

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

The Union County Commissioners met in regular session this 10th day of September 2025, with the following members present:

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

* * *

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

* * *

*Thayne Gray, Assistant Prosecuting Attorney; Janell Alexander, Deputy Director/Human Services; Mike Justice, Sheriff; Scott Sonnenberg, resident; Mike Williamson, Marysville Journal Tribune; and Joe Case, Marysville Matters were in attendance.

* * *

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Old Business: Driveway Variance for a Newly Created 10.478 Acre Parcel Located on Ketch Road.

RESOLUTION NO. 25-377:

Pick Up Off the Table, Resolution No. 25-371T, Driveway Variance for a Newly Created 10.478 Acre Parcel Located on Ketch Road – Engineer

The Board of County Commissioners hereby approves to Pick Up Off the Table, Resolution No. 25-371T, Driveway Variance for a Newly Created 10.478 Acre Parcel Located on Ketch Road.

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

* * *

RESOLUTION NO. 25-378T:

Table the Driveway Variance for a Newly Created 10.478 Acre Parcel Located on Ketch Road – Engineer

The Board of County Commissioners hereby approve Tabling the Driveway Variance for a Newly Created 10.478 Acre Parcel Located on Ketch Road until September 17, 2025.

A motion was made by Tom McCarthy 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

* * *

Luke Sutton arrived at this time.

* * *

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Sheriff's Office Update – Mike Justice:

- The suspect from the shooting in May, had to go back to the hospital for a few days. The Sheriff's Office and Tri-County Jail both took shifts guarding him while he was there.
- He traveled to Indiana again yesterday with the new K-9 handler to look at potential K-9s. They selected a German Shorthair Pointer named Mesi. Their training starts next week and it will be six to ten weeks.
- The Sheriff's Office golf outing is this Friday.
- Initial budget meetings for the different divisions in the office have started.
- There was a fatality crash over the weekend, and this is the fifth one in the county this year. With the increase in crashes, the Sheriff's Office has partnered with the State Highway Patrol to do air speed checks on 33 last week. Out of the nine tickets written, four were over 90 mph. They are looking to expand these speed checks to State Route 4 and State Route 31.
- The new 2025 cruisers are almost done being built.
- There will be a vehicle from their fleet transferred to COYC next month.
- Commissioner Robinson asked if Coughlin kept the government contract from Chapman's, and Mr. Justice stated he would have an update on this next month. They try to buy vehicles in Union County.
- Commissioner Lawrence asked if one of the two vehicles from the agenda today are going to COYC, and Mr. Justice stated it will be a different vehicle. The vehicles on the agenda today are not in good enough condition to be used by another department.

Mike Justice left the meeting at this time.

* * *

Scott Sonnenberg, resident of Jerome Township, stated he has been working for many years to figure out how to best handle water run-off in Jerome Village. He is a professional engineer and was involved with the preliminary engineering design of developing Jerome Village. He has been approached by multiple residents in Jerome Village with concerns regarding the increase in water run-off due to development. He encouraged residents to document what they have been seeing.

He stated he has previously contacted the County Engineer's Office with his concerns. He feels the development in Jerome Village is being looked at by itself and retention ponds are being built, but the watershed as a whole is not being looked at. The development in Jerome Village is impacting the watershed. He stated he expressed his concerns with the Engineer's Office and the Prosecutor's Office, but nothing was done. Jerome Village is continuing to expand, and he is asking the Commissioners to help with the water run-off problem. There needs to be adjustments made to the existing retention ponds, or a larger pond needs to be installed. These adjustments will bring the county into storm water compliance according to him.

Commissioner Robinson asked what stream is in Jerome Village, and Mr. Sonnenberg stated Eversole Run.

Commissioner Robinson asked Mr. Sutton if Eversole Run is under maintenance with the county and he stated the portion of the stream that is in Union County is under maintenance.

Scott Sonnenburg left the meeting at this time.

* * *

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RESOLUTION NO. 25-379:**2025 Work Program – Engineer**

The Board of County Commissioners hereby approves the 2025 Work Program.



**County Engineer
Environmental Engineer**

233 W. Sixth Street
 Marysville, Ohio 43040
 P 937. 645. 3021
 F 937. 645. 3161

www.unioncountyohio.gov/engineer

Building Department

233 W. Sixth Street
 Marysville, Ohio 43040
 P 937. 645. 3018

Marysville Operations Facility

16400 County Home Road
 Marysville, Ohio 43040
 P 937. 645. 3017
 F 937. 645. 3111

Richwood Outpost

190 Beatty Avenue
 Richwood, Ohio 43344

Public Service with integrity

2025 WORK PROGRAM

	Location	Type of Work	Performed by:	Preliminary Estimate:	Estimated Date of Work
<u>Small Bridge Work</u>					
CR 114-0.95	Waldo Road	Replacement	County Forces	\$272,000	April-November
CR 10A-0.444	McKirk Road	Replacement	County Forces	\$41,000	April-November
CR 218F-3.418	Patrick-Brush Run Road	Replacement	County Forces	\$30,000	April-November
CR 233A-0.259	Evans Road	Replacement	County Forces	\$35,000	April-November
CR 193D-2.024	Kaiser Road	Replacement	County Forces	\$68,000	April-November
<u>Large Bridge Work</u>					
CR 129H-5.612	Claiborne Road	Rehabilitation	Contract*	\$837,638	July-October
<u>Roadway Extensions/Intersection</u>					
Houchard Road (Phase 1)	0.5 mile (tentative)	New Roadway Construction	Contract	\$2,770,000	September-November
<u>Guardrail Upgrade Program</u>					
County Roads	Various Locations	Replacement/End Treatments	Contract	\$238,905	June-August
<u>Resurfacing</u>					
CR179 H-G	Johnson Road	Hot Mix	Contract	\$575,000	August-October
CR 191 H-I	Raymond Road	Hot Mix	Contract	\$285,000	August-October
<u>Pavement Marking Program</u>					
Striping	Various Locations	Centerline/Edgeline	Contract	\$109,129	August-September
<u>Chip Seal Program</u>					
Northern Portion of the County	Various Roads	Chip Sealing	County Forces	\$1,850,000	July – August
<u>Ditch Improvements</u>					
Mill Creek Logjam		Logjam Removal	Contract	\$2,676,715	Jan-December 2025

County forces means project will be completed using county employees

Contract means project is being performed by a contractor using the competitive bidding process

*Indicates partial grant funding by Ohio Public Works Commission

**The road work listed above is tentative, contingent on final costs, bid prices and construction material inflation

C.J. 2025
 Date 9/10/2025

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

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

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
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RESOLUTION NO. 25-380:**Developer's Agreement Between Homewood Corp and the Board of Commissioners of Union County, Ohio – Engineer**

The Board of County Commissioners hereby approves the Developer's Agreement Between Homewood Corp and the Board of Commissioners of Union County, Ohio.

**DEVELOPER'S AGREEMENT
RESERVE AT NEW CALIFORNIA – PHASES 2-6**

This Agreement made and entered into this 10 day of September, 2025, at Marysville, Ohio by and between Homewood Corp, hereinafter referred to as the Developer and the Board of Commissioners of Union County, Ohio, hereinafter referred to as the County, Witnesseth:

WHEREAS, the Developer is presently engaged in the improvement of certain lands in Jerome Township, Union County, Ohio and is desirous of constructing public streets, curbs and gutter, open ditches, storm sewers, culverts, detention basins, catch basins, manholes and related public facilities to service the lots located in a subdivision known as Reserve at New California, Phases 2-6 now being developed by the Developer and, hereinafter referred to as the Subdivision, and

WHEREAS, the parties hereto desire to effectuate an Agreement providing for the construction and maintenance of the public streets, curbs and gutter, open ditches, storm sewers, culverts, detention basins, catch basins, manholes and related public facilities within the approved construction documents titled, "Public Street, Storm Sewer, And Water Improvement Plan for Reserve at New California, Phases 2-6", subject to certain terms and conditions as hereinafter set forth,

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and set forth, it is mutually agreed as follows:

1. The Developer agrees to furnish and install all necessary streets, curbs and gutter, open ditches, storm sewers, culverts, detention basins, catch basins, manholes and related public facilities to serve the Subdivision. All easements necessary for the construction shall be acquired by the Developer.
2. The Developer has paid to the Union County Engineer the sum of \$47,914.00 to cover plan review costs.
3. The Developer shall assume all costs in connection with the construction of the Improvements including: engineering, testing, furnishing all labor, material and equipment, and the cost of inspections. The Union County Engineer will hire a 3rd party consultant to provide inspection and testing services of the public improvements to the Subdivision, pursuant to a separate Third Party Services reimbursement agreement between the Developer and Union County Engineer. The Developer will be invoiced by the Union County Engineer the actual costs incurred for the inspection and testing services provided by the 3rd Party Consultant. The Developer shall make prompt payments of the invoiced amounts.

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4. Each contractor involved in the construction of the public facilities shall submit proof of Liability Insurance amounting to \$500,000/1,000,000 bodily injury, prior to working on the project site.
5. The Developer shall provide for all material or construction testing which may be required by the Union County Engineer. All testing required shall be completed and the material or construction deemed acceptable by the Union County Engineer before the Developer requests approval of the public facilities by the Union County Engineer.
6. Prior to the approval of the public facilities by the Union County Engineer, the Developer shall furnish a statement of actual cost to the Union County Engineer, itemizing the total cost of the public facilities constructed under this Agreement. The costs shall include construction, engineering, testing, inspection, supervision and other applicable incidental costs.
7. The Developer shall repair, replace or correct any improvements, which have proved faulty or been improperly installed during the Maintenance Period. The length of the Maintenance Period shall be established in accordance with Section 330 of the Union County Subdivision Regulations.
8. Prior to the approval of the public facilities by the Union County Engineer, the Developer shall deposit a guarantee letter or credit, amounting to a minimum of twenty percent (20%) of the actual total cost of the public facilities as a guarantee that all equipment and materials were properly installed and that the public facilities will perform satisfactorily during the Maintenance Period.
9. Snow removal, mowing, and other maintenance tasks are the responsibility of the Developer during the Maintenance Period and until the dedication of the public facilities has been accepted by Union County. The county or township may perform such tasks if requested by the Developer. The developer shall pay the actual costs for the county or township to provide such services.
10. Upon completion by the Developer of all the public facilities provided for in the Subdivision and upon approval of those facilities by the Union County Engineer, the Developer shall dedicate to Union County, or to public use, the applicable public facilities, rights-of-way and easements constructed, created or acquired for the subdivision, and shall dedicate the public water and sanitary utilities to the applicable service provider, or
11. Upon presentation of acceptable surety guaranteeing the completion of all the public facilities in the Subdivision and upon approval of the detailed plans and specifications by the Union County Engineer, the Developer shall dedicate to Union County, or to public

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use, the applicable public facilities, rights-of-way and easements required and shall dedicate the public water and sanitary utilities to the applicable service provider.

