

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

The Union County Commissioners met in regular session this 29th day of July 2026, with the following members present:

Tom McCarthy, President
Steve Robinson, Vice President
Shaun Bailey, Commissioner
Bill Narducci, County Administrator
Janell Alexander, Budget Analyst
Mallory Lehman, Clerk to the Board

* * *

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

* * *

*Thayne Gray, Assistant Prosecuting Attorney; Luke Sutton, Project Engineer; Brad Bodenmiller, Director/LUC; Bart Barok, Rockford Development Investments; Kathy Young, City Council Representative; Clifford Collins, resident; John Marshall, resident; Mike Williamson, Marysville Journal Tribune; and Joe Case, Marysville Matters were in attendance.

* * *

Old Business: Gateway Crossing Variance Requests

Mr. Sutton stated the developer has submitted new variance requests and changed the 25-foot request to 40 feet.

Mr. Barok stated the dock loading area on the property will be 50 and 100 feet. The 40-foot variance request would not be for roads, but for the paved portions going through the parking lots and sides of the buildings.

Mr. Sutton stated the Engineer's Office approved 40-foot variances for the Dublin Green development, but that was on conditional that the property would remain private.

Mr. Bodenmiller stated he supported the Engineer's Office approving these variance requests but requested to add the following conditions: granting these variances is not intended to allow alternative configurations, such as allowing additional through lots, streets with reduced widths, or permanent dead-end streets.

Mr. Sutton and Mr. Barok both agreed with the conditions.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

RESOLUTION NO. 26-343:

Pick Up Off the Table Resolution No. 26-312T, Gateway Variance Requests – Engineer

The Board of County Commissioners hereby approves to Pick Up Off the Table Resolution No. 26-312T, Gateway Variance Requests.

A motion was made by Steve Robinson and seconded by Shaun Bailey to approve this Resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

RESOLUTION NO. 26-344:**Approve the Gateway Crossing Variance Requests with the Conditions that Granting These Variances is not Intended to Allow Alternative Configurations, Such as Allowing Additional Through Lots, Additional Streets With Reduced Widths, or Additional Permanent Dead-End Streets – Engineer**

The County Commissioners do hereby Approves the Gateway Crossing Variance Requests with the Conditions that Granting These Variances is not Intended to Allow Alternative Configurations, Such as Allowing Additional Through Lots, Additional Streets With Reduced Widths, or Additional Permanent Dead-End Streets.

Variance 1:Design Section 406 – Street Right-of-Way Width

The proposed project is a commercial retail development that will have private street access easements. Maintenance will be provided by the owner of the development and not the Township or County. The owner and retail tenants do not need 60 feet of private right-of-way to maintain their own streets.

Due to the private ownership and intended function of the private access drives within the site, a variance is being requested to reduce the minimum required right-of-way width to 40 feet, as the intent of the regulations can be equally served by the reduced width for a commercial development.

Variance 2:Design Section 412.3 – Block Lengths

The proposed project will provide access to the out parcels along State Route 161. The proposed access point is in the middle of the site, and the location is being developed with the traffic study. The access point that aligns with the street centered on the property does not allow for 500' blocks being measured from Weldon Road to a private access street.

Due to the limits of the existing parcel size, a variance is being requested to reduce the minimum required block length to 380 feet, as the reduced length can equally serve the intent of the regulations for a commercial development.

Variance 3:Design Section 413.4 – Through Lots

The proposed project is commercial in nature and access is needed directly to streets on both the front and rear sides of the parcels. ODOT will not allow out parcel access directly to State Route 161 and recommends the use of backage roads to provide access to individual parcels. Additionally, the large retailers in the northern part of the site need separate customer vehicular access to the front of their stores and truck access to the back.

Due to the access management requirements of ODOT and the need to separate truck traffic and vehicular traffic for safety, a variance is being requested to permit through lots,

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

as they can equally serve the intent of the regulations while avoiding access hardship in the site layout.

