Andrew J. Smarra**

Treasurer  
Union County, Ohio  
asmarra@unioncountyohio.gov



Union County Office Building  
233 West 6<sup>th</sup> Street, P.O. Box 420  
Marysville, Ohio 43040-0420  
Phone: (937) 645-3035  
Fax: (937) 645-3094  
www.unioncountyohio.gov/treasurer

DATE: August 20, 2025  
TO: Union County Commissioners  
FROM: Andrew J Smarra, Treasurer

In compliance with Section 135.33 of the Ohio Revised Code, I am hereby submitting the figure of \$180M (million) as the estimate of aggregate amount of public moneys that might be available for deposit as active moneys at any one time during the next four-year period.

Our existing Depository Contracts terminate October 31, 2025. The new application period will be for November 1, 2025 through August 31, 2029.

Letters should be sent from your office to interested banks (please refer to attached list) requesting bids for the Depository Contract of our active moneys

The following due dates are ones I feel should be set for the bidding process:

Sept 1, 2025	Commissioners send letters to banks
Sept 30, 2025	Final date to submit bids
Oct 15, 2025	Make designation of main depository

Please check these dates against the Ohio Revised code and let me know if they meet with your approval.

Sincerely,

Andrew J Smarra

Union County Treasurer

C.J. 2025  
Date 8/20/2025

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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**Andrew J. Smarra**

Treasurer  
Union County, Ohio  
asmarra@unioncountyohio.gov



Union County Office Building  
233 West 6<sup>th</sup> Street, P.O. Box 420  
Marysville, Ohio 43040-0420  
Phone: (937) 645-3035  
Fax: (937) 645-3094  
[www.unioncountyohio.gov/treasurer](http://www.unioncountyohio.gov/treasurer)

TO: INTERESTED BANKS  
FROM: ANDREW J SMARRA, UNION COUNTY TREASURER  
RE: DEPOSITORY DESIGNATIONS FOR PERIOD 11-01-25 TO 08-31-29

Our current depository contracts expire October 31, 2025. Applications will be received by Union County for public depository of active and inactive moneys for the four-year period beginning November 1, 2025 and ending August 31, 2029.

We will be expecting to designate all the banks who apply as a depository for active and inactive funds just as we have in the past, naming one as our main depository.

I have submitted to the Commissioners the figure of \$180,000,000 as the estimate of the aggregate amount of public moneys that might be available for deposit as active moneys at any one time during the next four-year period in compliance with ORC 135.33. However, we do not expect to reach this aggregate of money in any one institution at any one time.

The bank chosen as Union County's (non-exclusive) main depository will have to be able to provide the following:

- 1) Easily accessible to us for daily deposits.
- 2) Supply daily balances and warrant processing by on-line banking.
- 3) Offer a product that we can use to invest overnight balances in our checking account on a daily basis. This could be done with a cash management program, sweep account, repurchase agreements, savings account or any similar program you might have to offer.
- 4) Offer internet banking.
- 5) Provide us with a monthly analysis of charges. The County Treasurer is responsible for charges accrued only on the accounts established by the County Treasurer.
- 6) Be able to cover our service charges by compensating balance or by direct monthly billing. I would prefer compensating balance. Please indicate earnings credit rate in proposal.

I have attached the Depository Agreement form I would prefer that you use and a service fee schedule that indicates what our average monthly activity is. **If you have any additional services or charge a fee for a service that is not listed on the form, please include them at the bottom of the schedule.**

In compliance with ORC 135.33(B), please include a financial statement, under oath of your cashier, treasurer, or other officer as of the date of your latest report to the superintendent of banks or comptroller of the currency, and adjusted to show any changes therein prior to the date of the application, that shall include a statement of your public and nonpublic deposits.

If you are providing pooled collateral in compliance with ORC 135.181(L), please have the trustee provide the County Treasurer with the most current possible report of the public funds collateral status showing the number of the account, the name the account is in and the designation of the account.

The final date to submit bids is September 30, 2025. The designations will be made on October 15, 2025

If you need any additional information or have any questions, please feel free to give me a call. If you would like to receive this information electronically, please email me at [asmarra@unioncountyohio.gov](mailto:asmarra@unioncountyohio.gov)

Sincerely,

Andrew J Smarra  
Union County Treasurer

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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**SERVICE FEE SCHEDULE**

Our depository activity for 2024 was approximately (as a guide, may be higher or lower) :

Deposits-	968; (items – tens of thousands)
Warrants-	13,909;
Wires In/Out -	28/34
ACH	Out 186 files - 29,439 items In 3,392 cr 383 dr

CHARGES FOR BANKING SERVICES FOR THE PERIOD 9-1-24 THRU 8-31-24  
(Union County Treasurer's office fees are \$0 for all Transaction)

We will be taking into account:

- 1) Fee's w/o compensating balances
- 2) Compensating balances required to offset fees
- 3) Deposit interest rate equivalent as applied to the compensating balance



**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**August 20, 2025**

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Banks to Approve as Public Depositories for Period 9/1/25~8/31/29

**PNC Bank**

155 E. Broad St  
Locator 16-0061  
Columbus, OH 43251-0061  
614-463-7332  
Scott.fratturelli@pnc.com

**Aimee Gilliland**

VP, Treasury Management Sales Officer  
Middlefield Bank  
6215 Perimeter Drive  
Dublin, Oh 43017  
C: 614-551-2168 I F: 614-793-8922

Chad Hoffman

**Richwood Banking Co.**

28 N. Franklin St.  
Richwood, OH 43344  
740-943-2138

**Phillip Soeder**

Vice President Commercial Banker Governmental Banking  
JP Morgan Chase  
301 Grant St  
FL10  
Pittsburgh, Pa 15219

This listing is non-exclusionary and may be amended during the periods specified above as recommended by the County Treasurer

A motion was made by David A. Lawrence and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

Mr. Smarra stated this is a formality done once every four years. The county is currently using Richwood Bank.

\* \* \*

Ginger Yonak arrived at this time.

Andy Smarra left the meeting at this time.



## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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RESOLUTION NO. 25-351:**A Resolution Amending Resolution No. 18-164 Amendment to Meal Reimbursement Policy for all Union County Employees – Commissioners**

The Board of County Commissioners hereby approves a Resolution Amending Resolution No. 18-164 Amendment to Meal Reimbursement Policy for all Union County Employees.

**RESOLUTION NO. 25-351**

A RESOLUTION AMENDING RESOLUTION NO. 18-164 AMENDMENT TO MEAL  
REIMBURSEMENT POLICY FOR ALL UNION COUNTY EMPLOYEES-COMMISSIONERS.

WHEREAS, meal reimbursements are an important component of supporting employees while they are traveling for work. When employees are away from their regular work environment, they often do not have access to the resources, routines, or cost-saving measures they normally rely on—such as bringing lunch from home or eating in the office. Business travel often requires dining at restaurants or purchasing meals on the go, which can be costly and unavoidable; and

WHEREAS, providing reimbursement for meals ensures that employees are not personally burdened with these additional expenses incurred while performing their job duties. It also demonstrates that the county values the time, effort, and flexibility employees offer when traveling for work; and

WHEREAS, meals incurred qualify pursuant to IRS reg. 1.274-2 (c) and (d) while on official County business, such as attending approved meetings, trainings, workshops, or conferences as an employee of Union County; and

WHEREAS, amending policy section 5.08 of the Union County Personnel Policy Manual.

