

UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025

The Union County Commissioners met in regular session this 29th day of October 2025, with the following members present:

Steve Robinson, President
David A. Lawrence, Vice President
Tom McCarthy, Commissioner
Bill Narducci, County Administrator
Janell Alexander, Budget Analyst
Mallory Lehman, Clerk to the Board

* * *

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

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*Thayne Gray, Assistant Prosecuting Attorney; Jason Orcena, Health Commissioner/Union County Health Department; Ginger Yonak, Human Resources Director; Karen Eylon, Director/Union County Tourism; Mike Williamson, Marysville Journal Tribune; and Joe Case, Marysville Matters were in attendance.

* * *

Old Business:

RESOLUTION NO. 25-465:

Pick Up Off the Table, Resolution No. 25-450T, Office Lease Between the Board of County Commissioners (Lessor), and the Marysville Exempted Village School District (Lessee) – Commissioners

The County Commissioners do hereby approve to Pick Up Off the Table, Resolution No. 25-450T, Office Lease Between the Board of County Commissioners (Lessor), and the Marysville Exempted Village School District (Lessee).

A motion was made by Steve Robinson and was seconded by David A. Lawrence 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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RESOLUTION NO. 25-466:**Office Lease Between the Board of County Commissioners (Lessor), and the Marysville Exempted Village School District (Lessee) – Commissioners**

The Board of County Commissioners hereby approves Office Lease Between the Board of County Commissioners (Lessor), and the Marysville Exempted Village School District (Lessee).

RESOLUTION No. 25-466

A RESOLUTION APPROVING A LEASE TO THE MARYSVILLE EXEMPTED VILLAGE SCHOOL DISTRICT OF PART OF THE HAROLD LEWIS CENTER AND RELATED MATTERS

WHEREAS, the Marysville Exempted Village School District (the School District) has assumed responsibility for providing a free and appropriate public education to children with developmental disabilities aged three to five and needs space to provide those services; and

WHEREAS, Union County has suitable space for such pre-school education available at the Harold Lewis Center, which is under the care and control of the Union County Board of Developmental Disabilities; and

WHEREAS, the Union County Board of Developmental Disabilities has negotiated a lease for the period from July 2025 through June 2030 with the School District for the pre-school area at the Harold Lewis Center, which space comprises approximately half of the building;

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

Section 1. The lease with the School District in the form presented is approved.

Section 2. As the Board of Developmental Disabilities will continue to be responsible for the care and maintenance of the Harold Lewis Center, the Board directs its staff to direct the payin for rent paid and received under the lease to an account designated for the Board of Developmental Disabilities and to transfer out those funds to the Board of Developmental Disabilities in the ordinary course.

Section 3. 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.

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

Steve Robinson

☒ Yes No

Tom McCarthy

☒ Yes No

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Dave Lawrence ☒ Yes No

Passed: October 29, 2025

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

ATTEST: Mallory Lehman
Mallory Lehman, Clerk

Steve Robinson
Steve Robinson

Tom McCarthy
Tom McCarthy

Dave Lawrence
Dave Lawrence

Approved as to Form:

Thayne D. Gray
Thayne D. Gray 10/29/2025
Assistant Prosecuting Attorney

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OFFICE LEASE

BOARD OF COUNTY COMMISSIONERS, Union County, Ohio, whose address is 233 West Sixth Street, Marysville, Ohio 43040 (Lessor), and the MARYSVILLE EXEMPTED VILLAGE SCHOOL DISTRICT, whose address is 212 Chestnut Street, Marysville, Ohio (Lessee) make this Lease as of October 29, 2025.

1. GRANT OF LEASE. Lessor leases to Lessee, and Lessee leases from Lessor, on the terms and conditions set forth in this Lease, that portion of the building at 1280 Charles Lane, in the City of Marysville, Union County, Ohio, sometimes called the Harold Lewis Center (the "Office Building"), known as the preschool consisting of approximately Fifteen Thousand Eight Hundred Thirty Seven square feet (15,837) net usable square feet (the "Offices") with an additional Five Thousand Five Hundred and Fifty One (5,551) square feet of playground. The 15,837 square feet to be used by Lessee constitutes approximately 49.5% of the overall building. Lessor additionally grants to Lessee, during the term of this Lease, the right to use, in common with other occupants of the Building, (a) all easements and rights appurtenant to the Property, (b) all portions of the Building (if any) designed for the common use of all occupants of the Building, (c) all utility lines, pipes, conduits and other similar facilities on the Property necessary for the use of the Offices, and (d) all parking areas and drives on the Property. Lessee's use of these common facilities shall be subject to such reasonable rules and regulations as Lessor may adopt from time to time. In addition to the foregoing, Lessor grants to Lessee the right to use the furniture, trade fixtures, and equipment in preschool spaces on the Effective Date of this Lease.

The Office Building is part of real property Lessor owns and is situated on Parcel No. 2900090190010.

CONDITION OF THE PROPERTY. Lessor leases the Offices to Lessee in their present condition, "as is," as of the date of this Lease.

2. TERM. The Term of this Lease ("Primary Term") shall begin effective as of July 1, 2025 (the "Commencement Date") and continue through June 30, 2030. As used in this Lease, the term "Lease Year" means the one-year period beginning on the Commencement Date and each anniversary of the Commencement Date.

3. RENT AND PAYMENT. Initially, Lessee shall pay to Lessor as annual rent for the Offices during the Term July 1, 2025 through June 30, 2028 the amount of One Dollar (\$1.00). Lessee shall pay to Lessor as annual rent for the Offices during the Term July 1, 2028 through June 30, 2029 of One Hundred Thousand Dollars and 0/100 (\$100,000.00). Lessee shall pay to Lessor as annual rent for the Offices during the Term July 1, 2029 through June 30, 2030 of Two Hundred Thousand Dollars and 0/100 (\$200,000.00) The rent shall be due and payable July 1 of each Lease Year for the then current Lease Year to Lessor at its notice address, or at such other place as Lessor may designate by written notice to Lessee.

4. USE OF OFFICES.

- a. PERMITTED USES. Lessee shall use and occupy the Offices for general office purposes, and provision of preschool services.
- b. COMPLIANCE WITH LAWS AND INSURANCE REQUIREMENTS. Lessee will not be responsible for any structural alterations or improvements to the building necessitated by laws, including but not limited to the Americans with Disabilities Act. Nevertheless, Lessee will conduct its use of the Offices and Preschool, and otherwise provide all necessary facilities and non- structural accommodations to its employees, invitees, and customers, in compliance with all such laws. If Lessee violates any of those laws, orders, or regulations for which it is responsible, then in addition to any other remedies available to Lessor, Lessor may pay such

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amounts and/or take such actions as Lessor deems advisable to place Lessee in compliance with those provisions. Lessee shall reimburse to Lessor, ~~with interest~~ in the manner provided in Section 12(c), all amounts Lessor so expends. Lessee shall not do or permit anything to be done on the Offices that will invalidate or conflict with fire insurance policies or will increase the rate of fire insurance covering the Building. If the fire insurance premiums on the Building, or the contents, are increased because of Lessee's failure to comply with this Section, Lessee shall pay Lessor the increase caused by the failure of Lessee to comply with this Section.

- c. MANNER OF USE. Lessee shall not commit or suffer any waste of the Offices, Building; shall keep the Offices, and the Building, free of nuisances; and shall not commit or suffer any act or thing on the Property that is illegal or dangerous or that unreasonably disturbs other Lessees.
- d. HAZARDOUS SUBSTANCES. During the term of this Lease, neither Lessee nor any agent or party acting at the direction or with the consent of Lessee, shall treat, store, or dispose of any "hazardous substance," as defined in Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), or petroleum (including crude oil or any fraction thereof) on or from the Property. Lessee shall be responsible for its acts or omissions relating to "hazardous substances" arising out of, or because of, (i) any "release" as defined in Section 101(22) of CERCLA of any hazardous substance or petroleum (including crude oil or any fraction thereof) discharged, deposited, dumped, spilled, leaked or placed into, on or from the Property by Lessee, its agents, employees, or others claiming by, through or under Lessee; or (ii) any toxic, explosive or otherwise dangerous materials or hazardous substances buried beneath, concealed within or release on or from the Property by Lessee, its agents, employees, or others claiming by, through or under Lessee. This responsibility shall survive the expiration or termination of this Lease.

5. COMPLIANCE WITH LAW. Lessee, at its sole expense, shall comply with all present and future laws and regulations applicable to its use and occupancy of the Offices and shall make any repairs, modifications or additions to the Offices that may be required by any of those laws or regulations. Notwithstanding the above, Lessee shall not have to make, and Lessor shall be solely responsible for, any structural repairs, modifications, or additions to the Offices that (a) are not necessitated by negligent or wrongful actions of Lessee or others for whom Lessee is responsible and (b) Lessor would have to make as the owner of the Building regardless of the specific nature of Lessee's use. Lessor is responsible for any structural alterations of the Offices, the Building required for compliance with the Americans with Disabilities Act. Lessee is responsible for the compliance with the Americans with Disabilities Act regarding the interior of the Offices and all elements of Lessee's Work.

6. LESSOR'S SERVICES. If Lessee is not in default, and except when Lessor and Lessee may otherwise agree, Lessor shall furnish these services to the Offices:

- a. Pay all taxes, utilities and assessments accruing against said premises through June 30, 2028. Starting July 1, 2028, Lessor will pay all taxes and assessments against said premises, but will only pay 51.5% of utilities. Starting July 1, 2028, Lessee will be responsible for paying 49.5% of utilities.
- b. Maintain the premises including but not limited to roof, heating, air conditioning, electrical and plumbing facilities. Coordinate all such maintenance with the Lessee. Repair or replace any fixtures attached to the building such as doors, sinks, faucets, etc., if they fail to be in good working

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order.

- c. Assume liability for glass breakage, unless due to Lessee negligence.
- d. Provide and maintain HVAC system.
- e. Provide hot and cold running water.
- f. Provide and maintain landscape service for all unpaved exterior areas, if applicable.
- g. Provide exterior lighting.
- h. Provide all exterior building maintenance.
- i. Provide interior maintenance.
- j. Provide reasonably prompt removal of snow and ice from sidewalk(s), pathway(s) and parking area(s) and fully clear all handicapped parking areas and access ramps. Such removal to occur after cumulative snowfall of two (2) inches and/or before agency business hours in the event of overnight precipitation.
- k. Provide access to the premises to any third party service providers authorized by the Lessee, including but not limited to, cable, internet and telephone.
- l. Maintain parking lot and appropriate markings. Lessor will make all repairs to the parking lot, Cold patch repairs shall be made by the Lessor within ten (10) days of Lessee's notice, with permanent repairs made within four (4) months of said notice.
- m. Provide and maintain emergency exit lights and signs, and fire extinguishers, as required by law.
- n. Provide dumpster trash removal.
- o. Repair and paint the walls and repair the ceiling and woodwork as needed, or as deemed necessary by Lessor and Lessee. The color and quality of the materials used shall be approved and agreed upon by the Lessor and Lessee.
- p. Provide and pay for janitorial services. Lessee shall pay Lessor the cost of removing from the Offices any refuse and rubbish more than the refuse and rubbish usually attendant to using the Offices as offices. Bills rendered for those costs shall be due and payable on the first day of the following month. Cleaning will be provided on a daily basis when school is in session.
- q. Provide pest extermination services if an issue is identified by the Lessee.
- r. Lessee may access building and its telephone equipment room and may run such wires, conduits to the Offices as needed to serve Lessee's telecommunication and Information Technology needs, including, but not limited to, voice, video, data, and other telecommunication services provided over wire, fiber optic, microwave, wireless and any other transmission systems. Such installations must be prescheduled and coordinated with the Facilities Manager. All such installations shall be removed by Lessee upon the expiration or termination of this Lease, unless otherwise agreed by Lessor.
- s. Lessee acknowledges that the services supplied by Lessor, including but not limited to heating, ventilation, water, air cooling and electric, will be sufficient only for general office purposes. Any additional capacity or structural support needed for equipment or uses beyond ordinary office uses shall be subject to

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Lessor's prior written approval and shall be installed and maintained at Lessee's sole expense.