12. After approval of the public facilities by the Union County Engineer and after dedication of the public facilities by the Developer, the Union County Commissioners will begin levying ditch maintenance assessments to cover direct and indirect maintenance costs associated with the collection and control of storm water. The assessments may be revised from time to time.
13. Prior to the date of approval of the public facilities by the Union County Engineer, the Developer shall furnish the Union County Engineer with a complete set of reproducible drawings, revised as constructed ("As-Built"). Approval of the facilities will not be issued until the As-Built drawings have been delivered to the Union County Engineer. All As-Built information shall be shown in red ink and each sheet of the drawings shall be marked "As-Built" in red ink.
14. All work shall be completed by 12/30/2028.
15. The Developer shall pursue, through the County, and in cooperation with Union Soil & Water Conservation District, the ditch petition process placing all applicable storm sewers, retention/detention basins, outlets, and ditches on public maintenance. Maintenance of such facilities will be performed by the Union Soil & Water Conservation District, with funds made available by the petition process and tax assessment to each property in the subdivision. All necessary easements will be dedicated by the Developer to allow access for maintenance to occur. This process shall be completed before the Final Plat can be filed. Specific improvements to the existing ditches will be required and must be performed by the Developer, at the Direction of the Union County Engineer and/or Union Soil & Water, as part of the project, and prior to approval of the public facilities by the County.
16. The Developer agrees to obtain and comply with all Ohio EPA NPDES Construction General Permit requirements as applicable and maintain stormwater records/plans as required by Ohio EPA. Permit shall be submitted to the Union County Engineer prior to construction and before filing of the Final Plat.
17. The Developer agrees to obtain and comply with all Army Corp of Engineers requirements, if applicable, regarding the preservation of or permissible work on existing ditches and wetlands on the property. Developer shall obtain 404 permit (if necessary) and submit to Union County Engineer prior to the commencement of work and before filing of the Final Plat.
18. The specified haul route for all construction equipment, construction-related traffic and deliveries to the subdivision shall be as follows:

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From North:

US Route 33, then
Industrial Pkwy south, to the site

From South:

US Route 33, then
SR 42 south
Industrial Pkwy north, to the site

19. The Developer agrees to abide by this haul route and will require all contractors, subcontractors and suppliers to abide by this route. Failure to comply with the specified haul route may result in a stop work order being issued by the Union County Engineer. The Developer will also be responsible for any and all costs associated with pavement repairs on roads that are damaged by construction equipment if the specified haul route is not used. Repairs must be made and paid for by the Developer before the Final Plat can be submitted, approved, or recorded.
20. The Developer agrees to the working hours of 7am-7pm.
21. The Developer is hereby granted one, and only one, temporary construction driveway and culvert (if necessary), to be located at the main entrance to the Subdivision. The drive and culvert are to be installed at the commencement of construction. This is the sole entrance to the project site for all construction equipment, construction-related traffic and deliveries. No other access points are permitted. Failure to comply with this requirement may result in revocation of the temporary driveway permit.

This Agreement shall be binding upon the heirs, executor, successors and assigns of all parties hereto. Signatures to be set forth on Pages 5 and 6 of this Agreement.

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

Witnesses:

Signature [Signature] 8/7/25 Date
 Printed Name: John Hanks

Developer(s):

Signature [Signature] 8-7-2025 Date
 Homewood Corp

Signature Candice Burns 8/7/25 Date
 Printed Name: Candice Burns

Witnesses:

Signature Mallory Lehman 9/10/25 Date
 Printed Name: Mallory Lehman

Signature Janelle Alexander 9/10/25 Date
 Printed Name: Janelle Alexander

Board of Commissioners
Union County, Ohio

Signature [Signature] 9/10/25 Date
 Steve Robinson

Signature Tom McCarthy 9/10/25 Date
 Tom McCarthy

Signature [Signature] 9/10/25 Date
 David A. Lawrence

Approved as to form:

Signature [Signature] Sept. 10, 2025 Date
 Prosecutor's Name
 Prosecuting Attorney
Atty

C.J. 2025
 25-380
 Date 9/10/25

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

September 10, 2025

RESOLUTION NO. 25-381:**Approve the Glacier Pointe, Section 4 Performance Bond – Engineer**

The Board of County Commissioners hereby approves the Glacier Pointe, Section 4 Performance Bond.



County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

September 5, 2025

To: Union County Commissioners

From: Luke Sutton, Union County Engineer's Office

Re: Glacier Pointe, Section 4 Performance Bond

In accordance with Section 326 of the Union County Subdivision Regulations, the County Prosecutor's Office has had the opportunity to review the attached Performance Bond Reference No. SU 1212472 from Arch Insurance Company, dated August 25th, 2025.

This bond is hereby submitted for your approval, as guarantee for the installation of the remainder of construction improvements for the referenced portion of this subdivision.

Attest
Union County Prosecuting Attorney


Signature Theresa D. O'Neil
Asst. Prosec. Atty.

Sept. 10, 2025
Date

C.J. 2025
Date 25-381
9/10/25

UNION COUNTY COMMISSIONERS JOURNAL 2025
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**ARCH Insurance
Company**
a member of Arch Insurance Group

PERFORMANCE BOND

Bond No. SU 1212472

KNOW ALL BY THESE PRESENTS, That we Glacier Pointe Development, LTD, as Principal, and ARCH Insurance Company, of Missouri, authorized to do business in the State of OHIO, as Surety, are held and firmly bound unto Board of Commissioners Union County, as Obligee, in the maximum penal sum of One Hundred Eighty Eight Thousand One Hundred Seventy-One Dollars & Seventy-Nine Cents Dollars (\$188,171.79), lawful money of the United States of America, for which payment well and truly to be made we bind ourselves, our heirs, executors and assigns, jointly and severally, firmly by this Bond.

WHEREAS, the Principal has entered, or is about to enter, into a written agreement with the Obligee to perform in accordance with the terms and conditions of the Glacier Pointe Section 4 Phase 1 Final Plat, (hereinafter

referred to as the Contract), said Contract is hereby referred to and made a part hereof;

NOW, THEREFORE, the condition of this obligation is such that if the above named Principal, its successors and assigns, shall well and truly perform its obligations as set forth in the above mentioned Contract, then this Bond shall be void; otherwise to remain in full force and effect pursuant to its terms.

Notwithstanding anything to the contrary in the Contract, the Bond is subject to the following express conditions:

1. Whereas, the Obligee has agreed to accept this Bond, this Bond shall be effective for the definite period of August 25, 2025 to August 24, 2026. The Bond may be extended, at the sole option of the Surety, by continuation certificate for additional periods from the expiry date hereof. However, neither: (a) the Surety's decision not to issue a continuation certificate, nor (b) the failure or inability of the Principal to file a replacement bond or other security in the event the Surety exercises its right to not renew this Bond, shall itself constitute a loss to the Obligee recoverable under this Bond or any extension thereof.
2. The above referenced Contract has a term ending August 24, 2026. Regardless of the number of years this Bond is in force or the number of continuation certificates issued, this Bond shall not be extended beyond August 24, 2026, unless earlier nonrenewed pursuant to paragraph 1 above.

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**ARCH Insurance
Company**
a member of Arch Insurance Group

3. No claim, action, suit or proceeding, except as hereinafter set forth, shall be had or maintained against the Surety on this instrument unless such claim, action, suit or proceeding is brought or instituted upon the Surety within one year from termination or expiration of the bond term.
4. Regardless of the number of years this Bond is in force or the number of continuation certificates issued, the liability of the Surety shall not be cumulative in amounts from period to period and shall in no event exceed the amount set forth above, or as amended by rider.
5. Any notice, demand, certification or request for payment, made under this Bond shall be made in writing to the Surety at the address specified below. Any demand or request for payment must be made prior to the expiry date of this Bond.

Surety Address: ARCH Insurance Company

P.O Box 542033

Omaha, NE 68154

Attn: Surety Claims PH 877.688.2724

6. If any conflict or inconsistency exists between the Surety's obligations or undertakings as described in this Bond and as described in the underlying Contract, then the terms of this Bond shall prevail.

SIGNED, SEALED AND DATED this 25th day of August, 2025.

By: 

Glacier Pointe Development, LTD
, Principal

ARCH INSURANCE COMPANY

By: 

Edward J. Wood
, Attorney-in-Fact



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50820

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Edward J. Wood of St. Petersburg, FL

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

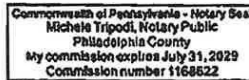
VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 9th day of July, 2025.

Attested and Certified


Regan A. Shulman, Secretary

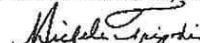
STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Arch Insurance Company


Stephen C. Ruschak, Executive Vice President


Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated July 9, 2025 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 25 day of August, 2025.


Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Surety Claims
Arch Insurance Company Claims Department
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com. Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

AICPOA040120

Printed in U.S.A.

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

September 10, 2025

RESOLUTION NO. 25-382:**Approve the Homestead at Scotts Farm, Section 3 Performance Bond – Engineer**

The Board of County Commissioners hereby approves the Homestead at Scotts Farm, Section 3 Performance Bond.



County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

September 4, 2025

To: Union County Commissioners

From: Luke Sutton, Union County Engineer's Office

Re: Homestead at Scotts Farm, Section 3, Performance Bond

In accordance with Section 326 of the Union County Subdivision Regulations, the County Prosecutor's Office has had the opportunity to review the attached Performance Bond Reference No. 800207507 from Atlantic Specialty Insurance Company, dated August 27th, 2025.

This bond is hereby submitted for your approval, as guarantee for the installation of the remainder of construction improvements for the referenced portion of this subdivision.

Attest

Union County Prosecuting Attorney


Signature *Jeff Stauch, PE/PS*

Sept. 10, 2025
Date

C.J. *2025*
25-382
Date *9/10/25*

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Bond No. 800207507

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Ohio LLC of 475 Metro Place South, Suite 200, Dublin OH 43017 as Principal, and Atlantic Specialty Insurance Company a corporation organized and existing under the laws of the State of New York, and authorized to transact business in the state of Ohio, as Surety, are held and firmly bound unto the Union County, 233 West 6th Street, Marysville OH 43040, as Obligee, in the penal sum ONE MILLION TWO HUNDRED NINETY FIVE THOUSAND FOUR HUNDRED FIFTY SEVEN AND 29/100 Dollars (\$1,295,457.29) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has agreed to construct or have constructed necessary items associated with the Homestead at Scotts Farm Section 3 Community.

NOW, THEREFORE, the condition of this obligation is such that if said Principal shall well and truly perform said work in accordance with said standards, then this obligation shall be void, otherwise to remain in full force and effect.

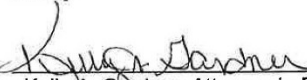
Signed, sealed and dated this 27th day of August, 2025.

Pulte Homes of Ohio LLC
Principal

SEE ATTACHED SIGNATURE PAGE

Gregory S. Rives, Assistant Treasurer

Atlantic Specialty Insurance Company
Surety



Kelly A. Gardner, Attorney-in-Fact

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

executed this 27 day of August, 2025.

Pulte Homes of Ohio, LLC

PRINCIPAL


BY: Gregory S. Rives, Assistant Treasurer

Notary Attached

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

ACKNOWLEDGEMENT BY PRINCIPAL

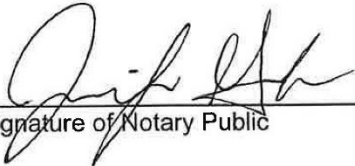
STATE OF GEORGIA)

) ss.

COUNTY OF BARTOW)

This record was acknowledged before me on August 27, 2025, appeared
Gregory S. Rives as Assistant Treasurer of Pulte Homes of Ohio, LLC, who
provided to me on the basis of satisfactory evidence to be the person who appeared
before me and is personally known to me.

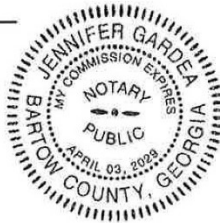
WITNESS my hand official seal.



Signature of Notary Public

(s

Jennifer Gardea
Notary Public State of Georgia



My Commission Expires: April 3, 2029

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Amy Wickett, James Moore, Jennifer J. Mc Comb, Kelly A. Gardner, Martin Moss, Melissa A. Schmidt, Stephen Kazmer, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: unlimited and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

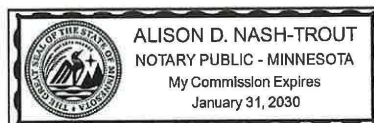
STATE OF MINNESOTA
HENNEPIN COUNTY



By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 27th day of August, 2025.

This Power of Attorney expires
January 31, 2030




Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

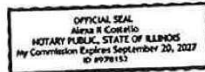
STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On August 27, 2025, before me, Alexa K. Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Kelly A. Gardner, known to me to be Attorney-in-Fact of Atlantic Specialty Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires September 20, 2027

Alexa K. Costello
Alexa K. Costello, Notary Public
Commission No. 978152



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

September 10, 2025

RESOLUTION NO. 25-383:

A Resolution to Approve the Purchase of a 2025 Ford F-150 Supercab Pickup Truck from Coughlin Ford of Marysville – Engineer

The Board of County Commissioners hereby approves a Resolution to Approve the Purchase of a 2025 Ford F-150 Supercab Pickup Truck from Coughlin Ford of Marysville.