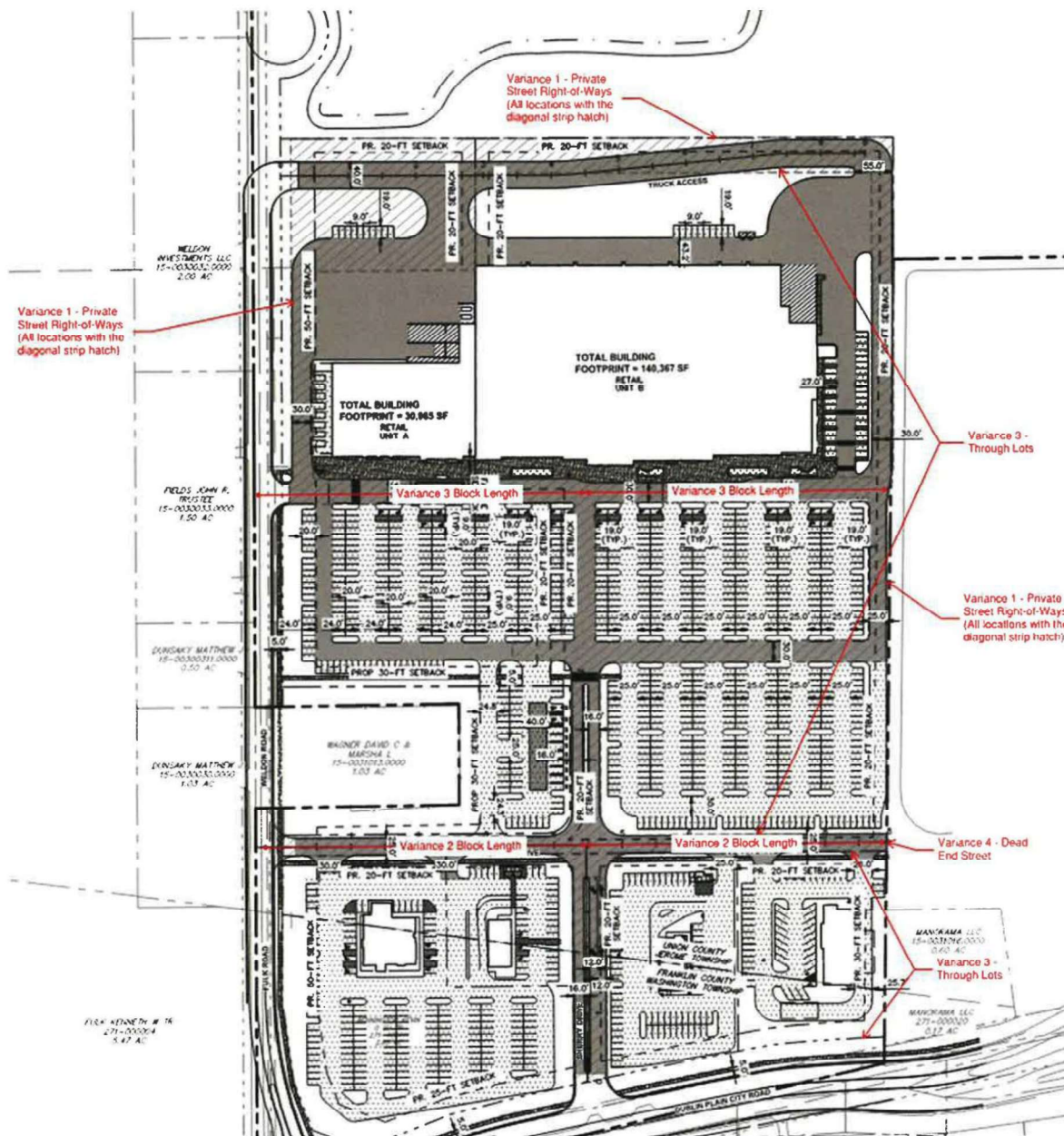
Variance 4:Design Section 408.3 – Permanent Dead End Streets