- t. Lessor reserves the right, without being liable to Lessee and without abatement or diminution in Base Rent, to suspend, delay or stop any of the services to be furnished and provided by Lessor under Section 7 whenever necessary due to any cause specified in Section 27, or any other cause beyond Lessor's control, or for emergency, inspection, cleaning, repairs, replacements, alterations, improvements or renewals that in Lessor's judgment are desirable or necessary; and Lessor may suspend any of those services until completion of any work or until the cause of the suspension has been removed. Failure by Lessor to any extent to furnish any defined services, or any cessation of services due to any causes described in the preceding sentence, shall not render Lessor liable for damages to either person or property, nor be construed as an eviction of Lessee, nor work an abatement of Base Rent, nor relieve Lessee from fulfillment of any covenant or agreement of this Lease. Should any of the equipment or machinery utilized in supplying the services break down, or for any cause cease to function properly, Lessor shall use reasonable diligence to repair the same promptly, but Lessee shall have no right to terminate or repudiate this Lease and shall have no claim for rebate or abatement of rent or damages, because of any resulting interruptions in service.

7. MAINTENANCE.

- a. LESSOR'S REPAIRS. Lessor, at its expense, shall perform all repairs and maintenance and make all replacements as are necessary to keep in good order, condition and repair (i) the roof and all structural elements and portions of the Offices and Building, including structural walls, floors and foundations, (ii) all interior and exterior elements and portions of the Building, (iii) the parking areas, drives and other exterior improvements on the Property and (iv) any common utility lines, pipes, conduits, equipment and systems that serve Lessee's space and are also used to serve other parts of the Building; subject, however, to ordinary wear and tear. In addition, Lessor shall provide snow removal and lawn care services to the Property.
- b. LESSEE'S REPAIRS. Lessee shall, at its expense, perform all repairs to any damage created by Lessee, its students, staff, or other invitees, above basic wear and tear. Lessee further agrees that it will not cause or permit any waste or damage to the Offices, nor allow the accumulation of boxes, barrels, packages, wastepaper, or other trash. In addition, Lessee at its expense shall repair, replace, or restore all damage to the Offices, the Building, caused by the negligent acts or omissions of Lessee or its agents, contractors, employees, or invitees, or by a breach by Lessee of its obligations under this Lease.

8. IMPROVEMENTS BY LESSEE. Lessee may make such nonstructural alterations, additions or improvements within the Offices as it considers necessary or desirable for the conduct of its business, provided that (i) all work shall be done in a good and workmanlike manner and under all applicable laws and regulations and the other provisions of this Lease; (ii) the structural integrity of the Building shall not be impaired; (iii) Lessee shall submit to Lessor complete plans and specifications for any alterations, additions or improvements to the Offices; (iv) Lessee shall first obtain Lessor's written consent to make the alterations, additions, or improvements, including Lessor's approval of the plans and specifications, which consent and approval shall not be unreasonably withheld; (v) Lessee shall not permit any liens to attach to the Offices; and (vi) Lessee shall not unreasonably interfere with the use of the Building by Lessor or other Lessees. Upon the termination of this Lease, any alterations, additions, or improvements made by Lessee shall become the property of Lessor, or, if Lessor requests, Lessee shall remove the

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same, without damage to the Offices, and Lessee shall restore the Offices to as near its original condition as possible, except for normal wear and tear since the last repair or replacement required by this Lease.

9. **DAMAGE AND DESTRUCTION.** If during the term of this Lease the Offices are so damaged by fire or other casualty as to be untenantable in whole or in substantial part, then either Lessor or Lessee may terminate this Lease effective the date of such casualty. In addition, if the Building is destroyed in whole or in substantial part by casualty (regardless of the extent of the damage to the Offices), or if the insurance proceeds are insufficient to repair the damage to the Building or Lessor's mortgagee elects to apply any of the proceeds to the mortgage debt, Lessor may terminate this Lease effective the date of such casualty. Lessor or Lessee shall make these elections, if at all, within 30 days after the casualty. If this Lease is not so terminated, either because the damage does not render the Offices untenantable, either in whole or in substantial part or because neither Lessor nor Lessee elects to terminate this Lease under the preceding provisions, then Lessor shall, with all due diligence, repair and restore the Offices to substantially their original condition (notwithstanding Lessee's Work and any alterations or improvements made by Lessee) not later than one hundred twenty (120) days after the casualty, or within such longer period as may be permitted due to any "Excusable Delay" as defined below. Lessor shall abate the rent in proportion to the untenantable space until the Offices are restored. Lessee shall promptly restore Lessee's Work and any other alterations or improvements made by Lessee to substantially their condition preceding the casualty, and the rent abatement shall continue until the earlier of (a) Lessee's completion of such restoration or (b) one hundred twenty (120) days after Lessor makes the Offices available to Lessee for such restoration. If the Offices are not so restored by Lessor within one hundred twenty (120) days after such casualty (or within any extended period due to Excusable Delays), Lessee may terminate this Lease by giving Lessor written notice. If either Lessee or Lessor terminate this Lease under this Section 10, Lessor shall refund any rent prepaid beyond the effective date of termination. The term "Excusable Delay" shall mean any one or more of the following: labor disputes, fire or other casualty, unusual delay in transportation, adverse weather conditions, unavailability of labor, materials and equipment, and any other causes beyond Lessor's reasonable control.

10. **CONDEMNATION.**

a. **EFFECT OF CONDEMNATION.** If during the Lease term the Offices, or any part of them is taken by eminent domain or sold under threat of taking by eminent domain, and losing that part of the Offices so taken or sold substantially interferes with Lessee's use of the Offices, then Lessee may terminate this Lease by giving Lessor written notice. This termination shall be effective as of the taking or sale. Lessor shall also have the right to terminate this Lease if all or any substantial part of the Offices, Building or Property is taken or condemned or sold under threat of taking. Lessor and Lessee shall exercise the rights of termination under the preceding sentences within a reasonable time after notice of the taking, but in no event later than the effective date of the taking or sale. If the Offices are taken in whole or in part but this Lease is not terminated by a party exercising its rights under the preceding provisions, Lessor shall promptly restore any damage to the Offices to the extent reasonably possible (but Lessor does not have to expend more than the condemnation proceeds received by Lessor for such purposes) and the rent for the Offices shall be proportionately reduced commencing on the date when possession of the part so taken or sold is surrendered by Lessee. If either party terminates this Lease under this Section 11, Lessor shall refund to Lessee any rent prepaid beyond the effective date of termination.

b. **ALLOCATION OF AWARD.** If any taking or sale of the kind described in the

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preceding paragraph occurs, Lessee irrevocably assigns to Lessor any award, compensation or payment to which Lessee may become entitled from Lessee's interest in this Lease, the Offices or any leasehold improvements. Nothing in this Lease shall impair Lessee's right to any award or payment because of Lessee's trade fixtures, moving expenses and loss of business, if available, to the extent Lessee has a right to make a claim against the person or entity having the power of eminent domain, but any such claim shall not be based on the value of Lessee's leasehold interest or reduce the award otherwise payable to Lessor.

11. DEFAULT.

- a. Lessee's DEFAULT. Lessee shall be in default of this Lease if (a) Lessee fails to pay the rent or any other amount required to be paid by Lessee within 30 days after the same becomes due and payable under the terms of this Lease; (b) Lessee fails to perform any other duty or obligation imposed by this Lease and the default continues for 60 days after written notice is given to Lessee by Lessor, or for an unreasonable period if 60 days is not sufficient time to repair, remedy or correct such default; (c) Lessee is declared insolvent or adjudged bankrupt, or makes a general assignment for the benefit of its creditors; (d) a receiver of any property of Lessee in or upon the Offices is appointed in any action, suit or proceeding by or against Lessee; (e) any action or proceeding under the National Bankruptcy Act is filed by or against Lessee, and such appointment, suit, action or proceeding is not dismissed within sixty days; or (f) the interest of Lessee in the Offices is sold under execution or other legal process.
- b. REMEDIES. If Lessee's default occurs, Lessor shall have the right to enter upon the Offices and repossess and enjoy the same as if this Lease had not been made, and, upon demand by Lessor, Lessee shall surrender complete and peaceable possession of the Offices. This Lease shall then terminate at Lessor's option. Whether or not Lessor elects to terminate this Lease, Lessor may immediately recover from Lessee, and Lessee shall be liable to Lessor for, all rent due and unpaid up to the time of such reentry. If Lessor elects to terminate this Lease, Lessor shall be entitled to the damages caused by Lessee's default, which shall include (a) the costs of reletting the Offices, (b) the difference between the total rent and other charges that Lessee agreed to pay for the balance of the term of this Lease and the fair rental value of the Offices over the same period (i.e., the rent and other charges that Lessor would reasonably expect to receive by reletting the Offices), and (c) all additional sums to which Lessor may be entitled under applicable law. Lessee's obligation to pay rent shall survive any termination of this Lease due to Lessee's default. If Lessor does not elect to terminate this Lease, Lessor may, without waiving or postponing any other rights given it by law or provided for in this Lease, relet the Offices on such terms as it deems best, and apply the proceeds, less all expenses of reletting, to payment of past due rent and the rent due for the balance of the term and hold Lessee liable for the difference. Lessee has no right to any excess rents Lessor receives upon reletting the Offices. The expenses of reletting shall include: the cost of all repairs, additions, and improvements necessary to prepare the Offices for reletting; and all brokerage commissions and fees paid regarding any reletting. These remedies are not exclusive, and Lessor shall have all other rights and remedies provided in law or equity.
- c. RIGHT TO CURE. Without limiting any other remedy available to Lessor from Lessee's default, if Lessee defaults in performing any of its obligations, Lessor may, at its option (but with no obligation so to do), do all things as it deems necessary and appropriate to cure the default, perform for Lessee any obligation

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which Lessee must perform but has not performed, and expend such sums as may be required. All costs and expenses so incurred by Lessor shall be due and payable to Lessor immediately upon demand, with interest at the rate established under R.C.

\$5703.47, from time to time, from the date that Lessor incurs the costs and expenses until Lessee pays the same to Lessor.

- d. JURY WAIVER. Lessor and Lessee each waives trial by jury in any action, proceeding or counterclaim brought by either of them against the other on any matter relating to this Lease, the relationship of Lessor and Lessee, Lessee's use or occupancy of the Offices and/or any claim of injury or damage.

12. ASSIGNMENT AND SUBLETTING. Lessee shall not, without Lessor's prior written consent, which consent Lessor shall not unreasonably withhold, assign this Lease in whole or in part or sublet any part or all of the Offices. No assignment of this Lease or subletting of the Offices shall release Lessee from any of its obligations under this Lease, nor shall any assignment or subletting permit any further assignment or subletting except under this section.

13. QUIET ENJOYMENT. Lessor covenants it has the full right and authority to make this Lease and that if Lessee pays the rent and performs all of the terms of this Lease, Lessee shall peaceably and quietly enjoy and possess the Offices throughout the term, subject only to the conditions in this Lease.

14. SUCCESSORS AND ASSIGNS. The conditions, covenants, and agreements in this Lease to be kept and performed by Lessor and Lessee shall bind and inure to the benefit of their (heirs, personal representatives,) successors and assigns, subject, however, to Section 13.

15. PERSONAL PROPERTY. All trade fixtures, furnishings, equipment, and other personal property placed or maintained on the Offices shall be at Lessee's sole risk, and Lessor shall not be liable for any loss or damage to such property from any cause.

16. LIABILITY OF LESSOR. If Lessor fails to perform any of its obligations under this Lease, and, due to this default, Lessee recovers a money judgment against Lessor, that judgment may be satisfied only out of the proceeds of sale received upon execution of the judgment against the right, title, and interest of Lessor in the Property, and neither Lessor nor any of the partners, shareholders, officers, directors, or employees of Lessor shall be liable for any deficiency. Lessee shall not levy its execution against any property of Lessor. If the sale occurs or other transfer of Lessor's interest in the Property, Lessor shall be released from all liability and obligations subsequently accruing under this Lease.

17. WAIVER. No waiver of any condition or covenant of this Lease by either party shall imply or constitute a further waiver of the same or any other condition or covenant, and nothing in this Lease shall be construed to be a waiver by Lessor of any right or remedy in law or otherwise.

18. HOLDING OVER. Any holding over beyond the expiration of the term of this Lease shall be a tenancy from month to month at one hundred ten percent (110%) of the monthly rental rate paid during the last month of the Lease term and shall otherwise be on the same terms and conditions as provided in this Lease.

19. BROKERS. Lessor and Lessee agree that no brokerage commission or similar compensation is due relating to this transaction. If any person makes claim for a broker or agent commission or similar compensation, the party for whom the services were performed shall be fully responsible for any compensation due.

20. ENVIRONMENTAL MATTERS. Lessor represents and warrants to Lessee that to the best of

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Lessor's knowledge as of the date of this Lease, no toxic, explosive or other dangerous materials or hazardous substances have been concealed within, buried beneath, or removed from and stored off-site of the Property.

21. SURRENDER. Upon the expiration or earlier termination of this Lease, Lessee shall surrender to Lessor the Offices in good condition and repair, ordinary wear and tear since the last repair required by this Lease, fire and other casualty or governmental takings excepted.