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

Section 1. For a day trip or approved training, workshop, or conference outside of Union County, Ohio:

- A. Employees may be eligible for reimbursement of qualifying food and non-alcoholic beverages as follows:
  - Breakfast – up to \$18
  - Lunch – up to \$22
  - Dinner – up to \$35
- B. Meal reimbursement for day trips or trainings as described above are considered taxable and shall be submitted for reimbursement via payroll.

Section 2. For an overnight trip in connection with approved business travel, the following shall apply:

- A. A daily allowance of up to \$75 is available for qualifying food and non-alcoholic beverages.
- B. The amount eligible for reimbursement on the first and last day of travel equals 75% of the daily allowance.

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

- Meal reimbursement in connection with overnight travel away from home is not considered taxable and shall be submitted for reimbursement via purchase order.

Section 3. The following general provisions apply for all valid meal reimbursement requests:

- A. Reimbursement requests must include detailed, itemized and dated receipts that clearly specify the items purchased. In other words, all expenses must be properly documented before the request will be processed. Reimbursement will not be granted if such documentation cannot be provided, as described in this policy.
- C. In addition to the cost of the food and non-alcoholic beverages, reimbursement for sales tax and a tip, up to 20% of the cost of such meals, will be allowed.
- D. Personal expenses incurred while traveling are not reimbursable, including but not limited to laundry, entertainment, or alcoholic beverages.

The Board finds and determines that all of its formal actions concerning and relating to adopting this Resolution occurred in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Revised Code 121.22.

David A. Lawrence introduced this resolution and moved its passage;  
Steve Robinson seconded the motion; and after discussion, the chair called a roll call vote, and the results were:

Steve Robinson	<input checked="" type="radio"/> Yes	No
David A. Lawrence	<input checked="" type="radio"/> Yes	No
Tom McCarthy	<input checked="" type="radio"/> Yes	No

Passed: August 20, 2025

BOARD OF COUNTY COMMISSIONERS  
UNION COUNTY, OHIO

ATTEST:

Mallory Lehman  
Mallory Lehman, Clerk

Steve Robinson

Steve Robinson

David A. Lawrence

David A. Lawrence

Tom McCarthy


Tom McCarthy

UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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Approved as to Form:

  
Thayne D. Gray *Oct. 20, 2025*  
Assistant Prosecuting Attorney

A motion was made by David A. Lawrence and seconded by Tom McCarthy to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

Ms. Yonak stated the daily allowance for meals is being increased to keep up with inflation.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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RESOLUTION NO. 25-352:**A Resolution Amending Resolution No. 22-115 and Setting the Milage Reimbursement Rate for County Employees – Commissioners**

The Board of County Commissioners hereby approves a Resolution Amending Resolution No. 22-115 and Setting the Milage Reimbursement Rate of County Employees.

**RESOLUTION NO. 25-352**

A RESOLUTION AMENDING RESOLUTION NO. 22-115 AND SETTING THE MILEAGE REIMBURSEMENT RATE FOR COUNTY EMPLOYEES.

WHEREAS, mileage reimbursement is available to employees who use their personal vehicles for authorized business travel on behalf of the County; and,

WHEREAS, mileage reimbursement, as referenced herein, ensures fair compensation to employees while adhering to IRS regulations; and,

WHEREAS, employees who use their personal vehicle for county business are responsible for maintaining personal auto insurance policy coverage. The County strongly recommends a minimum of \$100,000 per person / \$300,000 per accident liability limits be personally carried by employees on their personal auto insurance. Employees are hereby advised that, pursuant to State law, liability for bodily injury and property damage caused by the use of an employee's personal vehicle while on official county business shall be the responsibility of the owner of the vehicle; and,

WHEREAS, employees are encouraged to minimize the need for mileage reimbursement, when possible, through means such as:

- Utilizing fleet vehicles for official business travel
- Carpooling
- Attending meetings virtually

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

1. Employees will receive reimbursement for eligible business mileage at the standard mileage rate established annually by the IRS for business use.
2. Reimbursable work-related mileage includes, but is not limited to:
  - a. Travel between different county work locations.
  - b. Travel to attend approved meetings, trainings, workshops, or conferences.
  - c. Travel for business-related errands or deliveries.
3. Charges incurred for parking, tolls, and other related travel expenses are available through the travel reimbursement request process.
4. Mileage is not reimbursable for the following:
  - a. Commuting between home and the primary work location.
  - b. Personal use of the vehicle.
5. Employees shall submit their mileage reimbursement requests with supporting documentation, including the date, destination, purpose, and total mileage driven.

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

The point of origin and destination shall be indicated for each trip in sufficient detail to account for the mileage being claimed for reimbursement. **Mileage the employee incurs, or would have incurred, driving to and from work is generally deducted from the overall amount of mileage being claimed for reimbursement,** subject to supervisor review and approval.

The Board finds and determines that all of its formal actions concerning and relating to adopting this Resolution occurred in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Revised Code 121.22.

David A. Lawrence introduced this resolution and moved its passage;  
Tom McCarthy seconded the motion; and after discussion the chair called a roll call vote, and the results were:

Steve Robinson	<u>Yes</u>	No
Tom McCarthy	<u>Yes</u>	No
David A. Lawrence	<u>Yes</u>	No

Passed: August 20, 2025

ATTEST: Mallory Lehman  
Mallory Lehman, Clerk

BOARD OF COUNTY COMMISSIONERS  
UNION COUNTY, OHIO

Steve Robinson  
Steve Robinson

Tom McCarthy  
Tom McCarthy

David A. Lawrence  
David A. Lawrence

Approved as to Form:

Thayne D. Gray  
Thayne D. Gray  
Assistant Prosecuting Attorney

A motion was made by David A. Lawrence and seconded by Tom McCarthy to approve this resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

Commissioner McCarthy asked how the milage reimbursement amount is chosen, and Ms. Yonak stated this new policy will be aligned with the IRS.

Commissioner Lawrence stated this is a good idea and it will no longer be necessary to revise this.

Commissioner Robinson asked when the amount will be updated, and Ms. Yonak stated she was not sure if there is a specific date, but it will change when the IRS updates their amount.

Ms. Yonak left the meeting at this time.