RESOLUTION No. 25-383

A RESOLUTION TO APPROVE THE PURCHASE OF A 2025 FORD F-150 SUPERCAB PICKUP TRUCK FROM COUGHLIN FORD OF MARYSVILLE

WHEREAS, the Union County Engineer Office needs an additional pickup truck and has selected a Ford F-150 Supercab with a 6.5' box from Coughlin Ford of Marysville for the cash price of \$46,205.00; and

WHEREAS, the Union County Engineer has funds that have been appropriated for this purpose; and

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

Section 1. The purchase of the Ford F-150 pickup truck is approved and signing the transaction documents is authorized.

Section 2. The Clerk is authorized and directed, in cooperation with the Union County Engineer's office to add the vehicle to the County's insurance.

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.

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

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

Passed: September 10, 2025

ATTEST: Mallory Lehman
Mallory Lehman, Clerk

BOARD OF COUNTY COMMISSIONERS
UNION COUNTY, OHIO

Steve Robinson
Steve Robinson

Tom McCarthy
Thomas McCarthy

Dave Lawrence
Dave Lawrence

Approved as to Form:

Thayne D. Gray
Thayne D. Gray Sept. 10, 2025
Assistant Prosecuting Attorney

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

DATE: 08/22/2025

COUGHLIN FORD OF MARYSVILLE

1255 COLUMBUS AVE

MARYSVILLE, OH 43040

DEAL NO. MF1047

Phone: (937)642-0015

FAX: N/A



RETAIL PURCHASE AGREEMENT (BUYERS ORDER)

PURCHASER'S NAME(S) UNION COUNTY COMMISSIONERS D.O.B. N/A
ADDRESS 233 W SIXTH ST
CITY/STATE MARYSVILLE, OH ZIP 43040 COUNTY UNION PHONE N/A
EMAIL jstory@unioncountyohio.gov D.L./STATE ID NO. N/A ISSUING STATE OH EXP. DATE
The Above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are leasing is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

VEHICLE BEING PURCHASED

THE VEHICLE IS: ☒ NEW ☐ USED PRIOR USE DISCLOSURE: ☐ NEW ☐ DEMO ☐ RENTAL ☐ OTHER VIN/SERIAL NO. 1FTEX1LP3SKE38602 STOCK NO. MF1047
YEAR 2025 MAKE FORD MODEL F-150 COLOR OXFORD WHI ODOMETER READING 26 SALES PERSON GARY GAHM
☐ NOT ACCURATE

TRADE-IN INFORMATION

YEAR	MAKE	MODEL
VIN/SERIAL NO.		
COLOR	MILEAGE <input type="checkbox"/> NOT ACCURATE	
TRADE-IN 1 ALLOWANCE N/A		
BALANCE OWED & LIENHOLDER		
YEAR	MAKE	MODEL
VIN/SERIAL NO.		
COLOR	MILEAGE <input type="checkbox"/> NOT ACCURATE	
TRADE-IN 2 ALLOWANCE N/A		
BALANCE OWED & LIENHOLDER		
<input type="checkbox"/> DEPOSIT/ <input type="checkbox"/> PARTIAL PAYMENT: The sum of \$ N/A was received from you as a Deposit/Partial Payment. It is not refundable, except as set forth in this Agreement. In the case of a Deposit, we will refrain from selling the vehicle for _____ days.		
NEGATIVE EQUITY: You are aware that the Balance Owed on your Trade-In/Lease Turn-In vehicle exceeds the Trade-In Allowance from us and, as a result, you have requested that the Total Due be increased by the difference (known as the "Negative Equity" amount). <input checked="" type="checkbox"/>		

WARRANTY STATEMENT

We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the purchase of the Vehicle and the related goods and services.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. TRADUCCIÓN ESPAÑOLA: VEA EL DORSO.

☐ USED VEHICLE LIMITED WARRANTY APPLIES. We are providing the attached Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.

I have read and accept the terms and conditions of this Agreement, including the terms and conditions that appear on the reverse side, and hereby acknowledge that this Agreement is complete and accurately reflects the Agreements between the Dealership and myself. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until accepted by an Authorized Dealership Representative.

PURCHASER

PURCHASER

OTHER MATERIAL UNDERSTANDINGS & INTEGRATED DOCUMENTS

- ☒ IF MARKED, PLEASE SEE ATTACHED DELIVERY CONFIRMATION
☐ IF BOX IS MARKED, PLEASE SEE ATTACHED SPOT DELIVERY AGREEMENT-LIMITED RIGHT TO CANCEL
☒ IF MARKED, PLEASE SEE ATTACHED ARBITRATION AGREEMENT

ACCEPTED BY AUTHORIZED DEALERSHIP REPRESENTATIVE

EH-BO (2/25)

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

ADDITIONAL AGREEMENTS BETWEEN THE DEALERSHIP AND PURCHASER(S)

1. **Terms Used In This Agreement:** This Retail Lease Agreement contains the following words and phrases that appear throughout this Agreement and have particular meanings:
 - **Agreement** - Means all of the pages of this Retail Purchase Agreement (Buyers Order) together with any documents incorporated into this Agreement by reference, whether such reference is made in this Agreement or in the document itself.
 - **You, Your** - Means the Purchaser(s) identified in this Agreement.
 - **We, Us, Our** - Means the Dealership that is identified on the front side of this Agreement and its Authorized Representatives.
 - **Manufacturer** - Means the company that manufactured the Vehicle.
 - **Vehicle** - Means the Vehicle you are purchasing as described in this Agreement.
 - **Trade-In Vehicle** - Means the vehicle you are delivering to us as part of this transaction as identified in this Agreement.
2. **Our Right to Increase the Price:** We may increase the price of the Vehicle after we accept this Agreement if the Trade-In Vehicle is reappraised, new equipment is required by state or federal law, or the increase is caused by state or federal tax rate changes. If the price is increased, you may cancel this Agreement with full refund of any Deposit/Partial Payment, provided that the cancellation occurs prior to you taking delivery of the purchased Vehicle.
3. **Manufacturer's Design Changes:** In the event the Manufacturer changes or modifies the design of or any part or accessory of the Vehicle after your order for the Vehicle has been entered by us, you will not have any claim or right against us if the Vehicle does not contain such changes or modifications, nor shall we be required to effect such changes or modifications to the Vehicle.
4. **New Vehicle Not Purchased for Resale or Export:** Purchaser represents, warrants and affirms to the Dealership that Purchaser is not purchasing a new Vehicle for resale or export within the period beginning on the date the Vehicle title is issued to Purchaser and ending on the date one (1) year in connection with this transaction. Purchaser confirms that the Dealership is relying on this representation and agrees that the Dealership would not sell the Vehicle to Purchaser without this representation. If the Dealership is required by the Vehicle manufacturer to forfeit or repay any manufacturer incentives, allowance and/or special pricing, or if the Dealership suffers any loss or harm as a result of Purchaser's breach of this provision, Purchaser agrees to indemnify and hold the Dealership harmless from any such cost, loss or harm suffered as a result of or arising because of Purchaser's breach.
5. **Remedies Upon Cancellation for Our Failure to Deliver:** You agree that we are not liable for any damages resulting from our failure to deliver the Vehicle in accordance with this Agreement if the failure is caused by the manufacturer, an accident, fire, act of nature or any other causes beyond our control. This Agreement may be renegotiated or canceled (with full refund of any Deposit/Partial Payment) if the Vehicle is not delivered to you as specified on the front side of this Agreement. If you have delivered a Trade-In Vehicle to us, the Trade-In Vehicle will be returned to you if we have not already sold it. If we have already sold the Trade-In Vehicle, we will refund the agreed upon Trade-In Allowance. Regardless of whether we return the Trade-In Vehicle or have already sold it, you shall be responsible for paying to us the Balance Owed on the Trade-In Vehicle if we have paid the Balance Owed to the Lienholder. We may keep any portion of the amount you have paid to us as a Deposit/Partial Payment and any Trade-In Allowance we owe to you to offset against the amount you owe us. If the actual amount you owe to us is greater than the amount of the Deposit/Partial Payment, you agree to pay the difference to us. If the actual amount you owe is less than the amount of the Deposit/Partial Payment, we will pay the difference to you.
6. **Your Representations Regarding the Trade-In Vehicle:** Any Trade-In Vehicle delivered by you to us in connection with this transaction shall be accompanied by a Certificate of Title or documents sufficient to enable us to obtain a Certificate of Title to the Trade-In Vehicle in accordance with applicable state law. You warrant that the Trade-In Vehicle delivered to us is properly titled to you, has never been titled as or declared a salvage, junk, rebuilt or lemon buyback Vehicle; that you have the right to sell or otherwise convey such Vehicle; that such Vehicle is free and clear of liens or encumbrances, except as may be noted on the front side of this Agreement; that all air pollution control equipment is on the Vehicle and appears properly connected and undamaged; and, unless you have told us otherwise, that you have not removed equipment from the Vehicle subsequent to our appraisal and that the odometer reading shown is accurate.
7. **Trade-In Vehicle Payoff:** If you are delivering a Trade-In Vehicle in connection with this transaction and the actual amount of the Balance Owed on the Trade-In Vehicle is greater than the amount of the Balance Owed as listed in this Agreement, you agree to pay the difference to us. If the actual amount of the Balance Owed is less than the amount listed, we will pay or credit the difference to you.
8. **Our Appraisal of Your Trade-In Vehicle:** If you are delivering a Trade-In Vehicle to us in connection with this transaction and the delivery will not be made until delivery of the Vehicle being purchased from us, we shall have the right to reappraise your Trade-In Vehicle at the time of delivery. The reappraised amount shall be the amount allowed for the Trade-In Vehicle in this transaction. If you are dissatisfied with the reappraisal, you may cancel this Agreement with full refund of any Deposit/Partial Payment, provided that the cancellation occurs prior to you taking delivery of the purchased Vehicle.
9. **Your Failure to Perform Obligations:** In the event of any failure by you to perform, your obligations under this Agreement, including but not limited to, any failure to take delivery of or to pay the agreed upon price for the Vehicle, we shall be permitted to retain an amount equal to any actual damages we incur due to your default. If you have delivered a Trade-In Vehicle to us as part of this transaction, we will return the Trade-In Vehicle to you if we have not already sold it. If we have already sold the Trade-In Vehicle, we will refund the agreed upon Trade-In Allowance. Regardless of whether we return the Trade-In Vehicle or have already sold it, you shall be responsible for paying to us the Balance Owed on the Trade-In Vehicle if we have paid the Balance Owed to the Lienholder and any reasonable expenses incurred by us in connection with preparing or reconditioning the Trade-In Vehicle for sale. We may keep any portion of the amount you have paid to us as a Deposit/Partial Payment and any Trade-In Allowance we owe to you to offset against the amount you owe us. If the actual amount you owe to us is greater than the amount of the Deposit/Partial Payment, you agree to pay the difference to us. If the actual amount you owe is less than the amount of the Deposit/Partial Payment, we will pay the difference to you.
10. **Other Products and Lending Sources:** You are not required to purchase any other goods or services from us, nor are you required to finance the Unpaid Balance Due under this Agreement with a particular lending source. In the event this Agreement includes a charge for other goods or services for which you must complete an application for coverage, and for any reason such coverage cannot be provided, you will receive a credit for the amount charged. If the cost of other goods or services was included in the amount to be financed in connection with this transaction, then this credit will be applied to the outstanding balance you owe to the lender.
11. **Dealer Assisted Financing:** If we assist you to obtain financing for this transaction, the Annual Percentage Rate may be negotiated with us and we may receive a fee, commission, or other compensation from the Lender.
12. **Spot Deliveries:** If you have entered into a Spot Delivery Agreement-Limited Right to Cancel, the sale of the Vehicle is conditioned on final approval of financing by, or assignment of the Retail Installment Sale Contract to a lender. If final financing approval is not obtained and/or the Contract cannot be assigned, you or the Dealership may cancel the Contract in accordance with this Agreement, the Spot Delivery Agreement-Limited Right to Cancel, and the Retail Installment Sale Contract.
13. **CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY)** The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. **SPANISH TRANSLATION:** Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.
14. **GOVERNING LAW: THE TERMS AND CONDITIONS OF THIS AGREEMENT (INCLUDING ANY DOCUMENTS WHICH ARE A PART OF THIS TRANSACTION OR INCORPORATED HEREIN BY REFERENCE) AND ANY SALE HEREUNDER WILL BE GOVERNED BY THE LAWS OF THE STATE OF OHIO.**
15. **LIMIT ON DAMAGES:** PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM THE DEALERSHIP ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.
17. **Entire Agreement and Signing of Other Documents:** The front and back of this Agreement and any documents incorporated herein by reference comprise the entire Agreement affecting this purchase. No other Agreement of understanding of any nature has been made. You agree to sign any and all documents necessary to complete the terms of this transaction.