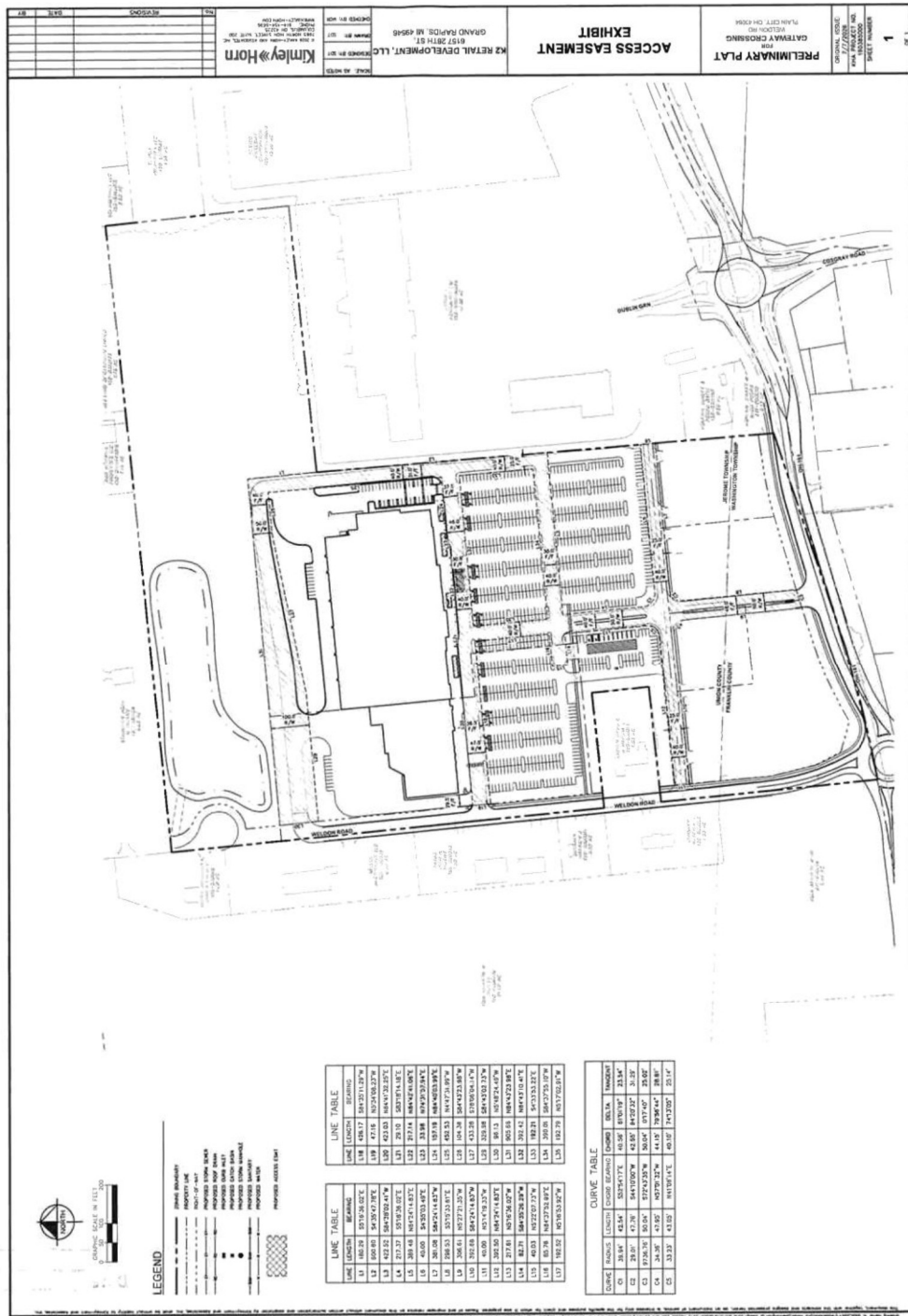
During traffic study meetings and traffic study reviews, ODOT, Union County, Franklin County and the City of Dublin requested that this development connect to the Dublin Green shopping center. The Dublin Green shopping center did not provide an access easement to allow for future connection of this property to the existing backage road behind Taco Bell. In discussions with the four aforementioned agencies, the developer has agreed to extend a road and access easement to the property line in the event that an agreement can be worked out in the future with Dublin Green to connect the two roads.

Due to the request of the Counties, ODOT and City to provide the possibility of future connection with Dublin Green shopping center to the east, a variance is being requested to permit dead end private streets, so that the development can meet the request of the government agencies.

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026





A motion was made by Steve Robinson and seconded by Tom McCarthy that this resolution be adopted and carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

UNION COUNTY COMMISSIONERS JOURNAL 2026
July 29, 2026

Jennifer Segner-Maxwell, resident, arrived at this time.

* * *

Commissioner McCarthy asked Ms. Segner-Maxwell if she would like to continue serving on the Union County Joint Recreation District, and Ms. Segner-Maxwell stated she would.

Ms. Segner-Maxwell stated she has enjoyed serving on the Joint Recreation District, and Dave Raymond is a great boss. She is happy to continue serving. The District is currently building a shelter house for the local cricket teams, and new lighting on the ball fields for night games. To help with keeping the community updated, the District has created a Facebook page.

Commissioner Bailey thanked Ms. Segner-Maxwell for her time and serving on the Joint Recreation District.