\* \* \*

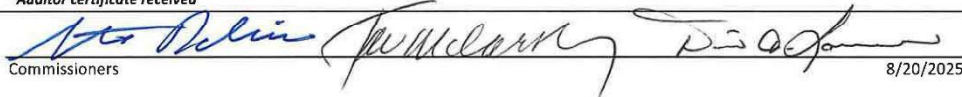
**RESOLUTION NO. 25-353:****Transfers of Appropriations and/or Funds**

The Board of County Commissioners hereby approves the following transfers of appropriations and/or funds:

JOURNAL	LINE	ENTRY DATE	JNL SHORT DESC	JNL EFF DATE	AMD STATUS	JNL CLERK	ORG	OBJECT	PROJECT	COMMENT	DTL EFF DATE	DR/CR	AMOUNT
490	1	8/14/2025	transfer	8/14/2025	pending approval	manderson	25002200	530500		cover year end expenses	8/14/2025	I	\$1,193,514.72

ADD'L DESC: Additional appropriations to cover year end expenses - Engineer

\*Auditor certificate received

  
Commissioners 8/20/2025

C.J. 2025  
15-353  
Date 8/20/2025

A motion was made by David A. Lawrence and seconded by Tom McCarthy to approve this Resolution and was carried by the following vote:

Steve Robinson, Yea  
Tom McCarthy, Yea  
David A. Lawrence, Yea

\* \* \*

UNION COUNTY COMMISSIONERS JOURNAL 2025  
August 20, 2025

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Received the following Certificate from the County Auditor this date:

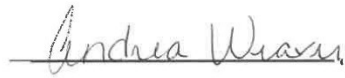

**Certificate of County Auditor That the Total appropriations from Each Fund  
Do Not Exceed the Official Estimate of Resources**  
Rev. Code, Sec 5705.39

County Auditor's Office, Union County, Ohio,

Marysville, Ohio, August 15, 2025

To Union County Commissioners

I, Andrea L. Weaver, County Auditor of Union County, Ohio, do hereby certify that the total appropriations from each fund taken together with all other outstanding appropriations, do 'not exceed the <sup>2</sup> August 4, 2025 amended estimate of resources for the fiscal year beginning January 1<sup>st</sup>, 2025, as determined by the Budget Commission of said County.

  
Andrea L. Weaver, County Auditor,   
Union County, Ohio.

1. If such is not the case strike out the word not
2. Or insert "last amended."

Funds  
250 – M&G

\* \* \*



## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

## ADMINISTRATOR ACTION NO. 25-096A:

**Payment of Bills**

County Administrator Bill Narducci approved the payment of regular purchase order bills and the “then and now” bills submitted for the week of August 18, 2025.

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
148	POSTMASTER	082025	Eng April/June25	20250469	3.19	Pending approval	422
148	POSTMASTER	082025	SS April/June25	20250489	4.14	Pending approval	422
10282	ROSE, TRISHA	082025	FC meal 8.12.2025	20255013	7.55	Pending approval	420
8402	BANE-WELKER	082025	ZC1648	20254960	9.76	Pending approval	422
2245	RICHWOOD BANKING VIS	082025	EngJuly25	20254977	11.00	Pending approval	422
2119	GORDON FLESCH COMPAN	82025	15266761	20250962	12.38	Pending approval	414
7406	AMAZON CAPITAL	082025	161V-1V3M-9K4J	20254970	12.88	Pending approval	422
7406	AMAZON CAPITAL	082725	1YN1-7NFB-JDLY	20250829	14.84	Pending approval	426
7406	AMAZON CAPITAL	082025	1TPG-CGV4-RKML	20254998	14.85	Pending approval	422
1127	QUILL CORPORATION	082025	45114044	20254954	16.71	Pending approval	434
2119	GORDON FLESCH COMPAN	08202025	IN15268465	20246812	17.79	Pending approval	470
7406	AMAZON CAPITAL	082025	1TL9-HHV-KQC6J	20254472	17.97	Pending approval	412
7406	AMAZON CAPITAL	082025	1W1Q-RKT7-6TFW	20254969	19.95	Pending approval	422
6354	KRAMER ENTERPRISES,	082025	135693	20250497	21.79	Pending approval	422
733	MCALIFFE'S ACE	082025	07312025	20250260	24.36	Pending approval	472
1873	PARR PUBLIC SAFETY E	082025	INV113407	20250259	24.69	Pending approval	438
5248	GUARDIAN MEDICAL MON	082025	35814	20254951	25.00	Pending approval	420
5451	REDWOOD TOXICOLOGY L	082025	12147520257	20255018	25.00	Pending approval	420
6853	PEACOCK WATER	082025	1063841111	20250352	26.25	Pending approval	410
148	POSTMASTER	082025	Bldg April/June25	20252947	34.65	Pending approval	422
1127	QUILL CORPORATION	081325	45020149	20250190	34.68	Pending approval	410
2245	RICHWOOD BANKING VIS	082025	218491	20255040	34.73	Pending approval	404
2119	GORDON FLESCH COMPAN	082025	IN15268447	20250485	37.03	Pending approval	422
74	MOTION INDUSTRIES IN	082025	OH61-01044447	20255003	39.84	Pending approval	422
1380	UCO INDUSTRIES	080625	238545	20250349	40.00	Pending approval	410
1380	UCO INDUSTRIES	081325	23477	20254932	40.00	Pending approval	434
4592	CHONGSON, SUSAN	082725	08-2025	20254891	41.51	Pending approval	426
2898	MOOTS, LEIGH ANN	082725	07-2025	20254898	41.76	Pending approval	426
6354	KRAMER ENTERPRISES,	082025	135694	20250479	45.67	Pending approval	422
10222	LITERATIM COURT REPO	082025	25-027	20254933	46.40	Pending approval	434
1380	UCO INDUSTRIES	081325	23853	20254931	49.20	Pending approval	434
833	VERIZON WIRELESS GRE	082025	6119974234	20250276	49.77	Pending approval	410
100677	PHILLIPS, WENDY	82025	218186	20254962	49.97	Pending approval	414
2191	AMAZON	082025	1XXK-6TWT-DQNK	20250242	50.47	Pending approval	472
6853	PEACOCK WATER	082025	102673111	20251578	51.75	Pending approval	410
39	COLUMBIA GAS OHIO IN	081325	217981	20250853	57.01	Pending approval	470
451	SMART OIL COMPANY	082025	101262	20254979	57.28	Pending approval	422
10346	ZIESSLER, BRAD	082025	073125	20254920	58.00	Pending approval	404
451	SMART OIL COMPANY	082025	101257	20250486	58.85	Pending approval	422
451	SMART OIL COMPANY	082025	101256	20250486	58.89	Pending approval	422
1497	AUTO ZONE INC	08202025	218475	20251119	61.69	Pending approval	470
7406	AMAZON CAPITAL	082025	1GP7-X9JY-7P16	20254899	63.00	Pending approval	422
8383	HAMILTON, HAYLI	82025	218496	20255039	67.28	Pending approval	440
7406	AMAZON CAPITAL	082025	1HT4-VH9W-6NKL	20255047	67.90	Pending approval	422
451	SMART OIL COMPANY	082025	101255	20250486	68.76	Pending approval	422
52	DAYTON POWER & LIGHT	082025	8/1/25 Axe-Handle	20250480	69.08	Pending approval	422
999	GALLS, LLC	82025	218177	20254737	71.04	Pending approval	414
10316	COUGHLIN AUTOMOTIVE	082025	516000992	20250225	74.99	Pending approval	438
10316	COUGHLIN AUTOMOTIVE	082025	516001003	20250225	74.99	Pending approval	438
159	RICHWOOD GAZETTE	081325	3002001 7.16.25	20254934	76.34	Pending approval	434
7311	TAYLOR, JOHN K.	082025	15502	20254981	77.75	Pending approval	422
1380	UCO INDUSTRIES	82025	23852, 23847	20250956	80.00	Pending approval	414
3917	AT&T MOBILITY	082025	VR0072025	20250248	80.00	Pending approval	472