EH-BO (2/25)

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

OHIO DEPARTMENT OF PUBLIC SAFETY
BUREAU OF MOTOR VEHICLES

APPLICATION FOR DEALER ASSIGNMENT

STOCK #: MF1047

POWER OF ATTORNEY TO TRANSFER OWNERSHIP AND ATTESTATION OF MILEAGE AND IDENTITY FOR THE TRANSFER OF OWNERSHIP OF A VEHICLE OR WATERCRAFT TO OR FROM A MOTOR VEHICLE OR WATERCRAFT DEALER LICENSED BY CHAPTERS 4517/1547 PURSUANT TO OHIO REVISED CODE 4505.032/1548.032 AND APPLICATION FOR CERTIFICATE OF TITLE.

ASSIGNMENT OF OWNERSHIP

I (we) certify the vehicle or watercraft or outboard motor described in this statement was delivered on 08/22/2025 for the price of \$46,190.00 to: UNION COUNTY COMMISSIONERS Is Seller a Minor? ☐ Yes ☒ No

TRANSFEREE'S / BUYER'S PRINTED NAME
UNION COUNTY COMMISSIONERSTRANSFEREE'S / BUYER'S PRINTED ADDRESS
233 W SIXTH ST MARYSVILLE, OH 43040 UNION

Warning to transferor and transferee (seller and buyer). You are required by law to state the true selling price. A false statement is in violation of section 2921.13 of the Ohio Revised Code and is punishable by six months imprisonment and a fine of up to one thousand dollars or both. All transfers are audited by the Department of Taxation. The seller and buyer must provide any information requested by the Department of Taxation. The buyer may be assessed any additional tax found to be due.

PICTURE ID ISSUED FROM STATE OF OH		OPERATOR LICENSE NUMBER OR ID NUMBER N/A		CURRENT TITLED OWNER(S) NAME COUGHLIN FORD OF MARYSVILLE	
CONTROL NUMBER	YEAR 2025	MAKE FORD	MODEL F-150	BODY TYPE XL 4WD SUPERCAB 6.	LENGTH
TITLE NUMBER	HP	CURRENT TITLE TYPE <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> SALVAGE <input type="checkbox"/> OFF ROAD		THIS VEHICLE WAS A (IF APPLICABLE) <input type="checkbox"/> FORMER LAW ENFORCEMENT <input type="checkbox"/> FORMER TAXI <input type="checkbox"/> FLOOD VEHICLE	
VIN/WIN/MIN 1FTEX1LP3SKE38602					

Federal and State laws require that you state the mileage in connection with transfer of ownership. Failure to complete or providing false information may result in fines and/or imprisonment.

I (we) certify to the best of my (our) knowledge that the odometer now reads 0 0 0 , 0 2 6 NO TENTHS MILES and is the actual mileage of the vehicle unless one of the following statements is checked.

☐ The mileage stated is in excess of the mechanical limits. ☐ The odometer reading is not the actual mileage. WARNING--ODOMETER DISCREPANCY

APPLICATION FOR CERTIFICATE OF TITLE (Type or Print in Ink) Fee of \$5.00 for failure to apply for title within 30 days of assignment.

CHECK TYPE OF APPLICATION(S):

☒ MOTOR VEHICLE
☐ OUTBOARD MOTOR☐ MEMORANDUM
☐ SALVAGE☐ WATERCRAFT
☐ REPLACEMENT☐ DUPLICATE (Check One)
☐ Lost ☐ Stolen ☐ Destroyed

APPLICANT'S PRINTED NAME

UNION COUNTY COMMISSIONERS

SSN/EIN

00--

APPLICANT'S PRINTED STREET ADDRESS

233 W SIXTH ST

CITY

MARYSVILLE

ZIP CODE

43040

COUNTY

UNION

PURCHASE PRICE

\$46,190.00

TRADE IN ALLOWANCE

\$ N/A

GROSS TAX DUE

\$ N/A

VENDOR'S DISCOUNT

\$ N/A

TAX PAID

\$ N/A

TAX EXEMPTION: ☐ YES

REASON

DEALER'S PERMIT NUMBER

N/A

VENDOR'S NUMBER

N/A

CONDITION OF VEHICLE OR WATERCRAFT OR OUTBOARD MOTOR (CHECK ONLY ONE):

☒ GOOD ☐ FAIR ☐ POOR ☐ WRECKED

LIEN INFORMATION: If no lien, state "none". If more than one lien, attach statement of all additional liens.

LIENHOLDER PRINTED NAME/E CODE #

NONE

ADDRESS

N/A

CITY

N/A

STATE

N/A

ZIP CODE

N/A

I (we) state that all information contained in this application is true and correct.

IS APPLICANT A MINOR? ☐ YES ☒ NO

APPLICANT'S SIGNATURE

X

☒ PRINTED ☐ NON PRINTED

TRANSFEREE'S / BUYER'S ACKNOWLEDGEMENT OF ABOVE ODOMETER CERTIFICATION AND/OR DUPLICATE TRANSACTIONS

TRANSFEREE'S / BUYER'S OR APPLICANT'S PRINTED NAME

UNION COUNTY COMMISSIONERS

TRANSFEREE'S / BUYER'S SIGNATURE

X

I/We, the current titled owner or applicant, appoint COUGHLIN FORD OF MARYSVILLE as my true and lawful attorney-in-fact to execute any and all application for assignment of Certificate of Title for the motor vehicle listed above. I attest to the above odometer reading. I warrant the title to be free of all liens.

TRANSFEROR'S / SELLER'S PRINTED NAME

COUGHLIN FORD OF MARYSVILLE

TRANSFEROR'S / SELLER'S SIGNATURE

X

TRANSFEROR'S / SELLER'S PRINTED ADDRESS

1255 COLUMBUS AVE

CITY

MARYSVILLE

STATE

OH

ZIP CODE

43040

NOTE: All blank spaces above must be completed before acknowledgement. If not applicable, insert NA or NONE in the space provided.

Sworn to and subscribed in my presence by

Steve Robinson

this

22nd day of

August

yr

2025



MaLORY JORDANN LEMAY
Notary Public
State of Ohio
My Comm. Expires
August 6, 2029

X

WITNESS BY DEALER OR SALESPERSON

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

OHIO DEPARTMENT OF PUBLIC SAFETY
BUREAU OF MOTOR VEHICLES

VEHICLE FUEL TYPE AFFIDAVIT FOR REGISTRATION

The purpose of this form is to declare or dispute a vehicle's fuel type for registration purposes.

OWNER INFORMATION

OWNER'S SSN / TAX ID / OH DL / OH ID		
LAST NAME UNION COUNTY COMMISSIONERS	FIRST NAME	M.I.
ADDRESS 233 W SIXTH ST		
CITY MARYSVILLE	STATE OH	ZIP CODE 43040
PHONE (Optional)	E-MAIL (Optional) jstory@unioncountyohio.gov	

VEHICLE INFORMATION

YEAR 2025	MAKE FORD	MODEL F-150	VEHICLE IDENTIFICATION NUMBER (VIN) 1FTEX1LP3SKE38602
--------------	--------------	----------------	--

Effective January 1, 2020, Ohio Revised Code (R.C.) section 4503.10(C) requires an additional \$100/Hybrid or \$200/Electric fee per registration year. The Ohio Bureau of Motor Vehicles (BMV) utilizes a VIN Decoding Program provided by the National Highway Traffic Safety Administration (NHTSA) to determine a vehicle's fuel type and properly calculate the registration fees.

To process your vehicle registration, please select the **appropriate** option below and identify the fuel type:

- ☒ I have been advised that NHTSA was not able to determine my vehicle's fuel type. Therefore, I affirm that the fuel type for the above described vehicle is the following:
- ☒ **GASOLINE / DIESEL / OTHER FUEL TYPE**
- ☐ **HYBRID** – A passenger car powered by an internal propulsion system consisting of both of the following:
- 1) A combustion engine;
 - 2) A battery cell energy system that cannot be recharged via an external source of electricity but can be recharged by other vehicle mechanisms that capture and store electric energy.
- ☐ **ELECTRIC** – A passenger car powered wholly or in part by a battery cell energy system that can be recharged via an external source of electricity.
- ☐ I have been advised that my vehicle's fuel type was determined by NHTSA, but I am disputing what NHTSA is reporting. I affirm that the fuel type for the above described vehicle is the following:
- ☐ **GASOLINE / DIESEL / OTHER FUEL TYPE**
- ☐ **HYBRID** – A passenger car powered by an internal propulsion system consisting of both of the following:
- 1) A combustion engine;
 - 2) A battery cell energy system that cannot be recharged via an external source of electricity but can be recharged by other vehicle mechanisms that capture and store electric energy.
- ☐ **ELECTRIC** – A passenger car powered wholly or in part by a battery cell energy system that can be recharged via an external source of electricity.

NOTICE: Falsifying this application is punishable by fine and imprisonment (R.C. 2913.42).

APPLICANT'S SIGNATURE X 	DATE 08/22/2025
---	--------------------

If you have questions regarding the Vehicle Fuel Type Affidavit, please direct your inquiries to the Ohio Bureau of Motor Vehicles, Vehicle Information Services, P.O. Box 16520, Columbus, Ohio 43216-6520, or call (844) 644-6268.

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025



DELIVERY CONFIRMATION

CUSTOMER NAME(S) UNION COUNTY COMMISSIONERS
STREET ADDRESS 233 W SIXTH ST
CITY/STATE MARYSVILLE, OH ZIP 43040 HOME PHONE N/A WORK PHONE N/A
COVERED VEHICLE: Year 2025 Make FORD Model F-150 VIN 1FTEX1LP3SKE38602

Our Dealership has prepared this Delivery Confirmation to ensure your satisfaction with the vehicle and to make sure there are no misunderstandings between us with respect to the transaction. We recognize that you have been asked to review and sign a number of documents today in order to complete the transaction. You should also have been provided with the opportunity to take the vehicle for a test drive. Please take a moment now to consider the transaction before taking delivery of the vehicle to make sure it is clear to you and that nothing has been promised to you that has not been put into writing. Representatives of this Dealership are not authorized to make any oral promises to you. If our Dealership has agreed to provide any goods and/or services with respect to the vehicle that have not been received at the time of delivery of the vehicle, those items must be listed below.

- ☒ I HAVE RECEIVED ALL OF THE PRODUCTS AND SERVICES PROMISED TO ME IN CONNECTION WITH THIS TRANSACTION AT THE TIME OF DELIVERY.
- ☐ AS OF THE TIME OF DELIVERY, I HAVE YET TO RECEIVE THE FOLLOWING PRODUCT AND/OR SERVICES PROMISED TO ME IN CONNECTION WITH THIS TRANSACTION.

By signing below, you are acknowledging that you had the opportunity to inspect the vehicle and found it free from any reasonably discoverable defects. You are also agreeing that you had the opportunity to review the entire transaction; the Dealership has satisfactorily addressed any questions or concerns you had; the purchase of any service contract, auto appearance product, theft deterrent system or other similar product or service was voluntary and not represented by the Dealership as being required in order to obtain financing for the purchase/lease transaction; and nothing has been promised to you that has not been put into writing. If anything is listed above, please call the Dealership in advance to schedule a time to receive the products and/or services listed. This Delivery Confirmation Form is hereby incorporated by reference into the Retail Purchase/Retail Lease Agreement for this transaction.

I hereby accept this Delivery Confirmation with the understanding that it is valid for only thirty (30) days from the date of issuance and that I must make an advance appointment with the service department before the above work can be performed.