22. SEVERABILITY. If any provision of this Lease or its application to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

23. MEMORANDUM OF LEASE. The parties agree that neither party will record a Memorandum of this Lease.

24. NOTICES. A party may give any notice required or permitted under this Lease in writing by depositing it in the United States certified mail, postage prepaid, return receipt requested, or if sent by a nationally recognized overnight courier service, and addressed to the parties at these addresses:

- a. Lessor's Address: County Administrator, 233 West Sixth Street, Marysville, Ohio, 43040
- b. Lessee's Address: Marysville Exempted Village School District, 212 Chestnut Street, Marysville, Ohio 43040

Either party may change its notice address by giving notice to the other in the foregoing manner.

25. SIGNS. Lessee shall install no signs on the exterior of the Offices without Lessor's prior written consent. If Lessor allows a sign, Lessee shall maintain the sign in good condition and shall be responsible to Lessor for any costs incurred by Lessor in the installation, use or maintenance of the sign. At the expiration or earlier termination of this Lease, Lessee shall remove the sign and shall repair any damage resulting from this removal.

26. INABILITY TO PERFORM. This Lease and the obligation of Lessee to pay rent and perform all of its other obligations shall not be affected, impaired or excused because Lessor cannot fulfill any of its obligations under this Lease if Lessor is so prevented or delayed from strike, lockout or labor dispute, lack or failure of customary sources of supply of fuel, labor and materials, or due to any other cause beyond the reasonable control of Lessor, including, but not limited to, national emergency, any law or governmental rule, order or regulation, war, civil commotion, riot, interference by civil or military authorities, fire or other casualty.

27. LESSOR'S RESERVED RIGHTS. Without abatement or diminution of rent, and in addition to any other rights reserved in this Lease, Lessor reserves the following rights: (a) to change the street address and/or the name of the Building and/or change the arrangement and/or location of any parking areas, driveways, entrances and other exterior elements of the Property; (b) to construct other buildings or improvements on the Property, or to make alterations or improvements to the existing buildings; (c) to use all or part of the roof or exterior walls of the Building; (d) to install, maintain, use, repair or replace within the Offices, or the Building pipes, ducts, wire, conduits and other mechanical equipment serving other parts of the Property; and (e) to sign, modify and terminate easements and other agreements pertaining to the use and

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maintenance of the parking areas, driveways and other exterior elements. In exercising its rights under this Section, Lessor shall use reasonable efforts not to impair or unreasonably interfere with Lessee's business operations, or to minimize any such interruptions when necessary.

28. RIGHT OF ENTRY. Lessor shall have the right to enter the Offices during normal business hours to examine their condition, to make any repairs. Unless it is impractical to do so, Lessor shall give Lessee at least 24 hours notice before any entry.

29. ESTOPPEL CERTIFICATE. Within 10 days after any request by Lessor, Lessee shall execute an estoppel certificate to evidence (a) the existence or nonexistence of any default under this Lease by Lessor or Lessee, any amendments to this Lease or prepayments of rentals and (b) such other facts regarding this Lease as Lessor or may reasonably require.

30. ENTIRE AGREEMENT. This Lease contains the entire agreement between the parties and supersedes all prior understandings. No amendment to this Lease shall be valid unless in writing and executed by the party against whom enforcement of the amendment is sought.

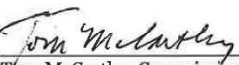
31. CAPTIONS. The captions of this Lease are for convenience of reference only and shall not be considered in the construction of any provisions of this Lease.

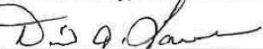
32. AUTHORITY TO SIGN. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable under its terms.

SIGNED as of the date first written above.

BOARD OF COUNTY COMMISSIONERS
 UNION COUNTY, OHIO

By 
 Steve Robinson, Commissioner

By 
 Tom McCarthy, Commissioner

By 
 Dave Lawrence, Commissioner

MARYSVILLE EXEMPTED VILLAGE
 SCHOOL DISTRICT

By 
 Bill Keck, Board President

By 
 Todd Johnson, Treasurer

Approved as to form:


 Samantha M. Hobbs, A.P.A. 10/29/2025

A motion was made by Steve Robinson and seconded by David A. Lawrence 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

October 29, 2025

RESOLUTION NO. 25-467:**Pick up off Table, Resolution No. 25-461T, A Resolution to Authorize the Union County General Health District to Participate in the CEBCO Group Insurance Plans Effective, January 1, 2026, and Related Matters – Commissioners**

The County Commissioners do hereby approve to Pick up off Table, Resolution No. 25-461T, A Resolution to Authorize the Union County General Health District to Participate in the CEBCO Group Insurance Plans Effective, January 1, 2026, and Related Matters.

A motion was made by Steve Robinson and was seconded by David A. Lawrence 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
October 29, 2025

RESOLUTION NO. 25-468:

A Resolution to Authorize the Union County General Health District to Participate in the CEBCO Group Insurance Plans Effective, January 1, 2026, and Related Matters – Commissioners

The County Commissioners do hereby approve to A Resolution to Authorize the Union County General Health District to Participate in the CEBCO Group Insurance Plans Effective, January 1, 2026, and Related Matters.

RESOLUTION NO. 25-468

A RESOLUTION TO AUTHORIZE THE UNION COUNTY GENERAL HEALTH DISTRICT TO PARTICIPATE IN THE CEBCO GROUP INSURANCE PLANS EFFECTIVE JANUARY 1, 2026, AND RELATED MATTERS

WHEREAS, Union County is a member county in the County Employee Benefits Consortium of Ohio (CEBCO) healthcare benefit program; and

WHEREAS, in addition to elected officials and employees of the several Union County offices, employees and officials of Union Soil and Water Conservation District, Mental Health and Recovery Board of Union County, Central Ohio Youth Center, Union County Veterans Service Office, the Logan-Union-Champaign Regional Planning Commission, and the Union County Board of Election have access to benefits provided by the CEBCO health and wellness programs through Union County; and

WHEREAS, the Union County General Health District has asked to have its employees be able to access benefits provided by the CEBCO health and wellness programs through Union County;

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

Section 1. The Board of County Commissioners extends access to the Union County General Health District employees to benefits provided by the CEBCO health and wellness programs, effective January 1, 2026, on the same terms and conditions that apply to other participants as set out in the Union Count Personnel Policy Manual, as amended from time to time, CEBCO, Union County Human Resources Department, and the Union County Auditor's Office with regard to health and wellness program provisions (including, but not limited to, insurance rates; benefit eligibility; wellness program requirements and incentives; procedures for open enrollment; processing member enrollments and changes; billing and invoicing).

Section 2. Any benefit-eligible employee must elect or waive participation in the CEBCO benefits during the November 3 to November 14, 2025, open enrollment period.

Section 3. Participation in the CEBCO benefit programs will continue annually, either the Board of Commissioners or the Board of Health gives written notice termination at least 180 days prior to the benefit cancellation date.

Section 4. 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.

UNION COUNTY COMMISSIONERS JOURNAL 2025

October 29, 2025

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

Steve Robinson ☒ Yes No

Tom McCarthy ☒ Yes No

Dave Lawrence ☒ Yes No

Passed: October 29, 2025

BOARD OF COUNTY COMMISSIONERS
 UNION COUNTY, OHIO

ATTEST: Mallory Lehman
 Mallory Lehman, Clerk

Steve Robinson
 Steve Robinson

Tom McCarthy
 Tom McCarthy

Dave Lawrence
 Dave Lawrence

Approved as to Form:

Thayne D. Gray 10/29/2025
 Thayne D. Gray
 Assistant Prosecuting Attorney

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

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

Mr. Orcena stated the cost for health insurance has increased significantly in recent years, and joining CEBCO will also offer stability to the Health Department. He appreciates Ms. Yonak's help navigating this process and thanked the Board for approving their approval.

Commissioner Robinson asked the annual savings for the Health Department will be, and Mr. Orcena stated it will be around \$200,000.

Commissioner McCarthy asked if the Health Department will have the same insurance rates as other county offices, and Mr. Orcena stated they would.

UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025

Ms. Yonak stated this will also make it easier on the Auditor's Office for payroll, and the Health Department can help with the Wellness program.

Commissioner Robinson asked how many employees there are at the Health Department, and Mr. Orcena stated there are 44 when they are fully staffed.

Mr. Orcena stated he anticipates a high percentage of his staff participating in the Wellness Program.

Jason Orcena and Ginger Yonak left at this time.

* * *

Short-Term Rental Updates – Karen Eylon, Union County Tourism:

- She has talked with Auditor Weaver and Mr. Narducci multiple times about changing the language for property taxes on short-term rentals in Union County.
- Mr. Gray stated if there is a change made to the language, it will take effect immediately.
- Ms. Eylon stated Union County Tourism has partnered with a firm in May to research and find the most accurate list of short-term rentals in the county. There are currently 11 live properties, but data shows at any given time there are many more.
- Commissioner McCarthy asked the cost to monitor these, and Ms. Eylon stated it is a little over \$5000 a year.
- Commissioner McCarthy stated the total lodging taxes that could be collected with this change enacted by the county is significantly lower than \$5000.
- Commissioner Robinson stated if a resolution was passed to approve the change, the first of the year would be best.
- Ms. Eylon stated she would talk to Auditor Weaver again and make sure she is ready to move forward with this change.
- Commissioner McCarthy thanked Ms. Eylon for doing her homework and presenting her information to the Board.

Karen Eylon left at this time.

* * *

RESOLUTION NO. 25-469:

Approve the Minutes from the October 15, 2025, Meeting – Commissioners

The Board of County Commissioners approved the minutes from the October 15, 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
October 29, 2025

Andy Smarra arrived at this time.

* * *

RESOLUTION NO. 25-470:

**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 6th Street, P.O. Box 420
Marysville, Ohio 43040-0420
Phone: (937) 645-3035
Fax: (937) 645-3094
www.unioncountyohio.gov/treasurer

DATE: October 29, 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 \$160M (million) as the estimate of aggregate amount of public monies 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 November 1, 2025 through August 31, 2029.

I will send letters referencing your office to interested banks requesting bids for the Depository Contract of our active and inactive monies.

I have shortened the process for the Board of Commissioners as I will provide you with the entities that you must approve as public depositories to accept deposits on the county's behalf.

Sincerely,

Andrew J Smarra
Union County Treasurer

C.J. 2025
25-470
Date 10/29/2025

UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025

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 IF: 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 there has not been an award yet, but Richwood Bank will be awarded the contract with Union County.

Andy Smarra left at this time.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025

RESOLUTION NO. 25-471:**Executive Session – Pursuant to O.R.C 121.22(G)(1) – To Consider the Appointment of a Public Employee or Official to the Union County Board of Developmental Disabilities – Commissioners**

The County Commissioners do hereby approve entering into executive session at 8:59 a.m. for the purpose of considering an appointment of a public employees or official to the Union County Board of Developmental Disabilities. In attendance were: Bill Narducci, County Administrator; Janell Alexander, Budget Analyst; Thayne Gray, Assistant County Prosecutor; Mallory Lehman, Clerk to the Board; and Dan Ohler, resident. The session ended at 9:21 a.m.

Resolution to follow.

A motion was made by David A. Lawrence and seconded by Tom McCarthy that this resolution be adopted and carried by the following vote:

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

* * *

RESOLUTION NO. 25-472:**Appointment of Dan Ohler to the Union County Board of Developmental Disabilities – Commissioners**

The Board of Commissioners approved the appointment of Dan Ohler to the Union County Board of Developmental Disabilities.

Term: January 1, 2026 – December 31, 2029

A motion was made by Tom McCarthy 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

* * *

Dan Ohler left the meeting at this time.