* * *

RESOLUTION NO. 26-345:

Reappointment of Jennifer Segner Maxwell to the Union County Joint Recreation District – Commissioners

The Board of Commissioners hereby approves the Reappointment of Jennifer Segner Maxwell to the Union County Joint Recreation District.

Term: August 1, 2026 – July 31, 2029

A motion was made by Tom McCarthy and was seconded by Steve Robinson that this resolution be adopted and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

Jennifer Segner-Maxwell left the meeting at this time.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

RESOLUTION NO. 26-346:**Approve the Del Webb, Phase 2 Performance Bond – Engineer**

The Board of County Commissioners hereby approves the Del Webb, Phase 2 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

July 22, 2026

To: Union County Commissioners

From: Luke Sutton, Union County Engineer's Office

Re: Del Webb, Phase 2 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. SU1216727 from Arch Insurance Company, dated July 13, 2026.

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

Thayne D.
Gray

Digitally signed by
Thayne D. Gray
Date: 2026.07.22 16:47:23
-04'00'

Thayne D. Gray, Asst. Pros. Atty.
Signature

July 22, 2026

Date

UNION COUNTY COMMISSIONERS JOURNAL 2026
July 29, 2026

PERFORMANCE BOND

BOND NO. SU1216727

KNOW ALL MEN BY THESE PRESENTS, that we Pulte Homes of Ohio, LLC, of 475 Metro Place South, Suite 200, Dublin, OH 43017 as Principal, and Arch Insurance Company of Harborside 3, 210 Hudson Street, Suite 600, Jersey City, NJ 07311-1107 authorized to do business in the State of Ohio, as Surety, are held firmly bound unto Union County, as Obligee, in the penal sum of FOUR MILLION SIX HUNDRED SEVENTY-TWO THOUSAND AND 54/100 (\$4,672,000.54) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS Pulte Homes of Ohio, LLC, has agreed to construct in Del Webb Maygrass Phase 2.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 13th day of July 2026.

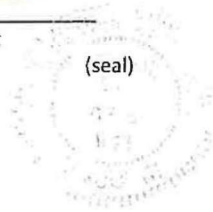
Pulte Homes of Ohio, LLC
Principal

BY: SEE ATTACHED
D. Bryce Langen, VP & Treasurer

Arch Insurance Company
Surety

BY: 
Nicholas S. Joslyn, Attorney-in-Fact

(seal)



UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

Executed this 13 day of July, 2026.

Pulte Homes of Ohio, LLC

PRINCIPAL

A handwritten signature in blue ink, appearing to read "D. Bryce Langen", is written over a horizontal line.

BY: D. Bryce Langen, VP & Treasurer

Notary Attached

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

ACKNOWLEDGEMENT BY PRINCIPAL

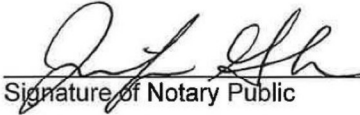
STATE OF GEORGIA)

) ss.

COUNTY OF BARTOW)

This record was acknowledged before me on July 13, 2026,
appeared D. Bryce Langen as VP & 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

Jennifer Gardea (s)
Notary Public State of Georgia

My Commission Expires: April 3, 2029

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

20927

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:

Peter S. Forker, Rebecca Jöhle, Nick Joslyn and William C. Behnke of Chicago, IL (EACH) Tammy L. Whicker, Mary E. Corley, Darla R. Ganley of Decatur, IL (EACH)

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 and 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.

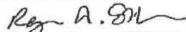
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"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 April, 2026

Attested and Certified

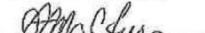


Regan A. Shulman, Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

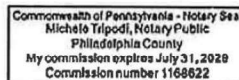


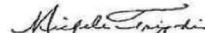
Arch Insurance Company



Stephen C. Ruschak, Executive Vice President

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.



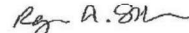


Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated April 09, 2026 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 13th day of July, 2026.



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:

Arch Insurance - Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102



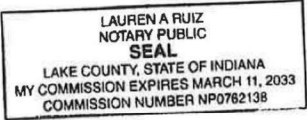
To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

AICPOA040120

Printed in U.S.A.