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
8332	EDGE ONE LLC	082025	0001775	20255001	82.00	Pending approval	440
7311	TAYLOR, JOHN K.	082025	15467	20254980	83.45	Pending approval	422
1380	UCO INDUSTRIES	082025	23845	20251895	88.00	Pending approval	404
2867	OHIO FIRE CHIEF'S AS	082025	85107	20254895	90.00	Pending approval	472
451	SMART OIL COMPANY	082025	10420551	20250682	90.67	Pending approval	404
7406	AMAZON CAPITAL	082025	1y4x-k61w-xt1c	20251187	92.00	Pending approval	410
2119	GORDON FLESCH COMPAN	082025	IN15268400	20250344	96.00	Pending approval	438
2683	OARNET	082025	CI-00360391	20250405	100.00	Pending approval	438
657	LANGUAGE LINE SERVIC	082025	11667021	20250345	100.69	Pending approval	438
23	TIME WARNER COMMUNIC	082025	133475001072125	20250267	108.27	Pending approval	472
779	W. W. GRAINGER	082025	9588762188	20254972	108.67	Pending approval	422
451	SMART OIL COMPANY	082025	101254	20250486	113.40	Pending approval	422
1484	KLEIBER, JON	082725	2025PG017	20254576	115.08	Pending approval	426
5902	PENGAD	82025	605109-01, 605109-02	20254612	117.64	Pending approval	414
1127	QUILL CORPORATION	082025	44983192	20250190	117.89	Pending approval	410
733	MCAULIFFE'S ACE	082025	July25	20254973	120.03	Pending approval	422
119	MARYSVILLE JOURNAL	082025	July25	20254884	120.75	Pending approval	422
8630	FOX SUPPLY, LLC	082025	154857	20253482	143.65	Pending approval	418
1387	BOUND TREE MEDICAL L	082025	85866961	20250205	143.92	Pending approval	438
2238	LEXISNEXIS	082025	1100175498	20255017	150.00	Pending approval	420
3432	RUMPKE OF OHIO, INC	082025	3452208	20250307	150.47	Pending approval	410
8982	CONNECT PARENT CORPO	08202025	420000322957-1	20250854	155.50	Pending approval	470
10289	KERR, RACHEL	082025	218163	20253801	156.33	Pending approval	438
1127	QUILL CORPORATION	081325	44930426	20250305	159.88	Pending approval	410
52	DAYTON POWER & LIGHT	082025	7/30 SR347	20250491	160.62	Pending approval	422
52	DAYTON POWER & LIGHT	08202025	218459	20250855	160.62	Pending approval	470
1127	QUILL CORPORATION	082025	45101111	20254985	171.66	Pending approval	404
4753	RUDASILL, GARRET	082025	Dallas conference	20255008	172.84	Pending approval	420
8811	COFFIELD, NATHAN	082025	218174	20253802	178.39	Pending approval	438
10321	PRIMARY ARMS, LLC	082025	INV-760309	20254471	186.37	Pending approval	438
6682	FP MAILING SOLUTIONS	082025	RI106727320	20254929	191.85	Pending approval	434
9858	WEX BANK	082025	106654311	20254925	193.47	Pending approval	434
9080	CONTINENTAL BROADBAN	082025	inv-753035	20250317	194.40	Pending approval	404
733	MCAULIFFE'S ACE	082025	418748,419321,419489	20251022	194.95	Pending approval	418
5469	LENOVO INC.	082725	6473441999	20254685	205.99	Pending approval	426
886	DAVE'S PHARMACY	082025	1246, 1250, 1247,	20251032	212.05	Pending approval	418
1127	QUILL CORPORATION	082025	45023296,45040576	20254983	214.54	Pending approval	404
2238	LEXISNEXIS	082025	1100171772	20254928	215.00	Pending approval	434
2119	GORDON FLESCH COMPAN	08202025	IN15268463	20251289	216.00	Pending approval	412
2119	GORDON FLESCH COMPAN	08202025	IN15268464	20254426	222.00	Pending approval	412
4319	OACP	082025	PR1423	20254846	225.00	Pending approval	438
8449	AUNALYTICS, INC.	082025	30034919	20250316	231.25	Pending approval	404
1338	GRAPHIC STITCH INC	82025	47682	20254965	247.00	Pending approval	414
6473	XPRESS IT GRAPHICS,	082025	1034	20254722	249.00	Pending approval	404
2004	FISHEL DOWNEY ALBRE	082025	180	20250136	250.00	Pending approval	438
1320	OCCUPATIONAL HEALTH	082025	43018	20254975	260.00	Pending approval	422
146	PITNEY BOWES	082025	1027895840	20252873	265.59	Pending approval	410
10198	WHARTON, KOTA	082025	INV-348	20252450	272.00	Pending approval	422
1127	QUILL CORPORATION	82025	45114216	20247075	275.55	Pending approval	440
10222	LITERATIM COURT REPO	08202025	218456	20250889	293.50	Pending approval	412
12	WEST PUBLISHING PAYM	082025	852299020	20254955	297.82	Pending approval	434
5302	ODSA	082025	104	20254509	300.00	Pending approval	418
8449	AUNALYTICS, INC.	082025	30033936	20250316	300.00	Pending approval	404