CUSTOMER  DATE 08/22/2025

CUSTOMER _____ DATE _____

AUTHORIZED DEALERSHIP REPRESENTATIVE  DATE 08/22/2025

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

OHIO DISCLOSURE INFORMATION

**IMPORTANT: IF THIS VEHICLE IS DEFECTIVE, YOU MAY BE
ENTITLED UNDER STATE LAW OF OHIO, TO COMPENSATION
OR REPLACEMENT OF THE VEHICLE LISTED BELOW.**

1FTEX1LP3SKE38602

VEHICLE IDENTIFICATION NUMBER

X _____
CUSTOMER SIGNATURE

08/22/2025

DATE

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025


**Department of
Taxation**

Tax.Ohio.gov

Clear Form

Certificate of Exemption Regarding Sale of a Motor Vehicle,
Off-Highway Motorcycle, or All-Purpose Vehicle

The undersigned hereby claims exception or exemption on the purchase of the following described motor vehicle, off-highway motorcycle, or all-purpose vehicle.

Vehicle Information			
Vehicle Identification Number (VIN) 1FTEX1LP3SKE38602			
Year 2025	Make FORD	Model F-150	Body Type XL 4WD SUPERCAB 6.5' BOX
Purchase Price 46,190.00		Purchase Date 08/22/2025	
Exemption Information			
Type of Exemption Claimed: _____			
Reason for claiming exception or exemption (proposed use of the motor vehicle, off-highway motorcycle or all-purpose vehicle purchased, the activity of the buyer, or both): This exemption may be reviewed for accuracy.			
Seller Information			
Name COUGHLIN FORD OF MARYSVILLE		Vendor's License Number (if any)	
Street Address 1255 COLUMBUS AVE		City MARYSVILLE	State OH
		Zip 43040	
Buyer Information			
Name (Print or Type) UNION COUNTY COMMISSIONERS		SSN, ITIN or FEIN	Vendor's License Number (if any)
		Public Utilities Commission of Ohio (PUCO) Number (if any) or Interstate Commerce Commission (ICC/MC) Number (if any)	
Street Address 233 W SIXTH ST		City MARYSVILLE	State OH
		Zip 43040	

I certify that the above motor vehicle is exempt from sales/use tax.

Signature of Buyer:  Date: 08/22/2025

To be prepared in duplicate. Original to be retained by vendor and a copy to the Clerk of Courts.

STEC MV

Revised 10/23

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

September 10, 2025

RESOLUTION NO. 25-384:

Approve the Request for Off-Site Training for Natalie Landon & Emily Williams – COYC

The Board of County Commissioners hereby approves the Request for Off-Site Training for Natalie Landon & Emily Williams.

CENTRAL OHIO YOUTH CENTER
Request for Off-Site Training Approval

Employee sectionEmployee Name: Natalie LandonEmployee Classification: SuperintendentDate(s) of Training: 10/9/25Location of Training: Kalahari Resort & Conference CenterTitle of Training: Correctional Education AssociationRegistration fee: noneLodging Fee: noneEstimated Mileage: 190 x .70 = \$133.00

Does this training apply towards CLE/CEU hours for licensure/certification?

Yes No X Not applicableSignature of Employee: N. Landon Date: 9/2/25

Signature of Employee

MANAGEMENT SECTION (Assistant Superintendent, Clinical Administrator, Education Administrator, or Business Administrator)

 Approved Not Approved

If not approved, reason for disapproval Signature of Manager Date

Signature of Manager

ADMINISTRATIVE SECTION:APPOINTING AUTHORITY X Approved Not ApprovedSignature of Superintendent: N. Landon Date: 9/2/25

Signature of Superintendent

 and Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner

Upon completion, this form should be submitted to the Deputy Operations Administrator for scheduling purposes.

3/8/2018

C.J. 2025
25-384
Date 9/10/25

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

CENTRAL OHIO YOUTH CENTER
Request for Off-Site Training Approval

Employee section

Employee Name: Emily Williams
 Employee Classification: Education Administrator
 Date(s) of Training: October 8, 9, + 10th 2025
 Location of Training: 7000 Katakahi Dr. Sandusky, OH 44870
 Title of Training: CEA-O Annual Conference
 Registration fee: \$325 none _____
 Lodging Fee: \$293.48 none _____
 Estimated Mileage: 96.7 x .70 = \$67.69 x 2 = \$135.38
 Does this training apply towards CLE/CEU hours for licensure/certification?
☒ Yes ☐ No ☐ Not applicable
 Signature of Employee: Emily Williams Date: 8/26/2025

MANAGEMENT SECTION (Assistant Superintendent, Clinical Administrator, Education Administrator, or Business Administrator)

____ Approved _____ Not Approved

If not approved, reason for disapproval _____

Signature of Manager _____ Date _____

ADMINISTRATIVE SECTION:

APPOINTING AUTHORITY ☒ Approved ☐ Not Approved
 Signature of Superintendent: M. Jordan Date: 8/26/25

and

9/10/2025
 Date

Steve D. Robinson
 Commissioner
Tom McCarthy
 Commissioner
David A. Lawrence
 Commissioner

Upon completion, this form should be submitted to the Deputy Operations Administrator for scheduling purposes.
 3/8/2018

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

September 10, 2025

RESOLUTION NO. 25-385:**Disposal Form – 2018 Ford Explorer – Sheriff**

The Board of County Commissioners hereby approves the Disposal Form – 2018 Ford Explorer.

County Property Disposal Form

Department Submitting: Sheriff's Office

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

**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
	2018 Ford Explorer VIN:1FM5K8AR5JGB46488	4		05/02/25	\$3,000
	(8042)				


(Signature of Submitter)

C.J. 2025
 Date 25-385
07/10/25

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

September 10, 2025

RESOLUTION NO. 25-386:**Disposal Form – 2021 Ford Explorer – Sheriff**

The Board of County Commissioners hereby approves the Disposal Form – 2021 Ford Explorer.

County Property Disposal Form

Department Submitting: Sheriff's Office

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

*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
	2021 Ford Explorer VIN:1FM5K8AW2MNA12494	4		08/28/25	\$3,000
	(8029)				

Michael Justice
(Signature of Submitter)

C.J. 2025
Case: 25-586
Date: 9/10/25

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

September 10, 2025

RESOLUTION NO. 25-387:**Resolution of the Union County Board of Commissioners Approving the Purchase of Property Commonly Known as 205 E. 11th Street in the City of Marysville – Commissioners**

The Board of County Commissioners hereby approves the Resolution of the Union County Board of Commissioners Approving the Purchase of Property Commonly Known as 205 E. 11th Street in the City of Marysville.

ASSIGNMENT AND ASSUMPTION
OF
AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This ASSIGNMENT AND ASSUMPTION OF AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE (this "Assignment"), is made as of the 10 day of September, 2025 ("Effective Date"), by and between MEMORIAL HOSPITAL OF UNION COUNTY D/B/A MEMORIAL HEALTH, an Ohio county hospital organized under Chapter 339 of the Ohio Revised Code ("Assignor") and THE COUNTY OF UNION COUNTY OHIO, acting by and through the Board of County Commissioners, Union County, Ohio, for the benefit of the Board of Trustees of Memorial Hospital of Union County, an Ohio county hospital organized under Chapter 339 of the Ohio Revised Code ("Assignee").

RECITALS:

A. Assignor and Mark Garwood, Timothy Garwood, Michael Garwood, and Margaret Monzingo, tenants in common, as individuals of the State of Ohio (collectively, the "Seller") are parties to that Agreement for Purchase and Sale of Real Estate with an Effective Date of August 22, 2025 (the "Purchase Agreement"), where Seller agreed to sell and Assignor agreed to purchase the real estate located in and commonly known as 205 E. 11th Street, Marysville, Ohio, and identified as Union County Tax Parcels No. 2900021810000, which are more particularly described as the "Property" in the Purchase Agreement; and

B. Assignor now desires to assign to Assignee, all of its rights and obligations in the Purchase Agreement, and Assignee wishes to assume all of Assignor's rights and obligations under the Purchase Agreement, subject to the terms of this Assignment.

NOW, THEREFORE, in consideration of the recitals above set forth in this Assignment, and other good and valuable consideration, Assignee and Assignor agree as follows:

1. Assignment and Assumption of Purchase Agreement. Assignor hereby assigns, transfers and sets over unto Assignee all of Assignor's right, title and interest as Purchaser in and under the Purchase Agreement, and Assignee hereby accepts the same, subject to the terms and conditions of the Purchase Agreement and this Assignment. Assignee hereby accepts and assumes all of the liabilities, obligations and duties of the Purchaser under the Purchase Agreement. Notwithstanding the foregoing, Assignor agrees to pay the Purchase Price, along with all other closing costs and expenses, necessary to consummate the acquisition of the Property.

2. Representations and Warranties. Assignor represents and warrants to Assignee that Assignor is the Purchaser under the Purchase Agreement and has not previously assigned or transferred its right, title or interest thereunder to any person. Assignor represents and warrants to Assignee that Assignor has the authority to enter into and execute this Assignment and to perform its obligations hereunder. Assignee represents and warrants to Assignor that Assignee has the authority to enter into and to execute this Assignment and to perform its obligations hereunder.

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

3. Defined Terms. Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Purchase Agreement.

4. Interpretation and Applicable Law. This Assignment shall be governed by and construed in accordance with the laws of the State of Ohio. Where required for proper interpretation, words in the singular shall include the plural; and words of any gender shall include all genders. The descriptive headings of the articles, sections and paragraphs in this Assignment are for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

5. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. A telecopied facsimile or electronic copy in portable document format (pdf) of an executed counterpart shall be sufficient to bind a party.

[Signatures are on the following page]

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

IN WITNESS WHEREOF, the parties have executed this Assignment as their free and voluntary act as of the Effective Date written above.

ASSIGNOR:

MEMORIAL HOSPITAL OF UNION COUNTY,
d/b/a Memorial Health, an Ohio county hospital
organized under Chapter 339 of the Ohio Revised Code

By: _____

Printed: _____

Title: _____

ASSIGNEE:

THE COUNTY OF UNION COUNTY OHIO,
acting for the benefit of the
Board of Trustees of
Memorial Hospital of Union County,
an Ohio county hospital organized under
Chapter 339 of the Ohio Revised Code

By: Steve RobinsonPrinted: presidentTitle: [Signature]

Approved as to form

[Signature] Sept 10, 2025
Thayne D. Gray, Asst. Pros. Atty.

C.J. 2025
15-387
Date 9/10/25

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

MEMORIAL HOSPITAL OF UNION COUNTY

RESOLUTION APPROVING THE PURCHASE OF PROPERTY
COMMONLY KNOWN AS 205 E. 11TH STREET
IN THE CITY OF MARYSVILLE, OHIO

At a duly called meeting of the Board of Trustees of Memorial Hospital of Union County (the "Hospital"), held in accordance with all applicable legal requirements, including open meeting laws, on the 28TH day of August, 2025, the following resolution was introduced and adopted:

A RESOLUTION OF THE BOARD OF TRUSTEES OF MEMORIAL HOSPITAL OF UNION COUNTY AUTHORIZING AND APPROVING THE PURCHASE OF CERTAIN PROPERTY LOCATED IN THE CITY OF MARYSVILLE, UNION COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND ALL RELATED DOCUMENTS IN CONNECTION THEREWITH BY THE COUNTY OF UNION COUNTY, OHIO, ACTING BY AND THROUGH THE BOARD OF TRUSTEES OF MEMORIAL HOSPITAL OF UNION COUNTY, OHIO.

WHEREAS, under Section 339.03 of the Ohio Revised Code, the Board of Trustees of the Hospital (the "Board") "shall have complete charge of the selection and purchase or lease of a site or sites for a county hospital [including hospital facilities], taking title or leasehold interest to such site or sites in the name of the county...."

WHEREAS, the Hospital's main campus is located on a parcel of land in the City of Marysville, Ohio, that is surrounded by East 9th Street to the north, South Plum Street to the east, Morey Drive to the south, and London Avenue to the west (the "Main Campus").

WHEREAS, the Main Campus has grown over the years, and as a result, the Main Campus is currently landlocked.

WHEREAS, the Hospital is in need of additional land for parking and/or future development.