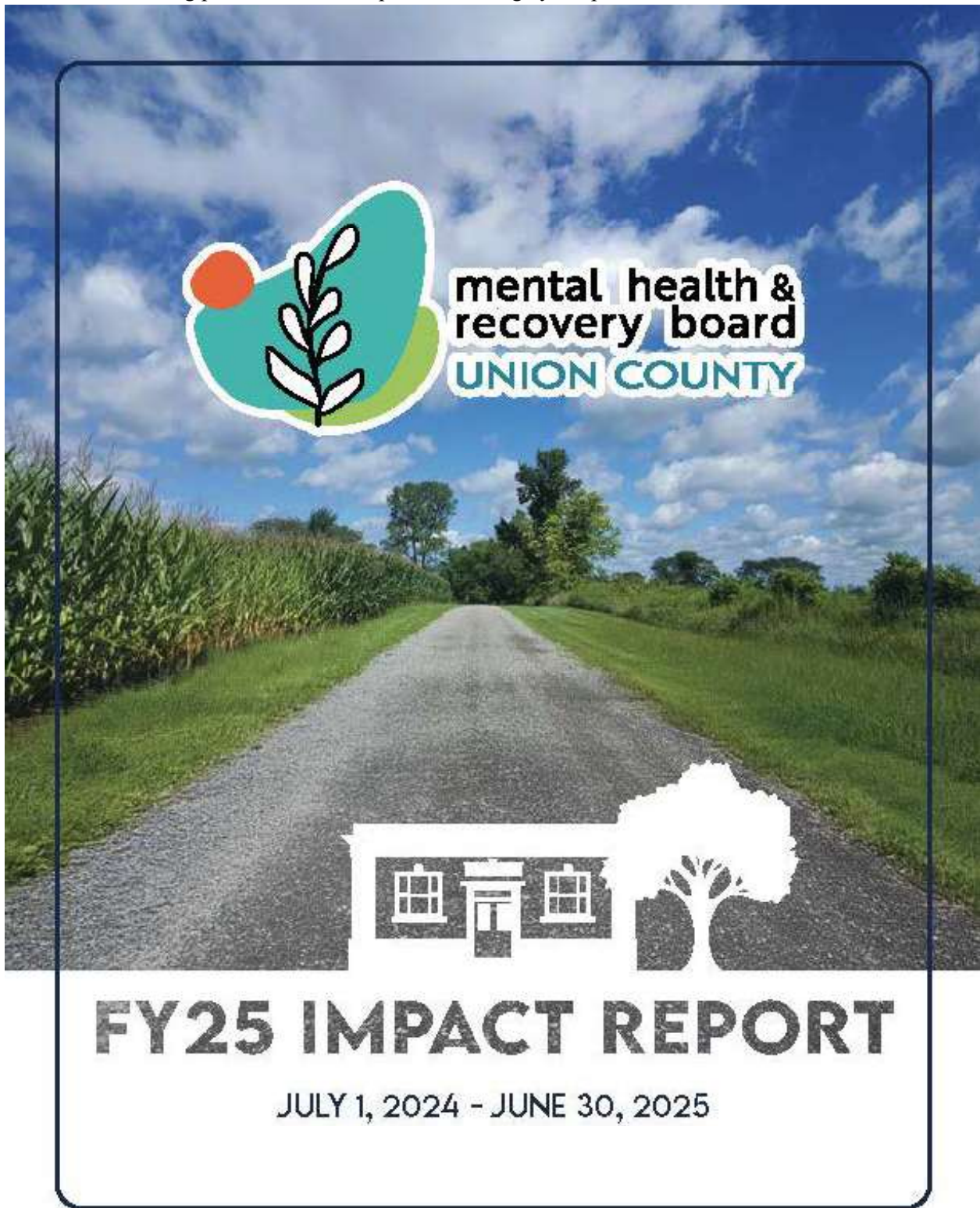
Adam Negley arrived at this time.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025

Mental Health and Recovery Board Annual Financial Report – Adam Negley, Director:

- The following presentation accompanied Mr. Negley's report:



UNION COUNTY COMMISSIONERS JOURNAL 2025

October 29, 2025

FROM THE EXECUTIVE DIRECTOR

Dear Partners,



As I reflect on this past year, I am filled with gratitude for the people of Union County and the many ways our community has come together to strengthen the mental health and recovery system. The work is never easy, but the progress we've made is a testament to the resilience, compassion, and determination that define this community.

Our 2024-2026 Strategic Plan set out 25 objectives to guide our work. Already, 60% are complete and another 10 are underway. Together with our partners, we have expanded community planning and collaboration, provided training and tools to professionals, enhanced systems-level assessments, introduced innovative programs in schools, secured funding to grow our crisis system, and increased capacity for permanent supportive housing.

This year we also hosted our second annual Changemaker's Conference, which brought together educators, providers, and community leaders to share ideas, build partnerships, and inspire one another. The energy and collaboration at this event showed us the very best of Union County as neighbors working together to become healthier and more connected.

Even as we celebrate this progress, we must also face funding uncertainty. Shifts in federal priorities and proposed changes to local government funding create real challenges to sustaining this work. Union County is growing quickly, and with growth comes increased demand for services. Meeting that demand will require creativity, advocacy, and most importantly, the steadfast partnership of our community.

Despite these challenges, I remain hopeful. I see it daily in the dedication of our providers, the courage of those seeking help, and the generosity of neighbors committed to a healthier, stronger Union County. Our mission is clear: to ensure every resident has access to prevention, crisis care, treatment, recovery supports, and housing. With your continued support, I know we will rise to this challenge together.

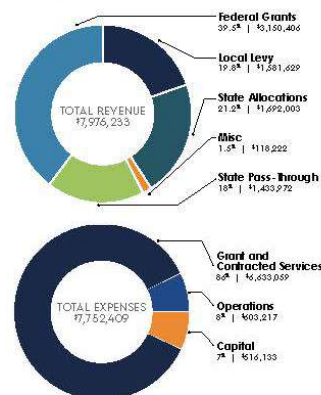
Thank you for walking alongside us on this journey.

With gratitude,

Adam Nagley
Executive Director

CHANGEMAKERS CONFERENCE HIGHLIGHTS
INSPIRING GROWTH, BUILDING CONNECTIONS

FY25 FINANCIALS



DEFINITIONS

Local Levy
Receipts from 0.8 mil property tax levy

State Allocations
Receipts from the State of Ohio to support behavioral health services

State Pass-Through
Federal funds that flow through the Ohio Department of Mental Health and Addiction Services to local communities

Federal Grants
Funding awarded directly through competitive grants

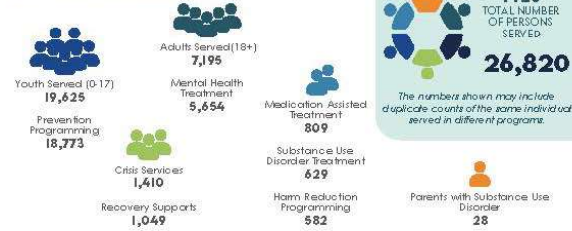
Miscellaneous
Receipts from the collection of rent and other sources

Grant and Contracted Services
Expenditures for community behavioral health services and supports provided by a network of care

Operations
Salaries and benefits for staff and other operating expenses

Capital
Expenditures for acquiring property used to provide behavioral health services and supports

BY THE NUMBERS



YOUTH IMPACT

CHANGING OUTCOMES, CHANGING LIVES

bryt's First Year at North Union Middle School (2024 - 2025 School Year)

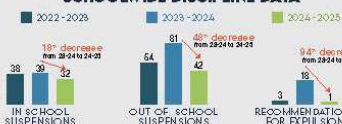
The first year of bridge for Resilient Youth in Transition (bryt) at North Union Middle School was a tremendous success. As a Tier 3 intervention, bryt provides short-term, clinically-informed support for students facing serious mental health challenges. Through individualized academic and wellbeing plans, strong family engagement, and close collaboration with staff, this program helps students stay connected to learning while building skills for long-term success.

Year One Highlights:

Student Achievement: 80% of enrolled students earned a 71% or higher in all or all but one of their classes.

School Climate & Discipline: With bryt's support, North Union Middle School achieved remarkable reductions in disciplinary actions.

SCHOOLWIDE DISCIPLINE DATA



These results demonstrate the transformative potential of bryt to meet the needs of students with significant behavioral health challenges while strengthening the entire school community.

Student Spotlight

"After struggling for several years following the death of his father, this student found the supportive he needed in bryt. With consistent guidance and encouragement, he set and exceeded personal academic goals, developed self-confidence, and began moving out for help. This has been his most successful year yet—both academically and personally."

Voices from the School

"It's been a wonderful side benefit as a parent of a child in bryt. Students who are hesitant to go to school are showing up because they want to be there. They're learning to manage their time and behavior in ways that support their growth and make transitions into the classroom not only possible, but successful!" — Educator

PANTHER READY

BUILDING LIFELONG SKILLS AT FAIRBANKS ELEMENTARY (2024-2025 School Year)

Voices from the School
"Panther Ready has equipped my students with tangible skills to do and say to help themselves in small situations." — Educator

All K-5 students at Fairbanks Elementary take part in Panther Ready, a weekly social-emotional learning class built on the evidence-based CharacterStrong curriculum and delivered by a Certified Prevention Specialist with Project AWARE funding.

Teachers measured student growth using the Elementary Social-Emotional Competencies Scale at the start, middle, and end of the school year. Results showed large, significant gains across all five Ohio SEL Standards—self-awareness, self-management, social awareness, relationship skills, and responsible decision-making. These outcomes show that Panther Ready is helping Union County students strengthen the life skills they need for learning, relationships, and long-term wellbeing.



988 MENTAL & CRISIS LIFELINE Ohio

CRISIS IMPACT

CRISIS SYSTEM OF CARE: OVERVIEW AND PRIORITIES

The MHRBUC is committed to developing a strong, community-based crisis response system. In FY25, MHRBUC conducted a comprehensive review of the local crisis care system. This evaluation identified service gaps and areas for improvement, and involved collaboration with key partners including law enforcement, behavioral health providers, and Memorial Hospital.

Crisis support often begins when an individual reaches out for help—through 911, 988, or by walking into the emergency department. Regardless of how someone enters the system, they are assessed and connected to care based on their specific needs.

LAW ENFORCEMENT AND CRISIS INTERVENTION

Nearly all law enforcement officers in Union County are trained in the Crisis Intervention Team (CIT) model. This training equips them to safely de-escalate situations, connect individuals to care, and transport them to the hospital when necessary.

In FY25, Union County responded to over 300 CIT-related calls—a 12% increase since FY23.

CRISIS INTERVENTION CALLS



EMERGENCY DEPARTMENT UTILIZATION

Memorial Hospital reported 430 mental health-related emergency department visits in FY25. Notably, over 40% of these visits were initiated by individuals themselves, not via EMS or law enforcement.

However, the emergency department may not be the most appropriate level of care. If the crisis can be de-escalated in the community and individuals can be connected to follow-up care, to reduce additional stress, time and money, mobile response is often a more effective way to address a crisis.



MOBILE RESPONSE SERVICES

For individuals aged 21 and under, Mobile Response and Stabilization Services (MRSS) provides rapid, team-based support in homes, schools, and other community settings. Over the past three years, youth mental health needs have grown—but so have resources. The expansion of MRSS and school-based services has led to a 30.5% reduction in mental health emergency department visits for youth ages 0-17 since FY23.

In FY25, MHRBUC secured a \$264,000 grant from the state OneOhio Foundation to expand mobile crisis response to all ages. Building on our previous investments, MHRBUC plans to launch Adult Mobile Crisis services in FY26. The co-responder model places a behavioral health clinician on scene with law enforcement to provide de-escalation, assessment, short-term intervention, and connection to follow-up care. This approach reduces reliance on emergency departments and improves access to ongoing support.

At the heart of mobile crisis response is a simple but powerful concept to meet people where they are at the time of crisis for a more effective outcome for everyone involved.

UNION COUNTY COMMISSIONERS JOURNAL 2025

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Union County invests early to support children, empower parents, and prepare students for learning.



EC/MH CONSULTATION
47 STUDENTS



EC/MH CLASSROOM
CONSULTATION
& CLASSROOMS
(138 STUDENTS)



EC FAMILY PEER SUPPORT
27 FAMILIES

EARLY CHILDHOOD IMPACT

In FY25, the MHR&UC launched Early Childhood Mental Health (ECMH) services to support Union County's young children, families, and educators. We recognize that social-emotional well-being and school readiness are essential for children from birth to age eight. In its first year, ECMH Consultation and Early Childhood Family Peer Support have reached dozens of children and families, offering tailored strategies, brief interventions, and connections to community resources.

These services go beyond guidance alone. Consultants work closely with families and school staff to strengthen relationships, build confidence, and provide practical tools that support healthy development at home and in the classroom. Peer support connects families with someone who understands the challenges of parenting and offers encouragement and practical strategies.

Our goal is to continue expanding these services to every young child and family in Union County has the support they need to thrive.

"We've found real help without judgment, and support that delivers results. My confidence as a parent has grown, and my son feels more secure and understood. Practicing strategies to build our relationship and FPS."

"Through Early Childhood Mental Health Consultation, I have gained tools to better support my student's social-emotional growth. This partnership has made my classroom a more supportive and nurturing space. Teachers also participate in consultations."



NAMI IMPACT

NAMI Mid-Ohio Brings Hope and Support: Union County residents are also overcoming hope and a stronger sense of connection through local mental health support, thanks to the National Alliance on Mental Illness (NAMI) Mid-Ohio. NAMI Mid-Ohio is a nonprofit organization dedicated to providing support and education to individuals and families affected by mental illness. What sets them apart is its staff and volunteers – many of whom have firsthand experience caring for someone with a mental health condition.