**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**August 20, 2025**

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
4837	WATCH SYSTEMS	082025	65096	20250206	312.00	Pending approval	438
733	MCAULIFFE'S ACE	08202025	218470	20250835	338.94	Pending approval	470
1212	TREASURER STATE OH (	082025	0506818-IN	20255006	344.00	Pending approval	420
3172	IMLAY'S UNIFORMS	082025	264674-1	20255012	353.86	Pending approval	420
3629	VISA	082025	July_2025	20254453	362.24	Pending approval	412
6354	KRAMER ENTERPRISES,	082025	135692	20250479	362.72	Pending approval	422
1127	QUILL CORPORATION	082025	45101139	20254953	379.09	Pending approval	434
9322	MIDDLE ALANTIC-GREAT	082025	12768	20254927	400.00	Pending approval	434
9912	INTERSTATE BILLING S	82025	218188	20254966	406.69	Pending approval	414
2245	RICHWOOD BANKING VIS	082025	July, Card 1	20255019	413.49	Pending approval	420
177	UNION RURAL ELECTRIC	082025	990700 8/7/25	20255007	433.13	Pending approval	418
4420	AT&T	082025	419R01040708G	20250402	446.85	Pending approval	438
4420	AT&T	082025	419R01038108G	20250402	446.85	Pending approval	438
3617	OAM	082725	FALL CONF 2025	20254993	450.00	Pending approval	426
10020	M.J. DESIGN ASSOCIAT	082025	202500996	20254976	456.00	Pending approval	422
5799	HERITAGE COOPERATIVE	08202025	218476	20251123	523.90	Pending approval	470
10079	FOURTH COAST SUPPLY	082025	July25	20254630	550.95	Pending approval	422
38	CITY OF MARYSVILLE	082025	M Ops July25	20250488	565.16	Pending approval	422
833	VERIZON WIRELESS GRE	82025	6119891351	20250957	597.24	Pending approval	414
5616	ATTORNEY GENERAL OF	082025	3129	20254816	600.00	Pending approval	438
2245	RICHWOOD BANKING VIS	082025	218486	20254468	635.22	Pending approval	404
733	MCAULIFFE'S ACE	08202025	218472	20250835	635.81	Pending approval	470
5805	MATRIX POINTE SOFTWA	082025	UNION-OH-2025-08	20254926	650.00	Pending approval	434
148	POSTMASTER	82025	218434	20247073	656.47	Pending approval	440
1612	BOGGS, ALISON	08202025	218454	20250887	690.00	Pending approval	412
8449	AUNALYTICS, INC.	082025	30032251	20254764	707.50	Pending approval	404
1127	QUILL CORPORATION	82025	45058592	20247075	714.24	Pending approval	440
148	POSTMASTER	082025	080125	20255061	716.32	Pending approval	404
10344	3085 WEST BROAD LLC	082025	Sept '25 rent SC	20255009	800.00	Pending approval	420
1127	QUILL CORPORATION	081325	44986681	20250190	849.71	Pending approval	410
2245	RICHWOOD BANKING VIS	082025	July, card 3	20255022	879.99	Pending approval	420
6741	TKE CORP	08202025	3008742831	20255020	885.27	Pending approval	470
5580	MATHESON TRI-GAS, IN	082025	31789877	20255002	896.16	Pending approval	422
4737	PRIDE, DALENE	082025	2347	20254900	942.00	Pending approval	422
1320	OCCUPATIONAL HEALTH	082025	42995	20254974	994.00	Pending approval	422
2245	RICHWOOD BANKING VIS	082025	July, Card 2	20255021	1,034.86	Pending approval	420
6066	HOSTETLER, SHELLIE	082025	07.2025 FC	20255014	1,085.00	Pending approval	420
6000	MARYSVILLE MEADOWS	082025	August Rent, LB	20255011	1,089.00	Pending approval	420
2245	RICHWOOD BANKING VIS	082025	218488	20254614	1,103.10	Pending approval	404
7311	TAYLOR, JOHN K.	082025	15540	20254982	1,172.87	Pending approval	422
1534	US BANK	082025	561116849	20254930	1,234.65	Pending approval	434
6103	SARGENT, LAURA	082025	05.2025 FC	20255015	1,243.80	Pending approval	420
4710	CONNECT AMERICA.COM	082025	96	20254919	1,365.00	Pending approval	420
2245	RICHWOOD BANKING VIS	082025	218128	20250409	1,400.64	Pending approval	438
2245	RICHWOOD BANKING VIS	082025	218492	20255041	1,421.97	Pending approval	404
10145	CANON USA, INC	082025	41644113	20250810	1,526.10	Pending approval	418
52	DAYTON POWER & LIGHT	08202025	218463	20250919	1,715.04	Pending approval	470
2167	FABER,KEITH	082025	BI110000000360867	20254984	1,734.30	Pending approval	404
451	SMART OIL COMPANY	082025	101747	20250486	1,760.50	Pending approval	422
5743	POWERS INVESTIGATION	08202025	INV0156	20255045	2,100.00	Pending approval	412
990	CEAO	082025	16715	20255048	2,125.00	Pending approval	422
1724	SHI	82025	20046280	20254602	2,402.60	Pending approval	414
7311	TAYLOR, JOHN K.	082025	15539	20254995	2,439.74	Pending approval	422



**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**August 20, 2025**

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
1532	DAVIS, DANIEL PHD	08202025	2200	20255046	2,700.00	Pending approval	412
451	SMART OIL COMPANY	082025	101749	20250486	2,744.50	Pending approval	422
226	CLEMANS NELSON & ASS	08202025	34506	20251138	2,977.45	Pending approval	412
8982	CONNECT PARENT CORPO	08202025	420000322957	20246885	2,995.63	Pending approval	470
7810	RUST, SHANNON	082725	90	20252209	3,060.00	Pending approval	426
8661	NECCO, LLC	082025	50	20255016	3,100.00	Pending approval	420
6792	DUFF QUARRY	082025	20303	20254999	3,110.25	Pending approval	422
451	SMART OIL COMPANY	082025	101748	20250486	3,398.25	Pending approval	422
557	SHELLY MATERIALS INC	082025	2803261	20255004	3,401.50	Pending approval	422
557	SHELLY MATERIALS INC	082025	2802922	20254978	3,832.94	Pending approval	422
371	WARNER'S LIQUID WAST	082025	ENV269	20250499	4,410.00	Pending approval	422
52	DAYTON POWER & LIGHT	08202025	218464	20250919	4,863.92	Pending approval	470
7546	OCV LLC	082025	2024-2694	20254938	5,127.00	Pending approval	438
10002	CHESAR, RICHARD	082025	2025-010	20254968	6,200.00	Pending approval	438
7492	HENZEL, DR. KEVIN	082025	69,70,71,72	20251033	6,480.00	Pending approval	418
1807	STATE HIGHWAY SUPPLY	082025	29700-IN	20255005	6,895.00	Pending approval	422
7538	ENVIRONMENTAL COM	082025	S-003500	20254744	7,007.40	Pending approval	438
783	APPRAISAL RESEARCH C	082025	119025	20255034	8,629.48	Pending approval	404
4871	NATIONAL BUSINESS FU	08202025	ZK626243	20253055	9,497.15	Pending approval	470
783	APPRAISAL RESEARCH C	082025	118802	20255034	10,439.33	Pending approval	404
8365	DARTPOINTS	082025	147041	20247913	11,959.57	Pending approval	404
9859	TYLER TECHNOLOGIES I	082025	070-111578	20252383	15,721.00	Pending approval	404
783	APPRAISAL RESEARCH C	082025	119008	20255034	18,231.30	Pending approval	404
8577	SAFEBUILT OHIO LLC	082025	2290829	20255049	20,100.19	Pending approval	422
783	APPRAISAL RESEARCH C	082025	117855	20255034	22,503.60	Pending approval	404
4173	UNION COUNTY LAND	82025	218482	20255036	22,985.88	Pending approval	440
8386	JENKINS, MARK	082025	2451	20254949	24,837.50	Pending approval	420
5020	J & M ASPHALT SEALIN	08202025	2324	20251670	27,230.00	Pending approval	470
10339	ACCUBRINE LLC	082025	1022	20254760	48,814.00	Pending approval	422
8402	BANE-WELKER	082025	US01024	20254333	49,000.00	Pending approval	422

  
 Administrator

8-19-25  
 8/20/2025

C.J. 2025  
 25-0904  
 Date 8/20/2025

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

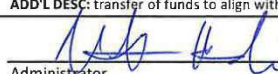
August 20, 2025

**ADMINISTRATOR ACTION NO. 25-097A:****Transfer of Appropriations and/or Funds**

County Administrator Bill Narducci approved the following transfers of appropriations and/or funds:

JOURNAL	LINE	ENTRY DATE	JNL SHORT DESC	JNL EFF DATE	AMD STATUS	JNL CLERK	ORG	OBJECT	PROJECT	COMMENT	DTL EFF DATE	DR/CR	AMOUNT
470	1	8/14/2025	transfer	8/14/2025	pending approval	schongson	21342608	550100		purchase laptop & access.	8/14/2025	D	\$ 2,105.15
470	2	8/14/2025	transfer	8/14/2025	pending approval	schongson	21342608	520100		purchase laptop & access.	8/14/2025	I	\$ 2,105.15
ADD'L DESC: transfer for laptop and accessories - Probate Court													
564	1	8/18/2025	transfer	8/18/2025	pending approval	kbrown	04720600	520100		EMA supplies & materials	8/18/2025	D	\$ 3,000.00
564	2	8/18/2025	transfer	8/18/2025	pending approval	kbrown	04720600	530100		EMA supplies & materials	8/18/2025	I	\$ 3,000.00

ADD'L DESC: transfer of funds to align with expenditures - EMA

  
Administrator

8-19-25  
8/20/2025

C.J. 2025  
25-097A  
Date 8/20/2025

**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**August 20, 2025**

**TRANSFER FORM**

08/20/2025 Wednesday (Due to the Auditor by noon Monday)

Department: Union County Human Services

Date: 08/15/2025

**RESOLUTION RE: TRANSFER OF FUNDS**

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
to approve the following transfer (s):

From: <u>Child Support</u>	<u>36342008</u>	Contract Services	<u>Exp</u>	<u>530100</u>	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
To: <u>General</u>	<u>04100000</u>	Clerk of Court	<u>Rev</u>	<u>450116</u>	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>	<u>576.07</u>			

From: _____	_____	_____	Exp	_____	_____
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
To: _____	_____	_____	Rev	_____	_____
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>	_____			

From: _____	_____	_____	Exp	_____	_____
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
To: _____	_____	_____	Rev	_____	_____
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>	_____			

From: _____	_____	_____	Exp	_____	_____
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
To: _____	_____	_____	Rev	_____	_____
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>	_____			

**Reason for Request:**

8/2025 Title IV-D Services Clerk of Court

Approved by Administrator WAA

**Roll call vote resulted as follows:**

cc: Auditor  
Originator  
Resolution File

Steve Robinson \_\_\_\_\_  
Tom McCarthy \_\_\_\_\_  
Dave Lawrence \_\_\_\_\_

C.J. \_\_\_\_\_, Page \_\_\_\_\_

Date: \_\_\_\_\_

REQUESTER ACKNOWLEDGEMENT: I have reviewed the above-referenced accounts and have verified that appropriations are available, and free of prior encumbrances (including blanket purchase orders): Lisa L. Propst 8/18/25

revised 1/2/2025

Auditor's Office Approval: HA 8/18/25

**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**August 20, 2025**

**TRANSFER FORM**

8/20 Wednesday (Due to Auditor by noon Thursday)

UCATS

Date: 8/14/2025

**RESOLUTION RE: TRANSFER OF FUNDS**

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
to approve the following transfer (s):

<b>From:</b>	<u>UCATS</u> <small>Fund Name</small>	<u>36044508</u> <small>Org Number</small>	<u>Vehicle Maintenance</u> <small>Object Name</small>	<u>A</u>	<u>530160</u> <small>Object Number</small>	<u>                    </u> <small>Project Number</small>
<b>To:</b>	<u>M &amp; G Fund</u> <small>Fund Name</small>	<u>25042200</u> <small>Org Number</small>	<u>Office Reimbursement</u> <small>Object Name</small>	<u>R</u>	<u>480136</u> <small>Object Number</small>	<u>                    </u> <small>Project Number</small>
		<b>Amount: \$</b>	<b>\$</b>		<b>1,801.02</b>	

<b>From:</b>	<u>                    </u> <small>Fund Name</small>	<u>                    </u> <small>Org Number</small>	<u>                    </u> <small>Object Name</small>	<u>Exp</u>	<u>                    </u> <small>Object Number</small>	<u>                    </u> <small>Project Number</small>
<b>To:</b>	<u>                    </u> <small>Fund Name</small>	<u>                    </u> <small>Org Number</small>	<u>                    </u> <small>Object Name</small>	<u>Rev</u>	<u>                    </u> <small>Object Number</small>	<u>                    </u> <small>Project Number</small>
		<b>Amount: \$</b>				

<b>From:</b>	<u>                    </u> <small>Fund Name</small>	<u>                    </u> <small>Org Number</small>	<u>                    </u> <small>Object Name</small>	<u>Exp</u>	<u>                    </u> <small>Object Number</small>	<u>                    </u> <small>Project Number</small>
<b>To:</b>	<u>                    </u> <small>Fund Name</small>	<u>                    </u> <small>Org Number</small>	<u>                    </u> <small>Object Name</small>	<u>Rev</u>	<u>                    </u> <small>Object Number</small>	<u>                    </u> <small>Project Number</small>
		<b>Amount: \$</b>				

**Reason for Request:**

Mechanic service work May 2025	Invoice: 000747	\$ 325.48
	Invoice: 000749	\$ 43.13
	Invoice: 000750	\$ 659.02
	Invoice: 000751	\$ 88.79
	Invoice: 000752	\$ 88.79
	Invoice: 202500225	\$ 595.81

Transfer total:

<b>\$ 1,801.02</b>
--------------------

Approved by Administrator WAA

Roll call vote resulted as follows:

cc: Auditor

Steve Robinson \_\_\_\_\_  
Thomas A. McCarthy \_\_\_\_\_  
Dave Lawrence \_\_\_\_\_

C.J.: \_\_\_\_\_  
Date: \_\_\_\_\_

**REQUESTER ACKNOWLEDGEMENT:** I have reviewed the above-referenced accounts and have verified that appropriations are available, and free of prior encumbrances (including blanket purchase orders):

Jackie Hites  
8/18/25



**Auditor's Office Approval**

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

**TRANSFER FORM**

\_\_\_\_\_ Wednesday (Due to the Auditor by noon Monday)

Department: Union County Juvenile Court Date: August 15, 2025**RESOLUTION RE: TRANSFER OF FUNDS**A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
to approve the following transfer (s):

From: <u>JUVENILE COURT</u>	<u>04263100</u>	<u>SUPPLIES</u>	<u>Exp</u>	<u>520100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>Sheriff's Rotary</u>	<u>20943808</u>	<u>Webcheck / Fees</u>	<u>Rev</u>	<u>420104</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>42.00</u>			

From: <u>JUVENILE COURT</u>	<u>04263100</u>	<u>SUPPLIES</u>	<u>Exp</u>	<u>520100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>Sheriff's Rotary</u>	<u>20943808</u>	<u>Webcheck / BCI Fees</u>	<u>Rev</u>	<u>420111</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>138.00</u>			

From: _____	_____	_____	<u>Exp</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
To: _____	_____	_____	<u>Rev</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	_____			

From: _____	_____	_____	<u>Exp</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
To: _____	_____	_____	<u>Rev</u>	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	_____			

**Reason for Request:**

Invoice #2025JUL-11 for Webchecks in July

3 @ \$60.00 Each = \$42.00 Sheriff's Fees; \$138.00 BCI Fees

Approved by Administrator WAT

Roll call vote resulted as follows:

cc: Auditor  
Originator  
Resolution FileSteve Robinson  
Tom McCarthy  
Dave Lawrence