WHEREAS, Mark Garwood, Timothy Garwood, Michael Garwood, and Margaret Monzingo, tenants in common, as individuals of the State of Ohio (collectively, the "Seller") own a parcel of land to the east of the Main Campus that is more particularly described in Exhibit A attached hereto (the "Property").

WHEREAS, the Property includes a parcel that could be used by the Hospital for additional parking and/or future development.

WHEREAS, the Hospital has determined that the Property is strategically located next to the Main Campus and is necessary to support the Hospital's delivery of hospital and health care services within Union County, Ohio.

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

WHEREAS, pursuant to Section 339.03 of the Ohio Revised Code, the Hospital has negotiated an Agreement for Purchase and Sale of Real Estate with the Seller (the "Purchase Agreement"), where the Hospital will purchase the Property for Two Hundred Eighty-Five Thousand and No/100 Dollars (\$285,000.00), subject to adjustments in the purchase price to account for closing costs and other matters as set forth in the Purchase Agreement (the "Purchase Price").

WHEREAS, prior to the closing, the Hospital will assign the Purchase Agreement to Union County, Ohio (the "County"), and at the request of the Hospital, the County will close on the purchase of the Property, for the benefit of the Hospital, so long as the Hospital pays the Purchase Price.

WHEREAS, in order for the County to assume the Purchase Agreement and close on the purchase of the Property, it is necessary for the Board of Commissioners of the County (the "Commissioners") to authorize the County to assume the Purchase Agreement, and to execute all other documents related thereto and all documents necessary to complete the acquisition of the Property (collectively, the "Transaction Documents"), for the benefit of the Hospital.

WHEREAS, the Board now desires to approve the purchase of the Property and to authorize the payment of the Purchase Price, all in accordance with the transaction structure contemplated herein, subject to approval from the Commissioners.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE HOSPITAL AS FOLLOWS:

Section 1. The Board hereby finds and determines as follows:

(A) The purchase of the Property pursuant to the terms of the Transaction Documents is permitted under Chapter 339 of the Ohio Revised Code;

(B) The Purchase Price to be paid for the Property represents fair consideration for the Property and will promote the public purposes stated in Section 140.02 of the Ohio Revised Code; and

(C) The purchase of the Property is reasonably necessary to provide additional land for parking and future development and to provide additional medical office space for clinical providers.

Section 2. The form, terms and provisions of the Purchase Agreement are hereby approved, with such insertions, omissions and changes as shall be approved by either the President / Chief Executive Officer or Chief Financial Officer of the Hospital (the "Authorized Officers").

Section 3. The Board hereby consents to, authorizes, and approves the transaction structure that involves the County entering into the Transaction Documents to complete the purchase of the Property and to hold title to the Property for the benefit of the Hospital.

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

Section 4. The Board hereby authorizes and approves the payment of the Purchase Price by the Hospital, pursuant to the terms of the Transaction Documents, in order to complete the purchase of the Property, subject to approval by the Commissioners.

Section 5. The Authorized Officers are authorized to take all action necessary or reasonably required to carry out, give effect to and consummate the purchase of the Property, pursuant to the terms of the Transaction Documents, by working with representatives of the County to facilitate the purchase and by funding the Purchase Price, pursuant to the terms of the Transaction Documents, using Hospital funds. The foregoing authorization shall remain in effect for a period of one (1) year from the date hereof.

Section 6. The Board hereby ratifies all actions taken by the Authorized Officers and any other duly authorized officers, agents, servants, and employees, for and on behalf of the Hospital heretofore taken in connection with the negotiation of the Transaction Documents and the purchase of the Property.

Section 7. The Board hereby finds and determines that all formal actions of the Board concerning and relating to the adoption of this resolution were adopted in an open meeting of the Board, and that all deliberations of the Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 8. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

ADOPTED AND APPROVED by the Board of Trustees of the Hospital on this 28th day of August, 2025.

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect and further certifies that the Transaction Documents are the same as presented at the meeting of the Board of Trustees of the Hospital, excepting only those changes, insertions and omissions that have been approved by the Authorized Officers.



President – Board of Trustees

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Situated in the State of Ohio, County of Union, Township of Paris, VMS 3351, City of Marysville and being Lot Numbered 281 (old number 264) of Samuel C. Lee's Addition to the Village (now City) of Marysville, as the same is numbered and delineated upon the recorded plat thereof, of record at Plat Book 1, Page 60, Union County Recorder (for renumbering of lots see Plat Book 1, page 212)

Parcel Number(s): 29-0002181.0000

Map Number(s): 101-08-06-012.000

Property Address: 205 E. 11th Street, Marysville, Ohio 43040

Prior Instrument reference: 202501210000441

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

*A fully executed copy of this resolution was not available at the time these minutes were journalized.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

RESOLUTION NO. 25-388:**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 September 8, 2025.

Vendor	Name	CK RUN	Invoice	PO	Invoice Amt	Status	Dept
1167	UC CRIMINAL DEFENSE	091025	219376	20250886	50,764.00	Pending approval	412

Add Desc: September 2025 - Public Defender Contract


Commissioners 9/10/2025

C.J. 2025
25-388
Date 9/10/25

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

* * *



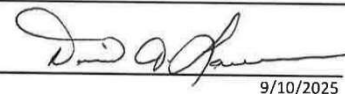
UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

RESOLUTION NO. 25-389:**Transfers of Appropriations and/or Funds**

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

JOURNAL	LINE	ENTRY DATE	JNL SHORT DESC	JNL EFF DATE	AMD STATUS	JNL CLERK	ORG	OBJECT	PROJECT	COMMENT	DTL EFF DATE	DR/CR	AMOUNT
905	1	8/27/2025	passthru	8/27/2025	pending approval	cwarnock	35240608	530100		decrease CS to increase other	8/27/2025	D	\$ 279,000.00
905	2	8/27/2025	passthru	8/27/2025	pending approval	cwarnock	35240608	550100		increase Other from CS	8/27/2025	I	\$ 279,000.00
ADD'L DESC: Passthrough transaction of the housing board's purchase of additional home - Board of DD *same as last week*													
262	1	9/8/2025	fund trsfr	9/8/2025	pending approval	jhites	36542008	530100		contract services	9/8/2025	D	\$ 100,000.00
262	2	9/8/2025	fund trsfr	9/8/2025	pending approval	jhites	36542008	530670		foster care	9/8/2025	I	\$ 100,000.00
ADD'L DESC: Align with expenditures - Children Services													
231	1	9/5/2025	transfer	9/5/2025	pending approval	manderson	25002300	550305		cover year end expenses	9/5/2025	D	\$ 50,000.00
231	2	9/5/2025	transfer	9/5/2025	pending approval	manderson	25002200	520185		cover year end expenses	9/5/2025	I	\$ 50,000.00
ADD'L DESC: Cover year end expenses - Engineer													

  
Commissioners 9/10/2025

C.J. 2025
25-388
Date 9/10/25

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
September 10, 2025

ADMINISTRATOR ACTION NO. 25-102A:**Payment of Bills**

Human Resources Director Ginger Yonak approved the payment of regular purchase order bills and the “then and now” bills submitted for the week of September 8, 2025.

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
2191	AMAZON	091025	1NC6-MML9-9CNP	20250395	12.22	Pending approval	438
8963	FRANKLIN ELECTRIC CO	091025	592959404	20251089	15.00	Pending approval	420
7406	AMAZON CAPITAL	091025	1M9X-H16P74G7	20255382	15.98	Pending approval	422
7406	AMAZON CAPITAL	091025	1316-YR99-4FH7	20255401	15.99	Pending approval	422
733	MC AULIFFE'S ACE	091025	420318	20250156	16.07	Pending approval	438
2245	RICHWOOD BANKING VIS	091025	315416046	20247006	16.99	Pending approval	426
6853	PEACOCK WATER	091025	1063841090125	20250352	17.50	Pending approval	410
3052	KITCHEN, SHARON	091025	09.2025 AA	20255363	17.70	Pending approval	420
10316	COUGHLIN AUTOMOTIVE	091025	516001357	20250225	20.00	Pending approval	438
7406	AMAZON CAPITAL	091025	1GMQ-TNK7-3LIQ	20255398	20.89	Pending approval	422
6354	KRAMER ENTERPRISES,	091025	143565	20250497	21.79	Pending approval	422
6047	PLOTNER HARDWARE LLC	091025	Aug25	20255386	23.89	Pending approval	422
10307	AUTOMATED SECURITY	091025	114355	20255390	24.00	Pending approval	420
5248	GUARDIAN MEDICAL MON	091025	35952	20255392	25.00	Pending approval	420
8449	AUNALYTICS, INC.	091025	30035465	20250809	25.00	Pending approval	418
1497	AUTO ZONE INC	091025	01731335634	20250221	27.86	Pending approval	438
7406	AMAZON CAPITAL	091025	16Y1RT743RDR	20250829	30.99	Pending approval	426
4068	AGILE NETWORKS	091025	681054	20250401	31.00	Pending approval	438
4068	AGILE NETWORKS	091025	681055	20250401	31.00	Pending approval	438
5219	MOORE MEDICAL LLC	091025	87785176, 87777571	20251027	32.49	Pending approval	418
8322	VERIZON CONNECT FLEE	091025	55619000073075	20250502	34.90	Pending approval	422
6853	PEACOCK WATER	091025	1026731090125	20251578	35.00	Pending approval	410
7982	TLC DRY CLEANING	091025	AAFDC2	20250264	35.00	Pending approval	438
3711	RIFFLARD, JOHNNY & A	091025	09.2025 AA	20255368	35.40	Pending approval	420
6066	HOSTETLER, SHELLIE	091025	09.2025 AA	20255354	35.40	Pending approval	420
1127	QUILL CORPORATION	091025	45381399	20250305	41.39	Pending approval	410
6330	CDA, INC.	091025	18068	20253866	42.00	Pending approval	426
7406	AMAZON CAPITAL	091025	1KKH-4R6C-C6TG	20255384	42.02	Pending approval	422
2119	GORDON FLESCH COMPAN	91025	15268256	20247142	43.08	Pending approval	436
516	SILCO FIRE PROTECTIO	091025	6014265	20250921	44.50	Pending approval	470
6354	KRAMER ENTERPRISES,	091025	143566	20250479	47.05	Pending approval	422
2119	GORDON FLESCH COMPAN	91025	15284221	20250962	48.00	Pending approval	414
2119	GORDON FLESCH COMPAN	91025	15232421	20247142	48.12	Pending approval	436
52	DAYTON POWER & LIGHT	091025	219411	20250919	49.36	Pending approval	470
999999	JENNIFER WILKERSON	RE091025	1100050110060		52.42	Pending approval	404
2262	INTERNATIONAL	091025	SIN415252	20250407	55.00	Pending approval	438
39	COLUMBIA GAS OHIO IN	091025	219398	20250853	55.97	Pending approval	470
39	COLUMBIA GAS OHIO IN	091025	219406	20250853	55.97	Pending approval	470
7618	VANCO PAYMENT SOLUTI	091025	15634789	20250494	58.60	Pending approval	422
2108	QUENCH USA, INC.	091025	INV09372910	20250898	59.13	Pending approval	470
7309	SYNCHRONY BANK	091025	July/Aug25	20255385	59.81	Pending approval	422
2586	GRIFFITH, JENNIFER N	091025	CAC CONFERENCE	20255065	60.31	Pending approval	426
1873	PARR PUBLIC SAFETY E	091025	INV114552	20254922	60.98	Pending approval	438
39	COLUMBIA GAS OHIO IN	091025	219405	20250853	63.17	Pending approval	470
3204	JOHN DEERE FINANCIAL	091025	July/Aug25	20255387	64.68	Pending approval	422
10316	COUGHLIN AUTOMOTIVE	091025	515000746 1	20255404	65.36	Pending approval	422
2566	WASHINGTON AUTO PART	091025	SS Aug25	20255396	70.68	Pending approval	477
6168	SBA STRUCTURES, INC.	091025	IN15901668	20250914	70.96	Pending approval	470
39	COLUMBIA GAS OHIO IN	091025	219408	20250853	72.18	Pending approval	470
516	SILCO FIRE PROTECTIO	091025	6014252	20250921	74.00	Pending approval	470
10316	COUGHLIN AUTOMOTIVE	091025	516001680	20250225	74.99	Pending approval	438
10316	COUGHLIN AUTOMOTIVE	091025	516001266	20250225	74.99	Pending approval	438
10316	COUGHLIN AUTOMOTIVE	091025	516001326	20250225	74.99	Pending approval	438