"We want Union County residents to know that they can find support locally and not feel alone," said Holly Novak, Executive Director of NAMI Mid-Ohio. "Reducing stigma and advocating for individuals living with mental health conditions is some of the most important work we can do."

In FY25 MHR&UC's increased investment in NAMI Mid-Ohio allowed them to reach more than 1,000 Union County residents through classes, support groups, awareness events, and educational presentations. The Family Support Group provides a safe space for loved ones to share their experiences and find encouragement. The Family-to-Family education program helps caregivers move from feeling overwhelmed to empowered over the course of eight weeks. Additionally, the Heart+Mind wellness course connects participants with strategies to care for both their physical and mental well-being.



To learn more, visit www.namimidohio.org or call 740-815-1767



FY25 CONTINUUM OF CARE INVESTMENTS

The behavioral health continuum of care provides a comprehensive framework that ensures individuals have access to supports across every stage of need. It includes prevention efforts to reduce risk, crisis services to provide immediate intervention, treatment options for mental health and substance use disorders, recovery supports that sustain long-term wellness, and housing as a foundation for stability and successful outcomes. The table below summarizes MHR&UC's investments in our local continuum of care in fiscal year 2025.

SYSTEM OF CARE	INVESTMENT
PREVENTION Proactive strategies and programs that are designed to reduce the likelihood of developing mental health or substance use challenges. <i>Examples: School-based prevention, drug-free coalition, community education</i>	\$540,296
CRISIS SERVICES In-person interventions that provide support, stabilization, and safety for individuals experiencing a mental health or substance use emergency. These services are designed to de-escalate situations, reduce harm, and connect people quickly to appropriate levels of care. <i>Examples: Crisis hotline, crisis walk-in assessment, Mobile Response and Stabilization Services for youth</i>	\$368,538
TREATMENT A range of clinical and therapeutic services that address mental health and substance use disorders. It includes evidence-based practices such as counseling, medication management, outpatient programs, intensive outpatient or partial hospitalization services, residential care, and inpatient psychiatric or detoxification services.	\$11,574
RECOVERY SUPPORTS Non-clinical services that help individuals maintain wellness, build independence, and sustain long-term recovery from mental health and substance use disorders. <i>Examples: Peer support services, peer drop-in center, connection to community resources</i>	\$563,444
HOUSING Safe, stable, and affordable living arrangements that provide the foundation for recovery and overall well-being. <i>Examples: Transitional housing, recovery housing, permanent supportive housing</i>	\$428,454
COMMUNITY SERVICES In addition to funding services across the behavioral health continuum of care, the Board also invests in a broader set of community-based supports. These investments are made possible by federal grants and local levy dollars and play a vital role in strengthening the overall system. They include resources for school districts to better support student mental health, early childhood services, training and assistance for first responders managing behavioral health crises, and funding for NAMI and other community partners who provide education, advocacy, and outreach. Together, these initiatives enhance community resilience, build capacity, and ensure that behavioral health is supported across multiple settings where people live, learn, and work.	\$3,680,334



UNION COUNTY COMMISSIONERS JOURNAL 2025

October 29, 2025



mental health & recovery board
UNION COUNTY

STAFF

			
Adam Negley Executive Director	Holly Zweig Associate Director	Dr. Randi Bargo-Smith Youth Systems of Care Director	MacKenzie Poling Clinical Outcomes Director
			
Halle DuMoulin-Camella Youth Systems of Care Assistant Director	Kathryn Tummino Project AWARE Coordinator	Lindsay Alizer Finance Director	Allison Bruner Administrative Assistant

BOARD MEMBERS

Adam Brown - Board Chair	Michel Aurin	Janel Chapman	Tracy Thien
Beau Michael - Vice Chair	Michael Barlow	Jake Fishman	Scott Zwiesinski
Jasmine M. Kausch - Treasurer	Kelle Bischoff	Amy Hamilton	
Adam Davis - Secretary	Sarah Channell	James Measart	



FUNDED PARTNERS

**UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025**

Commissioner McCarthy stated there is a high number of youths served in the community.

Mr. Negley stated there have been discussions on what services will go into the new building Mental Health and Recovery has purchased. There will also be new Board openings in 2026.

Adam Negley left the meeting at this time.

* * *

Jeff Stauch, Engineer and Andy Walther, Marysville South arrived at this time.

* * *

Commissioner Robinson recessed the meeting at 9:49 a.m.

Commissioner Robinson reconvened the meeting at 9:53 a.m.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025

RESOLUTION NO. 25-473:**Disposal Form – Lenova Yoga Laptop – Juvenile Probation**

The Board of County Commissioners hereby approves the Disposal Form – Lenova Yoga Laptop.

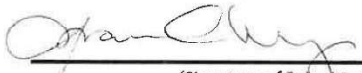
County Property Disposal Form

Department Submitting: Juvenile Probation

*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
27756	Lenovo Yoga Laptop	1		10/21/25	\$0


 (Signature of Submitter)

C.J. 2025
 Date 25-473
10/29/2025

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
October 29, 2025

RESOLUTION NO. 25-474:**Payment of Bills**

The Board of County Commissioners approved the payment of regular purchase order bills and the “then and now” bills submitted over \$50,000.00 for the week of October 27, 2025.

Vendor	Name	CK RUN	Invoice	PO	Invoice Amt	Status	Dept
10316	COUGHLIN AUTOMOTIVE	102925	MF1102	20252874	59,000.00	Pending approval	438
	Add Desc: 2025 Ford Transit HR Passenger Van						

C.J. 2025
25-474
Date 10/29/2025



Commissioners

10/29/2025

A motion was made by Steve Robinson and seconded by David A. Lawrence 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
October 29, 2025

ADMINISTRATOR ACTION NO. 25-119A:**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 October 27, 2025.

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
1039	REPUBLIC WASTE SERVI	102925	0046-006356788	20250478	1.82	Pending approval	422
7406	AMAZON CAPITAL	102925	1q1k-4kf6-lq6c	20251187	19.48	Pending approval	410
7406	AMAZON CAPITAL	102925	1QVJ7944LG9H	20255122	20.78	Pending approval	418
6354	KRAMER ENTERPRISES,	102925	153196	20250497	21.79	Pending approval	422
8672	KETTERING NETWORK RA	102925	221693	20256206	22.86	Pending approval	438
999999	GERALD & ERIN HOYER	102925	400070341000		24.75	Pending approval	404
4356	KONICA MINOLTA BUSIN	102925	504338290	20256246	25.00	Pending approval	420
1522	CENTURYLINK	102925	Toll Free, Oct-Nov	20256242	27.06	Pending approval	420
2119	GORDON FLESCH COMPAN	102925	15359684	20250962	34.49	Pending approval	414
3105	SONSTEIN, JO	102925	9.2025 trvl	20256257	34.72	Pending approval	420
2119	GORDON FLESCH COMPAN	102925	IN15359439	20250330	35.00	Pending approval	438
6120	NARDUCCI, WILLIAM	102925	10/14/25-10/15/25	20256312	40.00	Pending approval	412
2191	AMAZON	102925	221903	20251118	42.68	Pending approval	470
2938	GOVERNMENT FORMS	102925	0357127	20250973	43.80	Pending approval	410
1127	QUILL CORPORATION	102925	46110080	20256234	43.99	Pending approval	422
38	CITY OF MARYSVILLE	102925	221720	20250852	44.22	Pending approval	470
7406	AMAZON CAPITAL	102925	1gc1-n1gr-3pvw	20251187	44.61	Pending approval	410
1127	QUILL CORPORATION	102925	46073328	20247000	45.88	Pending approval	426
6354	KRAMER ENTERPRISES,	102925	153197	20250479	47.05	Pending approval	422
2191	AMAZON	102925	1FY1-3KJ4-7WLT	20250242	47.26	Pending approval	472
8111	SCHIEDERER, EVAN	102925	710945	20256272	50.00	Pending approval	422
5178	OFFICE CITY EXPRESS	102925	95948-00	20250475	53.04	Pending approval	422
1873	PARR PUBLIC SAFETY E	102925	INV113552	20256205	54.95	Pending approval	438
1127	QUILL CORPORATION	102925	46013329	20256232	56.04	Pending approval	434
1414	TREASURER STATE OH	102925	25rc02840,25rc06406	20256271	60.00	Pending approval	414
4215	JAXWAX	102925	72728	20250149	60.00	Pending approval	438
10316	COUGHLIN AUTOMOTIVE	102925	516002874	20250225	64.70	Pending approval	438
1430	PURCHASE POWER	102925	1028307546	20256259	65.25	Pending approval	420
2119	GORDON FLESCH COMPAN	102925	01064021	20247068	73.33	Pending approval	440
2119	GORDON FLESCH COMPAN	102925	IN15357998	20250137	78.52	Pending approval	438
10151	HARVEY, MIRANDA	102925	9.2025 travel	20256260	79.17	Pending approval	420
128	MEMORIAL HOSPITAL UN	102925	10082025-01	20256248	80.00	Pending approval	420
3935	UNION COUNTY EMPLOYE	102925	221709	20256221	82.76	Pending approval	438
9268	NPELRA	102925	19109	20255507	87.50	Pending approval	412
1039	REPUBLIC WASTE SERVI	102925	0046-006358848	20251390	88.18	Pending approval	422
1039	REPUBLIC WASTE SERVI	102925	0046-006358849	20251390	88.47	Pending approval	422
5145	AMERICAN SOLUTIONS F	102925	08422171c	20256278	88.58	Pending approval	440
978	AEP OHIO	102925	918210172025	20250301	91.82	Pending approval	410
1873	PARR PUBLIC SAFETY E	102925	INV112084	20256205	94.98	Pending approval	438
131	OHIO CAT	102925	RR0100196921	20256226	102.22	Pending approval	422
1039	REPUBLIC WASTE SERVI	102925	0046-006357054	20251390	105.37	Pending approval	422
368	JETER SYSTEMS CORPOR	102925	INV000073921	20256220	111.1/	Pending approval	438
38	CITY OF MARYSVILLE	102925	221902	20250852	124.03	Pending approval	470
8402	BANE-WELKER	102925	ZC20424	20255987	125.14	Pending approval	422
657	LANGUAGE LINE SERVIC	102925	11731266	20256233	126.63	Pending approval	434
3960	SOUTHERN COMPUTER WA	102925	INV00853364	20250397	129.75	Pending approval	438
2171	BRICKER GRAYDON, LLP	102925	221890	20256277	136.00	Pending approval	404
7406	AMAZON CAPITAL	102925	1TGJ-NNWP-WX7M	20250500	140.91	Pending approval	422
306	NETCARE CORPORATION	102925	3113	20256310	150.00	Pending approval	412
6726	OHIO ASSOCIATION OF	102925	25PJ-CI-16	20256180	150.00	Pending approval	426
2519	WOODSIDE VETERINARY	102925	737810	20256202	155.00	Pending approval	438
7406	AMAZON CAPITAL	102925	1JQR-JVK1-6KHY	20250500	156.66	Pending approval	422
4895	EMERGENCY MANAGEMENT	102925	1150	20254909	160.00	Pending approval	472