C.J. \_\_\_\_\_, Page \_\_\_\_\_

Date: \_\_\_\_\_

**REQUESTER ACKNOWLEDGEMENT:** I have reviewed the above-referenced accounts and have verified that appropriations are available, and free of prior encumbrances (including blanket purchase orders): \_\_\_\_\_

revised 1/2/2025

Auditor's Office Approval 9/6 8/18/25

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

TRANSFER FORM

\_\_\_\_\_ Wednesday (Due to the Auditor by noon Monday)

Department: Union County Engineer's Office Date: August 15, 2025**RESOLUTION RE: TRANSFER OF FUNDS**A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
to approve the following transfer (s):

From: <u>M&amp;G Fund</u>	<u>25042200</u>	<u>Contract Services</u>	Exp	<u>530100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>Sheriff's Rotary</u>	<u>20943808</u>	<u>Webcheck / Fees</u>	Rev	<u>420104</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>39.00</u>			

From: <u>M&amp;G Fund</u>	<u>25042200</u>	<u>Contract Services</u>	Exp	<u>530100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>Sheriff's Rotary</u>	<u>20943808</u>	<u>Webcheck / BCI Fees</u>	Rev	<u>420111</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>66.00</u>			

From: _____	_____	_____	Exp	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
To: _____	_____	_____	Rev	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	_____			

From: _____	_____	_____	Exp	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
To: _____	_____	_____	Rev	_____	_____
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	_____			

Reason for Request:  
 Invoice #2025JUL-09 for Webchecks in July  
 3 @ \$35.00 Each = \$39.00 Sheriff's Fees; \$66.00 BCI Fees

Approved by Administrator UAA

Roll call vote resulted as follows:

 cc: Auditor \_\_\_\_\_  
 Originator \_\_\_\_\_  
 Resolution File \_\_\_\_\_

 Steve Robinson \_\_\_\_\_  
 Tom McCarthy \_\_\_\_\_  
 Dave Lawrence \_\_\_\_\_

C.J. \_\_\_\_\_ Page \_\_\_\_\_

Date: \_\_\_\_\_

REQUESTER ACKNOWLEDGEMENT: I have reviewed the above-referenced accounts and have verified that  
 appropriations are available, and free of prior encumbrances (including blanket purchase orders): MA

revised 1/2/2025

Auditor's Office Approval 8/18/25

**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**August 20, 2025**

**TRANSFER FORM**

08/20/2025 Wednesday (Due to the Auditor by noon Monday)

Department: Union County Human Services

Date: 08/15/2025

**RESOLUTION RE: TRANSFER OF FUNDS**

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
to approve the following transfer (s):

<b>From:</b> <u>Child Support</u>	<u>36342008</u>	<u>Contract Services</u>	<u>Exp</u>	<u>530100</u>	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
<b>To:</b> <u>General</u>	<u>04263100</u>	<u>Juvenile Court</u>	<u>Rev</u>	<u>450116</u>	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>	<u>1093.85</u>			

<b>From:</b> _____			<u>Exp</u>		
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
<b>To:</b> _____			<u>Rev</u>		
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>				

<b>From:</b> _____			<u>Exp</u>		
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
<b>To:</b> _____			<u>Rev</u>		
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>				

<b>From:</b> _____			<u>Exp</u>		
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
<b>To:</b> _____			<u>Rev</u>		
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	<b>Amount: \$</b>				

**Reason for Request:**  
6/2025 Title IV-D Services Juvenile Magistrate

Approved by Administrator WAA

Roll call vote resulted as follows:

cc: Auditor  
Originator  
Resolution File

Steve Robinson  
Tom McCarthy  
Dave Lawrence

C.J. \_\_\_\_\_, Page \_\_\_\_\_

Date: \_\_\_\_\_

**REQUESTER ACKNOWLEDGEMENT:** *I have reviewed the above-referenced accounts and have verified that appropriations are available, and free of prior encumbrances (including blanket purchase orders):*

*Lisa L. Propel*

revised 1/2/2025

Auditor's Office Approval [Signature]

**UNION COUNTY COMMISSIONERS JOURNAL 2025**  
**August 20, 2025**

**TRANSFER FORM**

\_\_\_\_\_ Wednesday (Due to the Auditor by noon Monday)

Department: Mental Health & Recovery Board Date: August 18, 2025

**RESOLUTION RE: TRANSFER OF FUNDS**

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_  
to approve the following transfer (s):

<b>From:</b>	Mental Health & Recovery Board	310MH200	Contracts / Agencies	Exp	530100	
	Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b>	General Fund	04380000	Sheriff's Fees	Rev	420104	
	Fund Name	Org Number	Object Name		Object Number	Project Number
		<b>Amount: \$</b>	<b>33.75</b>			

<b>From:</b>				Exp		
	Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b>				Rev		
	Fund Name	Org Number	Object Name		Object Number	Project Number
		<b>Amount: \$</b>				

<b>From:</b>				Exp		
	Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b>				Rev		
	Fund Name	Org Number	Object Name		Object Number	Project Number
		<b>Amount: \$</b>				

<b>From:</b>				Exp		
	Fund Name	Org Number	Object Name		Object Number	Project Number
<b>To:</b>				Rev		
	Fund Name	Org Number	Object Name		Object Number	Project Number
		<b>Amount: \$</b>				

**Reason for Request:**

Reimburse the cruiser fee for a patient transport to Ohio Hospital for Psychiatry, 880 Greenlawn Avenue, Columbus, Ohio on Friday, August 15, 2025.

Deputy Jeremy Pacha completed the patient transport.

Invoice #2025-94

Approved by Administrator WAA

**Roll call vote resulted as follows:**

cc: Auditor  
Originator  
Resolution File

Steve Robinson \_\_\_\_\_  
Tom McCarthy \_\_\_\_\_  
Dave Lawrence \_\_\_\_\_

C.J. \_\_\_\_\_, Page \_\_\_\_\_  
Date: \_\_\_\_\_

**REQUESTER ACKNOWLEDGEMENT:** *I have reviewed the above-referenced accounts and have verified that appropriations are available, and free of prior encumbrances (including blanket purchase orders):* \_\_\_\_\_

revised 1/2/2025

Auditor's Office Approval

*[Signature]* 7/18/25

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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\*Assistant County Prosecutor Thayne Gray provided the following updates:

- He is working on the list of delinquent property taxes. Many residents are making payment arrangements after receiving the notice of possible property foreclosure. Some properties are unoccupied, and that makes it challenging to track the responsible owner down. There is a utility provider in Richwood that is on the list and there has been no reply from letters that have been sent. This could impact residents who use this utility.
- Commissioner McCarthy stated if service is disrupted because of delinquent taxes, that is not fair to the residents, and Mr. Gray stated they will try to prevent any service disruptions from happening.
- Commissioner Robinson asked how many properties are on the list after this 15 to 20 is done, and Mr. Gray stated there are dozens to go, but the amounts due will be lower.
- Commissioner McCarthy stated he received feedback from Richwood's Council that there are some properties in the community not being maintained.
- Mr. Gray stated Richwood has nuisance regulations and it is up to the village to enforce them.
- Last week he worked with Mr. Narducci on a grant for the airport t-hanger project.