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Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
10316	COUGHLIN AUTOMOTIVE	091025	516001433	20250225	74.99	Pending approval	438
9669	JEREMY E. RINEHART	091025	09.2025 AA	20255369	85.40	Pending approval	420
146	PITNEY BOWES	091025	3321221009	20250138	95.91	Pending approval	438
2683	OARNET	091025	CI-00367094	20250405	100.00	Pending approval	438
833	VERIZON WIRELESS GRE	091025	6121876643	20250306	100.29	Pending approval	438
9858	WEX BANK	91025	107050641	20250958	107.83	Pending approval	414
1380	UCO INDUSTRIES	091025	23977	20250506	110.00	Pending approval	422
8723	SULLIVAN, ABBY	091025	JULY 2025	2025066	112.93	Pending approval	426
10316	COUGHLIN AUTOMOTIVE	091025	516001466	20250225	116.95	Pending approval	438
8322	VERIZON CONNECT FLEE	091025	Eng619000073075	20250470	123.75	Pending approval	422
10316	COUGHLIN AUTOMOTIVE	091025	516001434	20250225	126.95	Pending approval	438
833	VERIZON WIRELESS GRE	09102025	6121562872	20250271	129.99	Pending approval	472
9523	STARBRITE TRAILERS,	091025	INV-1957	20255406	133.00	Pending approval	422
7406	AMAZON CAPITAL	091025	1TJM-JX1W-6HTQ	20255399	143.60	Pending approval	422
6726	OHIO ASSOCIATION OF	091025	J. Kleiber-2025	20255326	150.00	Pending approval	426
511	VARMENT GUARD ENVIRO	091025	10117152	20251036	150.22	Pending approval	418
7406	AMAZON CAPITAL	091025	17MM-YHJL-4QXJ	20250829	152.93	Pending approval	426
1522	CENTURYLINK	091025	748852190	20254394	153.25	Pending approval	420
8322	VERIZON CONNECT FLEE	091025	Bldg619000073075	20250503	160.05	Pending approval	422
5612	CHARM-TEX, INC.	091025	0415479-IN	20251024	165.60	Pending approval	418
999999	HERBERT FISCHER	RE091025	2900062770000		166.00	Pending approval	404
2245	RICHWOOD BANKING VIS	091025	166326	20255327	167.78	Pending approval	426
733	MCAULIFFE'S ACE	091025	August 2025	20251022	167.94	Pending approval	418
23	TIME WARNER COMMUNIC	091025	6707082725	20250487	168.94	Pending approval	422
1873	PARR PUBLIC SAFETY E	091025	INV114551	20254918	177.90	Pending approval	438
1873	PARR PUBLIC SAFETY E	091025	INV114554	20250134	177.90	Pending approval	438
8926	WISE COMMUNICATIONS	91025	082025	20255063	179.00	Pending approval	414
516	SILCO FIRE PROTECTIO	091025	6014190	20250921	181.25	Pending approval	470
4260	WORKFORCE PAYHUB	091025	PA00089765	20250474	181.30	Pending approval	422
9080	CONTINENTAL BROADBAN	091025	INV-754311	20250317	194.40	Pending approval	404
1873	PARR PUBLIC SAFETY E	091025	INV114556	20250337	195.88	Pending approval	438
999999	MICHAEL THOMPSON	RE091025	3800230780000		200.00	Pending approval	404
886	DAVE'S PHARMACY	091025	1268, 1253, 1250	20251032	202.67	Pending approval	418
39	COLUMBIA GAS OHIO IN	091025	219407	20250853	216.27	Pending approval	470
4837	WATCH SYSTEMS	091025	65315	20250206	231.66	Pending approval	438
1873	PARR PUBLIC SAFETY E	091025	INV114598	20255199	244.88	Pending approval	438
9	AQUA SCIENCE INC	091025	156066	20253858	244.96	Pending approval	470
9153	MACK, JARROD	091025	09.2025 AA	20255365	247.80	Pending approval	420
697	VANCE, SCOTT	091025	09.2025 AA	20255372	250.00	Pending approval	420
3204	JOHN DEERE FINANCIAL	091025	219417	20240832	259.97	Pending approval	470
1127	QUILL CORPORATION	091025	45359395	20250305	261.65	Pending approval	410
9495	ADVANCED MEDICAL	091025	INV-24-2826	20255393	276.00	Pending approval	420
1039	REPUBLIC WASTE SERVI	091025	0046-006332517	20250333	279.85	Pending approval	438
5750	KONICA MINOLTA PREMI	091025	562541045	20250239	279.95	Pending approval	410
3862	ADAMS, ROBERT	091025	AA 9.2025	20255350	281.43	Pending approval	420
8092	REYNOLDS, RIDINA	091025	09.2025 AA	20255367	281.43	Pending approval	420
696	ACLOCHE'	091025	1130755	20251135	291.20	Pending approval	412
3441	KLINKER, DAVID E.	091025	09.2025 AA	20255364	300.90	Pending approval	420
10359	CONSUMERINFO.COM	091025	2605104043	20255378	301.50	Pending approval	412
2912	GOFORMZ, INC.	091025	2025-107015	20255219	312.00	Pending approval	404
516	SILCO FIRE PROTECTIO	091025	6014107	20250921	313.75	Pending approval	470
10198	WHARTON, KOTA	091025	INV-350	20252450	316.00	Pending approval	422
119	MARYSVILLE JOURNAL	091025	41974	20255320	322.00	Pending approval	404

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Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
7406	AMAZON CAPITAL	091025	1LPQ-TWGP-6119	20255400	344.99	Pending approval	422
2532	OHIO CSEA	091025	24370	20255344	350.00	Pending approval	420
9240	SUPERIOR BUILDING SE	091025	8291	20250927	350.00	Pending approval	470
833	VERIZON WIRELESS GRE	091025	6121822563	20250935	369.96	Pending approval	470
6354	KRAMER ENTERPRISES,	091025	143564	20250479	370.04	Pending approval	422
696	ACLOCHE'	091025	1131093	20251135	374.40	Pending approval	412
1830	KLOSTERMAN BAKING	091025	100606023241, 23382	20251025	393.38	Pending approval	418
516	SILCO FIRE PROTECTIO	091025	6014940	20250921	407.50	Pending approval	470
5391	COUNTY ENGINEERS ASS	091025	16564	20255302	425.00	Pending approval	404
1277	CHEROKEE RUN LANDFIL	091025	4054-000028360	20255402	434.87	Pending approval	422
1807	STATE HIGHWAY SUPPLY	091025	29894-IN	20255407	450.00	Pending approval	422
1127	QUILL CORPORATION	091025	45423873	20250190	502.81	Pending approval	410
8449	AUNALYTICS, INC.	091025	30035641	20250403	512.00	Pending approval	438
833	VERIZON WIRELESS GRE	091025	6121965423	20250306	517.25	Pending approval	438
39	COLUMBIA GAS OHIO IN	091025	219404	20250853	542.49	Pending approval	470
3707	RUSH TRUCK CENTER	091025	3043052598	20255405	550.00	Pending approval	422
4068	AGILE NETWORKS	091025	681052	20250308	600.00	Pending approval	404
9582	HARGROVE, JAMES A	091025	2023PJ006	20251297	600.00	Pending approval	412
3105	SONSTEIN, JO	091025	8.2025 FC	20255349	605.00	Pending approval	420
10316	COUGHLIN AUTOMOTIVE	091025	516001432	20250225	631.54	Pending approval	438
1127	QUILL CORPORATION	091025	45446985	20250132	659.44	Pending approval	438
2245	RICHWOOD BANKING VIS	91025	219434	20250953	661.50	Pending approval	414
122	MARYSVILLE PRINTING	091025	56461	20255298	662.63	Pending approval	440
3300	CRESTLINE SPECIALTIE	091025	5958969	20254455	673.82	Pending approval	420
10359	CONSUMERINFO.COM	091025	2603112216	20255378	753.75	Pending approval	412
4068	AGILE NETWORKS	091025	681053	20250401	760.00	Pending approval	438
8186	HARR, MINDY	091025	09.2025 AA	20255353	761.10	Pending approval	420
9912	INTERSTATE BILLING S	091025	1230976,1231077	20255347	785.54	Pending approval	420
9077	PETTINGELL, KIM	091025	09.2025 AA	20255366	791.19	Pending approval	420
2245	RICHWOOD BANKING VIS	091025	August 2025 travel J	20254689	912.91	Pending approval	426
2455	ALERE TOXICOLOGY SER	091025	419368 GF	20255068	918.12	Pending approval	426
2245	RICHWOOD BANKING VIS	91025	219433	20250951	939.28	Pending approval	414
39	COLUMBIA GAS OHIO IN	091025	219409	20250853	972.98	Pending approval	470
3917	AT&T MOBILITY	091025	287304695737X082525	20250326	975.00	Pending approval	438
8322	VERIZON CONNECT FLEE	091025	Roads619000073075	20250477	986.50	Pending approval	422
1400	VANOVER MANAGEMENT C	091025	Sept '25 rent JA, SO	20255343	999.00	Pending approval	420
8449	AUNALYTICS, INC.	091025	30035634	20250261	1,048.90	Pending approval	410
516	SILCO FIRE PROTECTIO	091025	6011981	20250921	1,060.28	Pending approval	470
7259	SPEAKWRITE LLC	091025	d7da3e2f	20255346	1,151.74	Pending approval	420
148	POSTMASTER	091025	Permit2025	20255388	1,200.00	Pending approval	422
4835	BUCKEYE STATE ED	091025	219190	20255195	1,200.00	Pending approval	438
10359	CONSUMERINFO.COM	091025	2603129025	20255378	1,204.00	Pending approval	412
6330	CDA, INC.	091025	18067	20253866	1,295.25	Pending approval	426
10359	CONSUMERINFO.COM	091025	2604103165	20255378	1,296.45	Pending approval	412
8818	CHAIN, ASHLEY B	09102025	1834	20255371	1,300.00	Pending approval	416
8449	AUNALYTICS, INC.	091025	30035635	20250895	1,311.00	Pending approval	470
8449	AUNALYTICS, INC.	091025	30035637	20250848	1,415.00	Pending approval	470
516	SILCO FIRE PROTECTIO	091025	2741864	20250921	1,425.00	Pending approval	470
39	COLUMBIA GAS OHIO IN	091025	219401	20250853	1,427.20	Pending approval	470
1039	REPUBLIC WASTE SERVI	091025	0046-006337223	20251039	1,440.66	Pending approval	418
516	SILCO FIRE PROTECTIO	091025	6013246	20250921	1,446.50	Pending approval	470
38	CITY OF MARYSVILLE	091025	25-009	20254440	1,525.00	Pending approval	412
8449	AUNALYTICS, INC.	091025	30035466, 30034588	20255117	1,555.72	Pending approval	418