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Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
4895	EMERGENCY MANAGEMENT	102925	1086-2	20254909	160.00	Pending approval	472
978	AEP OHIO	102925	1017202516635	20250301	166.35	Pending approval	410
3935	UNION COUNTY EMPLOYE	102925	221701	20256210	168.36	Pending approval	438
1127	QUILL CORPORATION	102925	46070226/46072520	20256320	171.07	Pending approval	404
38	CITY OF MARYSVILLE	102925	221731	20250852	171.95	Pending approval	470
52	DAYTON POWER & LIGHT	102925	221718	20250920	172.71	Pending approval	470
4350	OAJCJ	102925	2025 OAJCJ WINTER	20256181	175.00	Pending approval	426
4009	MIDWEST PHOTO	102925	306584001	20256097	178.00	Pending approval	434
8643	TAYLOR TIRE COMPANY	102925	126261	20256274	180.46	Pending approval	422
2519	WOODSIDE VETERINARY	102925	738134	20256202	183.00	Pending approval	438
1127	QUILL CORPORATION	102925	46239033	20250303	184.14	Pending approval	410
38	CITY OF MARYSVILLE	102925	221732	20250852	187.77	Pending approval	470
1127	QUILL CORPORATION	102925	46015508	20256231	190.44	Pending approval	434
9268	NPELRA	102925	19144	20255867	199.50	Pending approval	412
1338	GRAPHIC STITCH INC	102925	48312	20256281	200.00	Pending approval	414
6660	CFIS GROUP INC.	102925	47815	20256267	211.85	Pending approval	422
38	CITY OF MARYSVILLE	102925	221728	20250852	215.82	Pending approval	470
8402	BANE-WELKER	102925	ZC20572	20256266	219.43	Pending approval	422
3072	OHIO JUDICIAL CONFER	102925	221761	20256151	250.00	Pending approval	414
6717	STATE INDUSTRIAL PRO	102925	903968904	20250924	250.27	Pending approval	470
2960	IAAO	102925	221893	20256275	255.00	Pending approval	404
1039	REPUBLIC WASTE SERVI	102925	0046-006356722	20250478	262.99	Pending approval	422
10316	COUGHLIN AUTOMOTIVE	102925	516002837	20250225	265.89	Pending approval	438
8151	K & M TIRE INC	102925	100264438	20256269	274.00	Pending approval	422
12	WEST PUBLISHING PAYM	102925	852592258	20256230	297.82	Pending approval	434
585	UNION COUNTY MASTER	102925	2025 Support	20256178	300.00	Pending approval	412
2119	GORDON FLESCH COMPAN	102925	15351130,15347585	20250962	300.07	Pending approval	414
1127	QUILL CORPORATION	102925	459782998	20250189	313.18	Pending approval	438
38	CITY OF MARYSVILLE	102925	221733	20250852	313.90	Pending approval	470
410	SUNBELT RENTALS INC.	102925	175076347-0001	20256186	324.80	Pending approval	422
10316	COUGHLIN AUTOMOTIVE	102925	516002901	20250225	334.50	Pending approval	438
2119	GORDON FLESCH COMPAN	102925	IN15356611	20251238	342.67	Pending approval	420
1127	QUILL CORPORATION	102925	46052600	20250396	346.76	Pending approval	438
3917	AT&T MOBILITY	102925	10192025	20250248	347.21	Pending approval	472
2084	MONTGOMERY COUNTY	102925	FTI000032221	20250331	350.00	Pending approval	438
6813	BLUE, ESQ., ROBERT M.	102925	221758	20250954	350.00	Pending approval	414
38	CITY OF MARYSVILLE	102925	221734	20250852	359.00	Pending approval	470
10359	CONSUMERINFO.COM	102925	221695	20255378	361.80	Pending approval	412
6354	KRAMER ENTERPRISES,	102925	153195	20250479	377.91	Pending approval	422
10020	M.J. DESIGN ASSOCIAT	102925	202501477	20256225	380.00	Pending approval	422
978	AEP OHIO	102925	10232025	20250301	397.09	Pending approval	410
9268	NPELRA	102925	19145	20255506	399.00	Pending approval	412
1724	SHI	102925	B20407470	20256204	399.36	Pending approval	438
2111	OHIO COMMON PLEAS JU	102925	221760	20256152	400.00	Pending approval	414
10399	HALL, HOWARD E	102925	221961	20256301	442.13	Pending approval	414
999999	JOHN EGER	102925	410011003000/31000		466.00	Pending approval	404
20011	JEROME TOWNSHIP	102925	221858	20256270	480.00	Pending approval	414
177	UNION RURAL ELECTRIC	102925	10.2025 JP	20256298	490.00	Pending approval	420
5145	AMERICAN SOLUTIONS F	102925	08422171b	20247083	494.97	Pending approval	440
1127	QUILL CORPORATION	102925	46165733	20250948	494.98	Pending approval	414
1039	REPUBLIC WASTE SERVI	102925	0046-006356778	20250333	557.86	Pending approval	438
999999	ELIZABETH TUEL	102925	2900010270000		570.00	Pending approval	404
3960	SOUTHERN COMPUTER WA	102925	inv00853673	20256208	578.04	Pending approval	404

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Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
10081	BEATHARD, STEVEN	102925	221767	20256072	582.50	Pending approval	414
833	VERIZON WIRELESS GRE	102925	6124861238	20250957	600.00	Pending approval	414
2519	WOODSIDE VETERINARY	102925	737809	20256202	636.00	Pending approval	438
38	CITY OF MARYSVILLE	102925	221729	20250852	646.52	Pending approval	470
937	STATE CHEMICAL MANUF	102925	903971724	20250490	647.69	Pending approval	422
100169	YOUNG, WAYNE	102925	192835	20255435	658.20	Pending approval	426
7858	QUADIENT, INC.	102925	Q2061024	20246699	693.15	Pending approval	412
5145	AMERICAN SOLUTIONS F	102925	08422171	20247084	700.00	Pending approval	440
8447	SENTINEL OFFENDER SV	102925	208890	20250940	835.82	Pending approval	414
5612	CHARM-TEX, INC.	102925	0420903, 0420934	20251024	836.35	Pending approval	418
9183	PRECISION LABS LLC	102925	22	20251557	845.00	Pending approval	414
10397	VISTA VILLAGE INC	102925	3826 T rent, deposit	20256228	875.00	Pending approval	420
516	SILCO FIRE PROTECTIO	102925	221958	20250921	882.50	Pending approval	470
1127	QUILL CORPORATION	102925	46111933	20250190	1,034.05	Pending approval	410
10198	WHARTON, KOTA	102925	INV-357	20252450	1,036.00	Pending approval	422
52	DAYTON POWER & LIGHT	102925	M Ops Sept/Oct25	20250480	1,057.26	Pending approval	422
10198	WHARTON, KOTA	102925	INV-356	20252450	1,068.00	Pending approval	422
38	CITY OF MARYSVILLE	102925	221730	20250852	1,075.82	Pending approval	470
6066	HOSTETLER, SHELLIE	102925	9.2025 FC	20256255	1,270.00	Pending approval	420
6103	SARGENT, LAURA	102925	9.2025 FC	20256258	1,294.58	Pending approval	420
1045	JOHNSON CONTROLS	102925	41791731	20250908	1,302.09	Pending approval	470
38	CITY OF MARYSVILLE	102925	221719	20250852	1,411.14	Pending approval	470
1045	JOHNSON CONTROLS	102925	41791732	20250908	1,524.25	Pending approval	470
4729	HONDA FEDERAL CREDIT	102925	Oct '25 - Jan '26	20256252	1,593.12	Pending approval	420
451	SMART OIL COMPANY	102925	112304	20250486	1,601.25	Pending approval	422
3960	SOUTHERN COMPUTER WA	102925	inv00852893	20256090	1,716.12	Pending approval	410
7222	FLEWELLING, ERIC	102925	2025 legal fees	20256249	1,900.00	Pending approval	420
4849	GOOD, JEFFREY S	102925	Oct rent CE	20256245	2,000.00	Pending approval	420
1293	DELL MARKETING LP	102925	10826443916	20254565	2,051.40	Pending approval	404
52	DAYTON POWER & LIGHT	102925	221717	20250920	2,089.36	Pending approval	470
5982	STOPSTICK, LTD	102925	0039409-IN	20254608	2,147.00	Pending approval	438
38	CITY OF MARYSVILLE	102925	250901	20250492	2,400.00	Pending approval	422
9272	OHIO TRANSLATION SER	102925	2025101199	20253758	2,480.00	Pending approval	426
38	CITY OF MARYSVILLE	102925	12042112617 10/15/25	20256299	2,531.11	Pending approval	418
9858	WEX BANK	102925	108016383	20251235	2,605.09	Pending approval	420
2854	THE ARTCRAFT GROUP,	102925	742688	20255925	2,639.44	Pending approval	438
451	SMART OIL COMPANY	102925	112305	20250486	2,766.50	Pending approval	422
5678	CREATIVE PRODUCT SOU	102925	165570	20250390	2,810.90	Pending approval	438
8982	CONNECT PARENT CORPO	102925	430000396803	20250854	3,076.54	Pending approval	470
7222	FLEWELLING, ERIC	102925	09.2025 FC	20256279	3,400.42	Pending approval	420
4339	MISSION COMMUNICATIO	102925	2008096	20256224	3,509.40	Pending approval	422
6773	UNION COUNTY GUARDIA	102925	2025-42	20256247	3,750.00	Pending approval	420
3960	SOUTHERN COMPUTER WA	102925	INV00853672	20256208	3,789.52	Pending approval	404
829	MCLEAN COMPANY	102925	224861	20256268	4,093.40	Pending approval	422
9240	SUPERIOR BUILDING SE	102925	8417	20255654	4,375.00	Pending approval	470
1039	REPUBLIC WASTE SERVI	102925	0046-006356731	20250913	4,714.15	Pending approval	470
1762	WINGS ENRICHMENT CEN	102925	3024995	20251258	4,735.99	Pending approval	420
4067	UNION COUNTY NEI	102925	Q3 2025	20251262	5,000.00	Pending approval	420
774	SALVATION ARMY GREAT	102925	Q3 2025 Homeless	20256244	5,179.53	Pending approval	420
2693	AIR FORCE ONE INC.	102925	574702	20254825	5,379.46	Pending approval	418
451	SMART OIL COMPANY	102925	112306	20250486	5,503.75	Pending approval	422
10401	BAY CRANE MIDWEST, L	102925	40163-CO	20256315	5,816.22	Pending approval	422
833	VERIZON WIRELESS GRE	102925	6125754899	20256243	5,839.75	Pending approval	420

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October 29, 2025

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
7773	OHIO BUILDING	102925	OBOA2025	20256323	5,915.00	Pending approval	422
7193	K & K SYSTEMS	102925	28206	20254174	6,297.40	Pending approval	422
5897	COMMUNITY & SEASONED	102925	Q3 2025	20251260	8,250.00	Pending approval	420
557	SHELLY MATERIALS INC	102925	2832719	20256273	12,011.89	Pending approval	422
4353	ASPHALT MATERIALS, I	102925	9013388842	20256262	16,787.10	Pending approval	422
4353	ASPHALT MATERIALS, I	102925	9013389099	20256264	19,460.21	Pending approval	422
4353	ASPHALT MATERIALS, I	102925	9013388962	20256263	19,813.90	Pending approval	422
4353	ASPHALT MATERIALS, I	102925	9013389282	20256265	19,818.91	Pending approval	422
2272	AXON ENTERPRISE	102925	INUS386645	20256197	41,124.00	Pending approval	412
10316	COUGHLIN AUTOMOTIVE	102925	MF1102	20252874	59,000.00	Pending approval	438


Administrator

10-29-25
10/29/2025

C.J. 2025
75-119A
Date 10/29/2025

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
October 29, 2025

ADMINISTRATOR ACTION NO. 25-120A:**Transfer of Appropriations and/or Funds**

County Administrator William 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
761	1	10/21/2025	ADJ1			jalexander	04120000	530100		Strategic Plan 2025	10/21/2025	D	\$ 40,000.00
761	2	10/21/2025	ADJ1			jalexander	010CO116	568001		Strategic Plan 2025	10/21/2025	I	\$ 40,000.00
ADD'L DESC: Economic Development: Increasing for the Economic Strategy Investment Plan													
893	1	10/23/2025	Transfer			Wgolden	04140000	530100		Transfer funds	10/23/2025	D	\$ 12,000.00
893	2	10/23/2025	Transfer			Wgolden	04140000	520100		Transfer funds	10/23/2025	I	\$ 12,000.00
ADD'L DESC: Common Pleas moving funds for year end expenses.													
895	1	10/23/2025	Transfer			Wgolden	04140000	530171		Transfer funds	10/23/2025	D	\$ 4,000.00
895	2	10/23/2025	Transfer			Wgolden	04140000	540100		Transfer funds	10/23/2025	I	\$ 4,000.00
ADD'L DESC: Common Pleas moving funds for year end expenses.													
946	1	10/27/2025	fund xfer			jhtes	36906708	535005			10/27/2025	I	\$ 18,194.30
946	2	10/27/2025	fund xfer			jhtes	36906708	530325			10/27/2025	D	\$ 671.16
946	3	10/27/2025	fund xfer			jhtes	36906708	535001			10/27/2025	D	\$ 17,523.14
ADD'L DESC: Senior Services is moving funds to cover year end expenses.													
960	1	10/27/2025	WAM Merc			eclark	23144600	550100		transfer for WAM	10/27/2025	D	\$ 300.00
960	2	10/27/2025	WAM Merc			eclark	23144600	520100		transfer for WAM	10/27/2025	I	\$ 300.00
960	3	10/27/2025	WAM Merc			eclark	23144600	530100		transfer for WAM	10/27/2025	D	\$ 890.50
960	4	10/27/2025	WAM Merc			eclark	23144600	520100		transfer for WAM	10/27/2025	I	\$ 890.50
ADD'L DESC: Victim of Crime Advocate Program transfer funds for Walk a Mile Merchandise													


 Administrator

10-29-25
 10/29/2025

UNION COUNTY COMMISSIONERS JOURNAL 2025

October 29, 2025

TRANSFER FORM

_____ Wednesday (Due to the Auditor by noon Monday)

Department: Mental Health & Recovery BoardDate: October 21, 2025

RESOLUTION RE: TRANSFER OF FUNDS

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

From: <u>Mental Health & Recovery Board</u>	<u>310MH200</u>	<u>Contracts / Agencies</u>	<u>Exp</u>	<u>530100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>General Fund</u>	<u>04380000</u>	<u>Sheriff's Fees</u>	<u>Rev</u>	<u>420104</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>11.25</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: \$	_____			

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:

Reimburse the cruiser fee for a patient transport to Dublin Springs, 7625 Hospital Drive, Dublin, Ohio on Monday, October 20, 2025.