\* \* \*

\*Clerk to the Board of Commissioners Mallory Lehman provided the following updates:

- The State Auditor has reached out and requested an informal meeting to officially close out the 2023 audit.
- Commissioner McCarthy and Commissioner Robinson agreed this is a good idea and have requested dates for this to happen.

\* \* \*

\*Commissioner David A. Lawrence provided the following updates:

- He attended the Data Board meeting last week.

\* \* \*

Commissioner Tom McCarthy provided the following updates:

- He spoke with Danielle Sullivan and she is very happy with the improvements made in the Clerk of Courts office.
- He attended the Benefit in the Barn event over the weekend. It was held in Delaware County this year.

\* \* \*

Commissioner Steve Robinson provided the following updates:

- He attended the LUC meeting last week. It was the largest agenda LUC has ever had.

\* \* \*

Jeff Stauch and Luke Sutton arrived at this time.

\* \* \*

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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Engineer's Office Update – Jeff Stauch, Engineer:

- He thanked the Board for their patience and support of the Del Webb Agreement. There were many revisions made before the final draft was presented to the Board.
- The Assistant Building Official has left the county and will be working for Hilliard. Unfortunately, he was only with the county for five months, and it is disappointing to lose someone so quickly. There is job poaching in the industry, and that is what happened here. They are hoping to fill this position quickly but will need to consider looking outside central Ohio.
- Inspections for the Building Department are not slowing down. To help with this, an outside consulting firm has been doing all residential plan reviews. The turnaround time is between one and two weeks.
- There have been some new maintenance workers hired, but surgeries and injuries have made it difficult to stay fully staffed.
- Box culverts will be set on the Waldo Road Bridge project. After its completion, there will be one more small bridge project.
- Chip seal should be done in the county within the next couple of weeks.
- Commissioner McCarthy stated Richwood has funding for some paving in their village, but no company will bid on the project. He asked Mr. Stauch if the Engineer's Office would combine an existing paving project in Richwood to this project, and Mr. Stauch stated this has been done in the past and he will reach out to Richwood officials.
- The Claibourne Bridge Project will start in early September and be completed in November.
- Road striping work will be out for bid in the next few weeks.
- There will be multiple guardrails getting upgraded this year.
- The Engineer's Office has been involved with several discussions regarding the 161 corridor between Plain City and Dublin. Development along this corridor has been heavily impacting Houchard Road. Houchard Road needs to upgrade from two lanes to four lanes, and the construction plans for a roundabout have been halted until the additional parcel of land has been purchased to complete phase one of this project.
- Discussions for the Blaney Road extension have started.
- There is a new waterline being installed in Millcreek Township. There will be impacts to the roads, and there have been discussions with the City of Marysville on selecting the best alignment for this waterline installation.
- There have been multiple speed limit reduction requests. This is due to growth in the county and driving behavior.
- The office is working on grant applications for the Sanders Road Bridge project and County Road 1 paving.
- There have been multiple developer requests, and there were nine plats on the agenda for approval at the LUC meeting last week.
- He is meeting with the New Albany Company tomorrow to review their future plans for the development in the county and the impacts of that development on infrastructure.
- There is a documentary in the works about the covered bridges in Union County. Former County Engineer and Commissioner Steve Stole, Judge Parrott and other local volunteers are taking part in this. Filming will start next year.

\* \* \*



## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

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\*Received the following notice from The Partridge Multifamily Affordable Housing Community:

August 14, 2025

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mallory Lehman  
Clerk to the Board  
Union County Board of Commissioners  
233 West Sixth Street  
Marysville, Ohio 43040

**RE: OHFA Public Notification  
The Partridge Multifamily Affordable Housing Community**

---

Ms. Lehman,

The purpose of this letter is to apprise your office that South Creek Development, LLC and Common Purpose Development Group, LLC plan to develop a residential rental development located in or within a one-half mile radius of your political jurisdiction, and will submit an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

We propose a 120-unit workforce housing community with a mix of two- and three-bedroom units serving households making up to 60% of the Area Median Income.

Sources and related content

The proposed development will be financed with a conventional first mortgage, federal Housing Tax Credit proceeds, state Housing Tax Credit proceeds, and a deferred developer fee.

Development Team:

- General Partners: To-Be-Formed Affiliates of South Creek Investment, LLC and Common Purpose Development Group, LLC
- Developers: South Creek Development, LLC and Common Purpose Development Group, LLC
- Contractor: TBD
- Property Manager: TBD

Project Address: Square Drive, Parcels #2900160100000 and #2900210010000

Number of Units: 120

Program(s) to be utilized

in the Project: Federal Housing Tax Credit Program, State Housing Tax Credit, Housing Development Loan Program, and Multifamily Bond Program

## UNION COUNTY COMMISSIONERS JOURNAL 2025

August 20, 2025

Right to Submit  
Comments:

You have the right to submit comments to OHFA regarding the proposed project's impact on the community. Any objection to the project must be submitted in writing and signed by a majority of the voting members of the legislative body. Comments must be received by OHFA within 30 days of the mailing date of this notice.

The person to be notified at OHFA and their address is:

Director of Multifamily Housing  
Ohio Housing Finance Agency  
2600 Corporate Exchange Drive, Suite 300  
Columbus, Ohio 43231

OHFA will provide a written response to any objections submitted under the terms outlined above.

Sincerely,



Charles Heritage  
Managing Member  
South Creek Development, LLC  
PO Box 543  
Summerfield, NC 27358  
(336) 669-3587  
Charlie@southcreekdevelopment.com




Taylor Koch  
Managing Member  
Common Purpose Development Group, LLC  
1977 North Olden Avenue PO Box #170  
Trenton, NJ 08618  
(614) 594-8954  
Taylor.Koch@CommonPurposeDG.com

---

\*Commissioner Steve Robinson adjourned the meeting at 9:30 a.m.


---

The preceding Minutes were read and approved September 17, 2025.

 Digitally signed by Steve Robinson  
DN: cn=Steve Robinson,  
o=Commissioners, ou=Commissioner,  
email=mlehman@unioncountyohio.gov, c=US  
Date: 2025.09.17 13:24:33 -04'00'  
Adobe Acrobat version:  
2020.005.30793


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Steve Robinson  
Commissioner

 Digitally signed by David A. Lawrence  
DN: cn=David A. Lawrence,  
o=Commissioners, ou=Commissioner,  
email=mlehman@unioncountyohio.gov, c=US  
Date: 2025.09.17 13:25:25 -04'00'  
Adobe Acrobat version: 2020.005.30793


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David A. Lawrence  
Commissioner

 Digitally signed by  
Tom McCarthy  
Date: 2025.09.17  
13:26:15 -04'00'

---

Tom McCarthy  
Commissioner

 Digitally signed by Mallory Lehman  
DN: cn=Mallory Lehman,  
o=Commissioners, ou=Assistant Clerk to  
the Board,  
email=mlehman@unioncountyohio.gov, c=US  
Date: 2025.09.17 13:26:44 -04'00'  
Adobe Acrobat version: 2020.005.30793

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Mallory Lehman, Clerk to the Board