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September 10, 2025

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
7126	GONGWER NEWS	091025	A219820-OH	20255394	1,700.00	Pending approval	412
2245	RICHWOOD BANKING VIS	091025	July-Aug 2025 travel	20254689	1,744.78	Pending approval	426
5702	HANDEL INFORMATION T	091025	19607	20251034	1,853.00	Pending approval	418
7124	JASPER ENGINE	091025	14880175	20255226	1,857.00	Pending approval	422
39	COLUMBIA GAS OHIO IN	091025	219403	20250853	2,057.08	Pending approval	470
1762	WINGS ENRICHMENT CEN	091025	3024959	20255342	2,148.30	Pending approval	420
2693	AIR FORCE ONE INC.	091025	569050	20250808	2,227.00	Pending approval	418
7944	LYON, DIANA	091025	23673987(1)	20255395	2,235.61	Pending approval	412
2455	ALERE TOXICOLOGY SER	091025	L419368-DYS	20250830	2,509.13	Pending approval	426
2566	WASHINGTON AUTO PART	091025	Aug25	20250476	3,101.92	Pending approval	422
2089	VRI	091025	8/2025	20255389	4,058.00	Pending approval	420
2284	DELAWARE COUNTY TREA	091025	U110848	20250501	4,584.02	Pending approval	422
371	WARNER'S LIQUID WAST	091025	ENV270	20250499	5,400.00	Pending approval	422
10151	HARVEY, MIRANDA	091025	08.2025 FC	20255348	5,542.09	Pending approval	420
10090	SHEPPARD MULLIN RICH	091025	260033825	20251094	6,216.00	Pending approval	412
2167	FABER, KEITH	091025	BILL0000000362270	20255325	6,703.20	Pending approval	404
4472	CAREGIVER USA CORP	091025	1163-19	20255391	6,789.75	Pending approval	470
1852	TRANE	091025	315617898	20253115	7,168.00	Pending approval	470
55	RIGHTWAY FOOD SERVIC	091025	10503 8/31/25	20251035	7,629.60	Pending approval	418
10326	HIGHCOM ARMOR SOLUTI	091025	INV25-28872	20254523	9,133.74	Pending approval	438
10002	CHESAR, RICHARD	091025	2025-011	20254763	9,466.22	Pending approval	438
783	APPRAISAL RESEARCH C	091025	119124	20255034	10,439.33	Pending approval	404
8449	AUNALYTICS, INC.	091025	30035636	20250849	10,580.10	Pending approval	470
8365	DARTPOINTS	091025	148208	20247913	11,959.57	Pending approval	404
10090	SHEPPARD MULLIN RICH	091025	2060033428	20251094	13,008.00	Pending approval	412
4955	OSCAR W. LARSON CO.	091025	P849466	20252539	16,070.00	Pending approval	422
1873	PARR PUBLIC SAFETY E	091025	INV114509	20253366	18,221.56	Pending approval	438
1873	PARR PUBLIC SAFETY E	091025	INV114510	20253365	18,301.66	Pending approval	438

Angie Upak
 Human Resources Director

9-10-25
 9/10/2025

C.J. 2025
 Date 9/10/25

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

ADMINISTRATOR ACTION NO. 25-103A:**Transfer of Appropriations and/or Funds**

Human Resources Director Ginger Yonak 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
288	1	9/9/2025	transfer	9/9/2025	pending approval	mlehman	04701000	540235		transfer	9/9/2025	D	\$ 45,000.00
288	2	9/9/2025	transfer	9/9/2025	pending approval	mlehman	04360000	520100		transfer	9/9/2025	I	\$ 45,000.00

ADD'L DESC: Recorder's Office furniture being moved from Facilities Equipment - Facilities


Human Resources Director

9-10-25
9/10/2025

C.J. 2025
25-103A
Date 9/10/25

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

TRANSFER FORM

09/10/2025 Wednesday (Due to the Auditor by noon Monday)

Department: Union County Human Services Date: 09/05/2025

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	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
To: <u>General</u>	04140000	Common Pleas	Rev	450116	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	Amount: \$	2217.78			

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

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

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

Reason for Request:
9/2025 Title IV-D Services Common Pleas Magistrate

Approved by Administrator *[Signature]*

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): *[Signature]*

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

TRANSFER FORM

09/10/2025 Wednesday (Due to the Auditor by noon Monday)

Department: Union County Human Services Date: 09/05/2025

RESOLUTION RE: TRANSFER OF FUNDS

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

From: <u>Child Support</u>	<u>36342008</u>	Contract Services	Exp	<u>530100</u>	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
To: <u>General</u>	<u>04263100</u>	Juvenile Court	Rev	<u>450116</u>	
<small>Fund Name</small>	<small>Org Number</small>	<small>Object Name</small>		<small>Object Number</small>	<small>Project Number</small>
	Amount: \$	<u>2968.39</u>			

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

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

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

Reason for Request:
7/2025 Title IV-D Services Juvenile Clerk of Court

Approved by Administrator 

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 

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

TRANSFER FORM

9/10 Wednesday (Due to Auditor by noon Monday)

Department: Human Services

Date: 9/15/2025

RESOLUTION RE: TRANSFER OF FUNDS

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

From:	PCSA	36542008	Foster Care	Exp	530670	
	Fund Name	Org Number	Object Name		Object Number	Project Number
To:	Nursing	9130H025	Foster Care Assessment	Rev	428020	
	Fund Name	Org Number	Object Name		Object Number	Project Number
		Amount: \$	\$	90.00		

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

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

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

Reason for Request:

9/1/2025	August '25 Foster Exams and Weight Checks	\$ 90.00	Transfers total:
		\$ -	\$ 90.00
		\$ -	
		\$ -	

Approved by Administrator *King, Donald*

Roll call vote resulted as follows:

cc: Auditor

Steve Robinson _____
Thomas A. McCarthy _____
Dave Lawrence _____

C.J.: _____

Date: _____

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

Auditor's Office Approval _____

HR 09/08/25

UNION COUNTY COMMISSIONERS JOURNAL 2025

September 10, 2025

TRANSFER FORM

_____ Wednesday (Due to the Auditor by noon Monday)

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

From: <u>EMA</u>	<u>04720600</u>	<u>CONTRACT SERVICES</u>	<u>Exp</u>	<u>530100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>Sheriff's Rotary</u>	<u>20943808</u>	<u>Webcheck / Fees</u>	<u>Rev</u>	<u>420104</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>13.00</u>			

From: <u>EMA</u>	<u>04720600</u>	<u>CONTRACT SERVICES</u>	<u>Exp</u>	<u>530100</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
To: <u>Sheriff's Rotary</u>	<u>20943808</u>	<u>Webcheck / BCI Fees</u>	<u>Rev</u>	<u>420111</u>	
Fund Name	Org Number	Object Name		Object Number	Project Number
	Amount: \$	<u>22.00</u>			

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

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

Reason for Request:

Invoice #2025APR-08 for a Webcheck in April

1 @ \$35.00 Each = \$13.00 Sheriff's Fees; \$22.00 BCI Fees

Approved by Administrator 

Roll call vote resulted as follows:

cc: Auditor
Originator
Resolution File

Steve Robinson _____

Tom McCarthy _____

Dave Lawrence _____

C.J. _____, Page _____

Date: _____

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

revised 1/2/2025

Auditor's Office Approval HR 08/08/2025

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025

Thomas Perry, CDC of Ohio, Inc. and Jessi Landon, resident, arrived at this time.

* * *

CDBG Update – Milford Center, Thomas Perry:

- Mr. Perry stated he attended Darby Dash in Milford Center over Labor Day weekend. He handed out surveys to residents of Milford Center for the Neighborhood Revitalization Grant. Many residents expressed interest in revitalizing downtown buildings. He met Ms. Landon who is a resident of Milford Center and is interested in opening a coffee shop in one of the vacant downtown buildings. CDBG has a downtown building slum/blight grant opportunity, and this coffee shop could potentially qualify.
- Commissioner Robinson asked if Union County has used this before, and Mr. Perry stated they have not, but the state likes existing buildings with plans to revitalize them with this program. Ms. Landon has drawn up a plan Mr. Perry feels confident the state would like to qualify for funding.
- Mr. Perry stated residents in Milford Center want to see the downtown area updated.
- Commissioner McCarthy asked how this program differs from other CDBG grant programs.
- Mr. Perry stated this is a grant from the state for up to \$240,000. It can be roofing, painting the outside of the building, or anything else for slum and blight.
- Ms. Landon stated she purchased the property for \$200,000 and rehabilitation for the building is another \$180,000 to \$200,000. The grant does not cover the purchase price, but it will cover rehabilitation costs. The property is located at 9 East State Street, and it has drive-thru. This property was formally an old body shop.
- Commissioner Robinson asked if the Board needed to act on anything today, and Mr. Perry stated no action needs taken and there is no charge to initially apply for this grant. If the grant is awarded, there would be a fee of \$15,000 that would need to be paid to CDC of Ohio, Inc. This to administer the grant. There are times counties pay for this directly, the village pays for it, or the building owner pays the fee.
- Commissioner Robinson stated he would prefer for the business owner to pay the \$15,000 and then county distribute those funds to CDC of Ohio, Inc.
- Commissioner McCarthy asked if an easement was needed on this property, and Ms. Landon stated all zoning for the easement has been approved.
- Commissioner Lawrence asked when Ms. Landon would like to open her business, and she stated the goal is April 2026.
- Commissioner Robinson asked for the timeline for applying for this type of grant.
- Mr. Perry stated he has reached out to the state, and they have replied back. There is the ability to do this rehabilitation in phases with the first step making the space able to be occupied. There is zero risk to the Commissioners. He can submit this application to the state in October.
- Commissioner McCarthy asked the size of the space, and Ms. Landon stated it is 1700 square feet.
- Commissioner McCarthy asked if Ms. Landon or Mr. Perry have reached out to Economic Development about resources they can potentially offer.
- Mr. Perry stated he has reached out to someone in Economic Development but has not gotten a reply. He will reach back out again.
- Commissioner Robinson stated the Board is in agreeance to move forward with this.

Thomas Perry and Jessi Landon left the meeting at this time.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2025
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*Assistant County Prosecutor Thayne Gray provided the following updates:

- He is continuing to work on the Memorial Hospital property transaction. The closing will be in November.
- He received an email from Eric Phillips regarding a request for an assignment for a role in the Scott's enterprise zone agreement.

* * *

*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 Tri-County Jail meeting.
- He attended the Land Bank meeting last Thursday.

* * *

Commissioner Tom McCarthy provided the following updates:

- He attended the Land Bank last Thursday. They are looking at a program that allows property owners permission to get demolition of blight. The goal is to prevent people from having to take care of properties the owners have neglected.
- He attended the Airport Authority meeting on Monday. Someone would like to build a private hanger at the airport, and there were questions about what rental requirements would be for this scenario.

* * *

Commissioner Steve Robinson provided the following updates:

- He has an LUC meeting tomorrow. There will be four different meetings for LUC.

* * *

Charles Hall arrived at this time.

* * *

Commissioner McCarthy stated the Board should consider getting information out to residents about property taxes. Most residents are going to see a significant increase in their property values, but there is a misunderstanding about how much that increase will be and what is funded by property taxes. The state approved rates will not be available until December. It is important state legislatures hear from local governments how this change in funding can be detrimental, and potential alternatives to eliminating property taxes.

Mr. Hall stated he has a neighbor who sold their property for significantly more than what it is worth. This is also driving values of properties up and increasing property taxes as well.

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Commissioner McCarthy stated something similar happened to a home in his neighborhood, and it is unfortunate that the housing market is this way. The state gave the option to potentially double the homestead exemption, but it would be funded by local dollars.

Mr. Hall stated some kind of help for senior citizens that need it would be beneficial.

* * *

*Received the following plats for signatures:

- Currier Ridge – Final Plat
- Glacier Pointe 5, Phase 2


* * *

*Received the 2025 application with attachments from Amber Scott, President/CEO/Turning Point on September 11, 2025.


* * *

*Commissioner Steve Robinson adjourned the meeting at 9:41 a.m.


The preceding Minutes were read and approved September 24, 2025.


Digitally signed by Steve Robinson
DN: cn=Steve Robinson,
o=Commissioners, ou=Commissioner,
email=mlhman@unioncountyohio.gov,
c=US
Date: 2025.09.24 11:31:27 -04'00'
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=mlhman@unioncountyohio.g
ov, c=US
Date: 2025.09.24 11:30:52 -04'00'
Adobe Acrobat version:
2020.005.30793

David A. Lawrence
Commissioner


Digitally signed by
Tom McCarthy
Date: 2025.09.24
11:30:33 -04'00'

Tom McCarthy
Commissioner

UNION COUNTY COMMISSIONERS JOURNAL 2025
September 10, 2025



Digitally signed by Mallory Lehman
DN: cn=Mallory Lehman, o=Commissioners,
ou=Assistant Clerk to the Board,
email=mlehman@unioncountyohio.gov,
c=US
Date: 2025.09.24 11:30:07 -04'00'
Adobe Acrobat version: 2020.005.30793

Mallory Lehman, Clerk to the Board