Deputy Zach Reinhold completed the patient transport.

Invoice #2025-132

Approved by Administrator WAA

Roll call vote resulted as follows:

cc: Auditor
Originator
Resolution FileC.J. 2025
25-120A
Date 10/21/2025Steve Robinson
Tom McCarthy
Dave LawrenceC.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 HRC 10/23/25

UNION COUNTY COMMISSIONERS JOURNAL 2025

October 29, 2025

TRANSFER FORM

10/29 Wednesday (Due to Auditor by noon Thursday)

Department: Human ServicesDate: 10/22/2025**RESOLUTION RE: TRANSFER OF FUNDS**A motion was made by _____ and seconded by _____
to approve the following transfer (s):

From:	<u>Public Assistance</u>	<u>35001508</u>	<u>Contract Services</u>	<u>Exp</u>	<u>530100</u>	
	Fund Name	Org Number	Object Name		Object Number	Project Number
To:	<u>General</u>	<u>04040700</u>	<u>IT Charges for Service</u>	<u>Rev</u>	<u>420107</u>	
	Fund Name	Org Number	Object Name		Object Number	Project Number
		Amount: \$	\$	<u>1,504.90</u>		

From:				<u>Exp</u>		
	Fund Name	Org Number	Object Name		Object Number	Project Number
To:	<u>General</u>	<u>04040700</u>	<u>IT Charges for Service</u>	<u>Rev</u>	<u>420107</u>	
	Fund Name	Org Number	Object Name		Object Number	Project Number
		Amount: \$				

From:						
	Fund Name	Org Number	Object Name		Object Number	Project Number
To:	<u>General</u>	<u>04040700</u>	<u>IT Charges for Service</u>	<u>Rev</u>	<u>420107</u>	
	Fund Name	Org Number	Object Name		Object Number	Project Number
		Amount: \$				

From:						
	Fund Name	Org Number	Object Name		Object Number	Project Number
To:	<u>General</u>	<u>04040700</u>	<u>IT Charges for Service</u>	<u>Rev</u>	<u>420107</u>	
	Fund Name	Org Number	Object Name		Object Number	Project Number
		Amount: \$				

Reason for Request:

Invoice # 23

June 14, 2025 - October 03, 2025 DocuSign Use Charges

Total transfer: \$ 1,504.90Approved by Administrator W/A

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)

Auditor's Office Approval

HR 10/23/25

UNION COUNTY COMMISSIONERS JOURNAL 2025

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TRANSFER FORM

10/22/2025 Wednesday (Due to the Auditor by noon Monday)

Department: Union County Human ServicesDate: 10/14/2025**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>	<u>Contract Services</u>	Exp	<u>530100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>General</u>	<u>04263100</u>	<u>Juvenile Court</u>	Rev	<u>450116</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>3776.70</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: \$	_____			

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:

9/2025 Title IV-D Services Juvenile Clerk of Court

Approved by Administrator U.A.

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): Lisa L. Probst Lisa L. Probst

revised 1/2/2025

Auditor's Office Approval H/R 10/23/25

UNION COUNTY COMMISSIONERS JOURNAL 2025
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TRANSFER FORM

10/22/2025 Wednesday (Due to the Auditor by noon Monday)

Department: Union County Human Services

Date: 10/14/2025

RESOLUTION RE: TRANSFER OF FUNDS

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

From: <u>Child Support</u>	36342008	Contract Services	Exp	530100	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>General</u>	04263100	Juvenile Court	Rev	450116	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	1084.61			

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: \$				

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:
8/2025 Title IV-D Services Juvenile Magistrate

Approved by Administrator W An

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. Probst 10/23/25

revised 1/2/2025

Auditor's Office Approval 10/23/25

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025

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* County Administrator William Narducci provided the following updates:

- All departments have submitted their 2026 budgets. He would like to sit down with the Board and departments to have internal budget discussions.
- He attended the EMA Advisory Council meeting yesterday. There were a lot of positive comments about the EMA's collaborations with different county agencies when needed.
- He attended the Meet the Superintendents event last night at Leon's Garage.
- He has a meeting with Brad Bodenmiller and Jeremy Hoyt, Marysville's Public Service Director, next week for a follow-up about the 208 water quality plan. He will meet with MORPC with any follow up questions the following week.
- He is going to meet with Eric Phillips and Brad Bodenmiller to discuss the Housing Taskforce event to address what is happening with the housing market in Union County. There will be local and regional representatives at this event.
- He will be attending the CEDA meeting with Jerome Township. It will be in Marysville, and the discussions will be on development in Union County.
- The Engineer's Office is having their annual fall training meeting next Wednesday morning, and he asked for one of the Commissioners to attend with him. It will be in the morning before session.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
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Road Access and Maintenance Agreement Discussion with New Albany and Marysville South – Jeff Stauch, Engineer and Andy Walther, Marysville South:

**AGREEMENT FOR MAINTENANCE OF
WEAVER ROAD AND SCOTTS LAWN ROAD**

THIS AGREEMENT FOR MAINTENANCE OF WEAVER ROAD AND SCOTTS LAWN ROAD ("Agreement") is made and entered into on this ____ day of _____, 2025 (the "Effective Date"), by and between The Marysville Land Company II LLC, a Delaware limited liability company ("MLC") and the Union County Board of Commissioners, a political subdivision of the State of Ohio ("Union County") by and through the Office of the Union County Engineer (the "Engineer" and collectively, with Union County, the "County"). MLC, the Engineer, and Union County are each referred to individually herein as a "Party" and collectively as the "Parties."

WITNESSETH

In consideration of the terms and conditions hereinafter stated, the Parties agree as follows:

1 SECTION 1: AUTHORITY

Section 5535.01 of the Ohio Revised Code requires that county roads be maintained by the board of county commissioners.

Section 5543.01 of the Ohio Revised Code states that the county engineer shall have general charge of the construction and maintenance of highways within the engineer's county.

Section 5555.022 of the Ohio Revised Code authorizes a county to enter into an agreement with a private company to have the company improve and repair county roads it uses at no cost to the county. 2012 Ohio Atty.Gen.Ops. No. 2012-029.

Union County represents and warrants that Union County has full authority to enter into this Agreement and provide Construction Traffic Access (as defined herein) to MLC pursuant to the terms of this Agreement.

2 SECTION 2: PURPOSE

Weaver Road and Scottslawn Road are county roads located in Union County (the "Roads"). Union County hereby grants MLC and its affiliates, contractors, licensees, or agents, the right to access and use the Roads for construction traffic associated with MLC's proposed development of an industrial parkway overpass in Marysville, Ohio (the "Project"), with such access and usage including pedestrian and construction vehicular ingress, egress and access in, over and across the Roads (the "Construction Traffic Access"). In connection with the Construction Traffic Access, the Parties desire to address the maintenance of certain portions of the Roads, as depicted in red as set forth on **Exhibit A** attached hereto and incorporated herein (the "Maintenance Area"). Accordingly, this Agreement shall set forth the responsibility for such maintenance for the Maintenance Area by the respective Parties for the mutual benefit of all Parties and for the convenience and welfare of the public.

3 SECTION 3: RESPONSIBILITY OF MLC

MLC shall be responsible for the repair and replacement of any damage to the Maintenance Area to the extent such damage is caused by construction traffic in connection with the Project (the

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“Road Construction Maintenance”). For purposes of clarification, the Road Construction Maintenance shall only include the restoration of damage, reconstruction, paving, repaving, and striping which is necessary due to any damage to the road, berm and shoulder and which is caused by the Construction Traffic Access in connection with the Project on an as needed basis, and the Road Construction Maintenance shall only require MLC to restore the Maintenance Area to the condition that existing immediately prior to MLC’s use of the Roads in connection with this Agreement. For the avoidance of doubt, the Road Construction Maintenance shall not include reasonable wear and tear and standard road maintenance. In order to establish the existing condition of the Roads within the Maintenance Area immediately prior to MLC’s use of the Roads as contemplated herein, MLC shall, at its sole cost and expense, conduct a pavement evaluation to establish the condition of the Roads before the commencement of Road Construction Maintenance by visual review using either video surveillance or a third party consultant to perform a visual review of the road condition of the Maintenance Area.

Nothing in this Agreement shall relieve the County from its responsibility for all maintenance and improvements of the Roads except for the Road Construction Maintenance.

4 SECTION 4: NOTICE OF IMPROVEMENT/MAINTENANCE

If Union County desires to perform maintenance or make an improvement to the Roads that requires the closing of the road to traffic, the County shall notify MLC of the planned action at the earliest date practicable, and in no event shall Union County’s activities unreasonably interfere with MLC’s Construction Traffic Access and/or Road Construction Maintenance on, over, or across the Roads. Union County’s plans for the maintenance or improvement to the Roads shall provide for the management of traffic as set forth by Section 5543.17 of the Ohio Revised Code.

5 SECTION 5: TERM

This Agreement shall commence on the Effective Date and terminate thirty (30) months thereafter (subject to Force Majeure) (the “Term”). MLC may extend this Agreement for two (2) additional periods of six (6) months upon written notice to Union County prior to the expiration of the then current term (each an “Extension Term”). Once exercised, each Extension Term together with the Term may be collectively referred to as the “Term”. The Parties may mutually agree to extend, terminate or suspend this Agreement at any time for any reason by action of both Parties.

MLC shall provide written notice of completion of its obligations under this Agreement to the County no later than thirty (30) days prior to the expiration of the Term, as may be extended (the “Completion Notice”). Upon the County’s receipt of such Completion Notice and prior to the expiration of the Term, the parties shall collectively meet at the Maintenance Area to inspect and confirm completion thereof.

6 SECTION 6: LIMITATION OF LIABILITY, INSURANCE, ETC.

- 6.1 Limitation on Liability. Notwithstanding any provision herein to the contrary, under no circumstances shall any obligation or liability be personally binding upon either party’s respective officers, directors, shareholders, partners, members, managers, employees or agents, regardless of whether such obligations or liabilities are in the nature of contract, tort

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or otherwise. Further notwithstanding any provision herein to the contrary, under no circumstances whatsoever, including with respect to any indemnity obligation, shall either party ever be liable to the other party for incidental, punitive, consequential or special damages under this Agreement and each party hereby waives any rights it may have to such damages under this Agreement.

- 6.2 Indemnification. Except to the extent arising from Union County's gross negligence or willful misconduct, MLC agrees to indemnify, save, defend (in the case of third-party claims only and subject to the provisions in this Section 6), and hold Union County and its officers, directors, shareholders, partners, members, managers, employees or agents, and their respective successors, agents, and assigns ("Union County Parties") harmless of, from, and against: (1) any and all costs, damages, liabilities, and expenses incurred by Union County or Union County Parties to the extent those costs and expenses incurred as a result of a default on the part of MLC under this Agreement or any breach of any representation made by MLC hereunder or arising from any act or omission of the MLC, and (2) any and all claims asserted against Union County or any Union County Parties to the extent directly attributable to the Road Construction Maintenance, provided, however, nothing herein shall be construed to mean that MLC shall have any liability or indemnity obligation with respect to the mere discovery of adverse conditions at, in, on, or under the Roads or conditions of which Union County has actual knowledge prior to the date hereof.
- 6.3 Insurance. Upon the Effective Date, MLC shall cause its contractors to maintain general commercial liability and property damage insurance naming Union County as an additional insured, such insurance to be in the amount of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate. Such insurance shall insure the Road Construction Maintenance and acts of MLC and its employees, agents, representatives, and contractors. Notwithstanding anything to the contrary set forth in this Agreement, MLC's aggregate liability for any obligation contained in this Agreement (including, without limitation, with respect to any default by MLC), shall not exceed, in the aggregate, Two Million Dollars (\$2,000,000.00).
- 6.4 Letter of Credit. Within sixty (60) days following the date upon which MLC commences use of the Roads for Construction Traffic Access, MLC shall deliver to Stewart Title Company, Attn: Ashli Crisp, having an address at 259 W. Schrock Road, Westerville, Ohio 43081 (the "Title Company") an irrevocable, standby letter of credit in the amount of \$XXXXX issued by JPMorgan Chase Bank, N.A., or another financial institution selected by MLC, with Union County as the beneficiary thereof (the "Letter of Credit"), substantially in the form attached hereto and by reference made a part hereof as **Exhibit B**. MLC shall deliver a true and complete copy of the Letter of Credit to Union County simultaneously with MLC's delivery of the original of the Letter of Credit to the Title Company. Upon the completion of MLC's obligations under this Agreement, the Title Company shall promptly return the Letter of Credit to MLC. In that event MLC fails to perform its obligations under this Agreement, then the County will provide written notice of such to MLC describing such failure to perform. MLC shall have thirty (30) days from the date of receipt of such written notice from the County to diligently commence such efforts through completion to cure the failed obligations as required in this Agreement. In the event MLC fails to diligently commence such efforts during such thirty (30) day period, then MLC shall be in default of its obligations under this Agreement, and the County may provide written notice to the Title

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Company requesting the Letter of Credit, together with reasonable documentation evidencing MLC's failure as described herein.

7 SECTION 7: MISCELLANEOUS TERMS AND CONDITIONS

- 7.1 Entire Agreement: This Agreement, and any documents incorporated by reference herein, shall constitute the entire understanding and agreement between the Parties, shall supersede all prior understandings and agreements relating to the subject matter hereof, and may only be amended in writing with the mutual consent and agreement of the Parties.
- 7.2 Governing Law: This Agreement shall be governed by and interpreted in accordance with the laws of the State of Ohio. Any and all legal disputes arising from this Agreement shall be filed in and heard before the courts of Franklin County, Ohio.
- 7.3 Headings: The subject headings of the Sections and Subsections in this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. This Agreement shall be deemed to have been drafted by both Parties and no purposes of interpretation shall be made to the contrary.
- 7.4 Waivers: No waiver of breach of any provision of this Agreement shall in any way constitute a waiver of any prior, concurrent, subsequent, or future breach of this Agreement or any other provision hereof. No term or provision of this Agreement shall be deemed waived, and no breach excused, unless such a waiver or consent is expressly made in writing and signed by the party claimed to have waived or consented. Such waiver or consent is expressly made in writing and signed by the party claimed to have waived or consented. Such waiver shall not constitute and shall not in any way be interpreted as a waiver of any other term or provision or future breach unless said waiver expressly states an intention to waive another specific term or provision or future breach.
- 7.5 Severability: If any item, condition, portion, or section of this Agreement or the application thereof to any person, premises, or circumstance shall to any extent, be held to be invalid or unenforceable, the remainder hereof and the application of such term, condition, provision, or section to persons, premises, or circumstances other than those as to whom it shall be held invalid or unenforceable shall not be affected thereby, and this Agreement and all the terms, conditions, provisions, or sections hereof shall, in all other respects, continue to be effective and to be complied with.
- 7.6 Force Majeure: As used herein, "Force Majeure" shall mean means (i) strikes or other labor troubles, (ii) governmental preemption in connection with a national emergency, (iii) any rule, order or regulation of any government agency or any department or subdivision thereof, whether in connection with a drought, energy shortage or other like event or otherwise, (iv) any fact, condition or circumstance related to war, terrorism or other emergency, (v) fire, casualty or other acts of God, (vi) the inability to obtain labor or material due to shortage, governmental regulation or prohibition, (vii) any lack of access to the Roads ordered by a government agency or as a result of any public health officials' recommendations, (viii) all epidemics, pandemics, viruses, diseases, quarantines, acts of government, public health emergencies, including, without limitation coronavirus, or (ix) any other event or circumstance not within the reasonable control of MLC, whether similar or dissimilar to any of the foregoing. The party claiming a Force Majeure event shall, within ten (10) days from

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the beginning of actual knowledge of such event, notify the other party in writing of the fact of the event. Any extension of time to perform any obligations hereunder to account for any Force Majeure event shall only be permitted for so long as the Force Majeure event shall continue.

- 7.7 Counterparts: This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same the same instrument. Counterparts may be delivered via facsimile, electronic mail or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes

{SIGNATURES ON THE FOLLOWING PAGE}

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IN EXECUTION WHEREOF, the Parties have caused this Agreement to be executed in their names by their respective duly authorized representatives on the Effective Date.

THE BOARD OF UNION COUNTY COMMISSIONERS:

SIGNATURE: _____

NAME: _____

TITLE: _____

DATE: _____

THE UNION COUNTY ENGINEER:

SIGNATURE: _____

NAME: _____

TITLE: _____

DATE: _____

THE MARYSVILLE LAND COMPANY II LLC,
a Delaware limited liability company

SIGNATURE: _____

NAME: _____

TITLE: _____

DATE: _____

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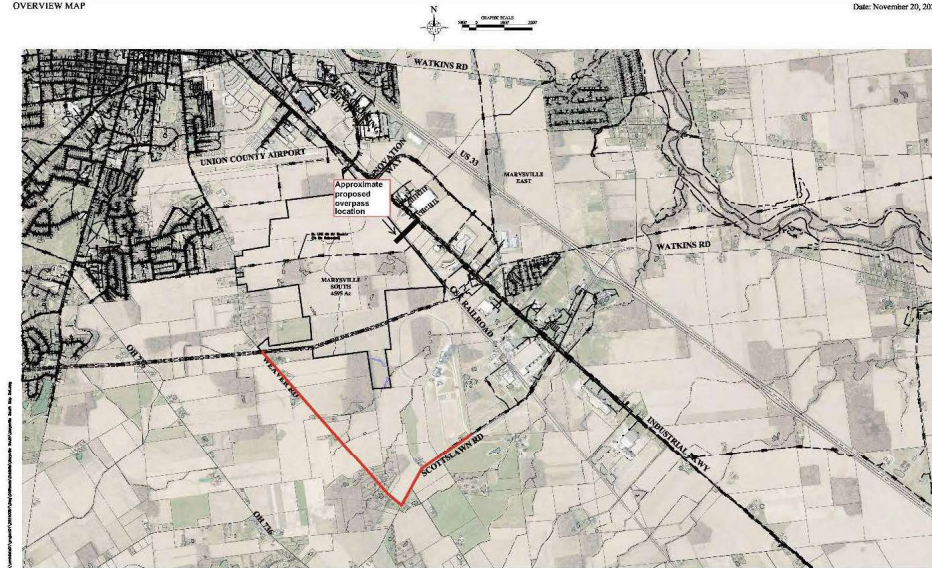
EXHIBIT A

Depiction of the Roads

MARYSVILLE SOUTH

OVERVIEW MAP

Date: November 20, 2024



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EXHIBIT B

Letter of Credit Form

Opening Bank: [Name and address of Bank]

Letter of Credit No.: _____

Date: _____

Applicant: _____

 Attention: _____

Beneficiary: [Union County]

Amount: _____ and 00/100 U.S. Dollars (\$ _____)

Expiration Date: _____ (360 days after date of issuance), except as otherwise described herein.

Dear Sirs:

We hereby issue in your favor this IRREVOCABLE Standby Letter of Credit which is available by negotiation of your draft(s) at sight drawn on us bearing the clause "Drawn under Standby Letter of Credit No. _____, accompanied by the following documents: The original of this Letter of Credit and Beneficiary's signed statement that:

"The Applicant is in default under that certain Agreement for Maintenance of Weaver Road and Scottslawn Road dated _____, (the "Agreement") between Beneficiary and Applicant and all applicable cure periods have expired without Applicant curing such default." Said statement must be accompanied by a copy of a notice of default to Applicant, together with an original certified mail return receipt P.S. Form 3811 addressed to Molly Iams, General Counsel at 8000 Walton Parkway, Suite 200, New Albany, OH 43054, which shall be dated at least five (5) days prior to the actual drawing and/or presentation of drafts under this Letter of Credit.

It is a condition of this Letter of Credit that it shall be deemed automatically extended, without amendment, for one (1) year from the present or any future expiration date hereof, unless at least sixty (60) days prior to any such date, we shall send you notice by courier service that we elect not to consider this Letter of Credit extended for such additional one (1) year period. Any notices of cancellation or non-renewal shall be sent via overnight courier delivery service to Beneficiary.

We hereby agree with you that all drafts drawn and/or documents presented under and in compliance with the terms of this Letter of Credit will be duly honored upon presentation to [Name and address of Bank] on or before the expiration of this Letter of Credit. Documents should be sent via hand delivery, airmail or overnight courier service.

This credit is subject to "Uniform Customs and Practice for Documentary Credits (2007 revision), International Chamber of Commerce Publication No. 600."

Yours faithfully,
 _____ [Name of Bank]

 Authorized Signature

- Commissioner McCarthy asked what action the Board needs to take moving forward with a maintenance agreement, and Mr. Stauch stated approval of the agreement from the Board today or next week.
- Mr. Walther stated if they have the Board's support he can move forward with getting approval from City Council, and the Board can approve it next week. The Board's approval is the most important part.

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- Commissioner McCarthy asked if there will be an emergency access point, and Mr. Walther stated there would be an access point for emergency vehicles. This access point will also be open for traffic, but not semis and large commercial vehicles.
- Mr. Gray stated they need to make sure the amount is already agreed upon, and Mr. Stauch stated there is an expiration date for the agreement in “Exhibit D”.
- Commissioner Robinson stated this agreement has the Board’s approval to go to City Council.
- Mr. Walther thanked the Board and Mr. Stauch.

Jeff Stauch and Andy Walther left the meeting at this time.

* * *

*Assistant County Prosecutor Thayne Gray provided the following updates:

- He will continue to work on updating the lodging tax for short-term rentals.

* * *

*Budget Analyst Janell Alexander providing the following updates:

- She is preparing budget documents.

* * *

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

- No report.

* * *

*Commissioner David A. Lawrence provided the following updates:

- He attended the Northwest Central Ohio Solid Waste District meeting on Monday with Commissioner McCarthy. There was not a quorum, so there were conversations on allowing remote attendance.

* * *

Commissioner Tom McCarthy provided the following updates:

- He went to the Historical Society Dinner last Thursday.
- He attended the Meet the Superintendent event yesterday. He would like to reach out to department heads to encourage them to use high school students as interns when they can.
- He will be attending the OneOhio Region 18 meeting this evening in Delaware.
- He had a constructive conversation with Madison County regarding utilities in new development.

* * *

Commissioner Steve Robinson provided the following updates:

- He thanked Commissioner McCarthy and Commissioner Lawrence for attending the Northwest Central Ohio Solid Waste Meeting on Monday.
- He has a CEBCO Board meeting on Friday.

* * *

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Commissioner McCarthy asked Mr. Narducci when the budget discussions will be, and Mr. Narducci stated he will email the Board with possible dates and times for these.

* * *

*Received the following plats:

- Glacier Pointe, Section 4, Phase 2 – Final Plat
- The Reserve at New California – Preliminary Plat Extension
- The Courtyards of Hyland Meadows aka Village Neighborhood, Section 13 (VN-13), Phase 2 – Final Plat
- The Reserve at New California, Phase 2A – Final Plat
- Lark Ravine – Preliminary Plat
- The Courtyards at White Oak aka Ryan Parkway – Preliminary Plat

* * *

*Commissioner Steve Robinson adjourned the meeting at 10:33 a.m.

The preceding Minutes were read and approved November 12, 2025.


Digitally signed by Steve Robinson
DN: cn=Steve Robinson,
o=Commissioners,
ou=Commissioner,
email=mlshman@unioncountyohio.gov, c=US
Date: 2025.11.12 12:58:51 -05'00'
Adobe Acrobat version: 2020.005.30793

Steve Robinson
Commissioner


Digitally signed by David A. Lawrence
DN: cn=David A. Lawrence,
o=Commissioners, ou=Commissioner,
email=mlshman@unioncountyohio.gov, c=US
Date: 2025.11.12 13:01:52 -05'00'
Adobe Acrobat version: 2020.005.30793

David A. Lawrence
Commissioner


Digitally signed by Tom McCarthy
Date: 2025.11.12
13:04:33 -05'00'

Tom McCarthy
Commissioner


Digitally signed by Mallory Lehman
DN: cn=Mallory Lehman,
o=Commissioners, ou=Assistant Clerk
to the Board,
email=mlshman@unioncountyohio.gov, c=US
Date: 2025.11.12 13:07:30 -05'00'
Adobe Acrobat version: 2020.005.30793

Mallory Lehman, Clerk to the Board