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

ACKNOWLEDGMENT BY SURETY	
STATE OF <u>INDIANA</u>	} ss.
County of <u>LAKE</u>	
On this <u>13th</u> day of <u>July</u> , <u>2026</u> , before me personally appeared <u>Nicholas S. Joslyn</u> , known to, me to be the Attorney-in-Fact of <u>Arch Insurance Company</u> , the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.	
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.	
 Notary Public in the State of <u>INDIANA</u> County of <u>LAKE</u>	
	

A motion was made by Shaun Bailey and seconded by Tom McCarthy to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
 Tom McCarthy, Yea
 Shaun Bailey, Yea

* * *

Luke Sutton left at this time.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026
July 29, 2026

RESOLUTION NO. 26-347:**Approve the Minutes from the July 1, 2026, Meeting – Commissioners**

The Board of County Commissioners approved the minutes from the July 1, 2026, meeting.

A motion was made by Shaun Bailey and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

RESOLUTION NO. 26-348:**Approve the Minutes from the July 7, 2026, Meeting – Commissioners**

The Board of County Commissioners approved the minutes from the July 7, 2026, meeting.

A motion was made by Shaun Bailey and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

Larry Poling, resident, arrived at this time.

* * *

Commissioner McCarthy asked John Marshall, resident, if he would like to make a public comment.

Mr. Marshall, 1211 Woodline Drive, Marysville, Ohio, asked why the Commissioners only meet on Wednesday mornings when other local government offices have evening meetings. He feels evening meetings would be beneficial to give citizens the ability to attend a Commissioners' meeting.

He asked how the County Treasurer is allowed to invest money the county receives from the public. By investing this money, the county can earn more money. He feels all investments are gambles and he does not think it is legal to invest money with public funds. He also asked why the principal earned on those investments is not given back to taxpayers.

Commissioner McCarthy stated the Commissioners' meeting schedule has been a concern for many years, and they have tried to move them to different locations at different times. However, they were not well attended, and it is very difficult to get all staff's schedules lined up. He raised the question if Board meetings should be streamed for public viewing.

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

Commissioner Robinson stated moving the meeting location around the county would be difficult with all the other meetings Commissioners attend, and staff would be paid overtime.

Commissioner McCarthy stated that when there is an issue with a large community impact, like a solar project, there will be public meetings held at different locations around the county.

Mr. Marshall asked if live meetings are currently available, and Mr. Narducci stated they are not.

Mr. Marshall asked if he could get a statement on where the Treasurer is investing county funds, and Commissioner McCarthy stated he could.

Commissioner McCarthy stated the state sets the guidelines on where and how a County Treasurer can invest funds. All investments are short-term, and to have a significant capital gain, interest rates must change significantly. A lot of the funds the Treasurer is investing in are levy based. Almost every levy is passed with a surplus of funds in early years and will level out the longer the levy goes. Those investments and interest gained on them are needed for levy renewals, new levies, and capital needs across the county. With a growing county, those needs are increasing.

Commissioner Bailey encouraged Mr. Marshall to talk to Treasurer Andy Smarra about county investments. He also stated communication with the public is important, and that includes possibly changing meeting dates and times.

* * *

Commissioner McCarthy asked Mr. Poling if he would like to continue serving on the Union County Joint Recreation District, and Mr. Poling stated he would.

Mr. Poling stated he has served on the Joint Recreation District for many years and feels the community benefits from having the District. He is proud of what they have and continue to accomplish.

* * *

RESOLUTION NO. 26-349:**Reappointment of Dave Raymond to the Union County Joint Recreation District – Commissioners**

The Board of Commissioners hereby approves the Reappointment of Jennifer Segner Maxwell to the Union County Joint Recreation District.

Term: August 1, 2026 – July 31, 2029

A motion was made by Steve Robinson and was seconded by Shaun Bailey that this resolution be adopted and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026
July 29, 2026

Larry Poling left the meeting at this time.

* * *

RESOLUTION NO. 26-350:

Personnel Action – Commissioners

The Board of County Commissioners hereby approves the following Personnel Action:

July 29, 2026

COMMISSIONERS OFFICE PERSONNEL ACTIONS

Records/Archives Department

Imaging Technician

Jason Trapp (Appointment) – Effective Date TBD (Estimated 8/24/26)

A motion was made by Shaun Bailey and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

RESOLUTION NO. 26-351

Creation of New Fund #764 – Lark Ravine Subdivision – Union Soil and Water Conservation District

The Board of Commissioners do hereby authorize the creation of Fund #764 – Lark Ravine Subdivision – Fund Under Department Code, 442, Soil and Water Conservation District. This fund will be used for the tracking and recording revenue and expenses related to maintenance of the Lark Ravine Subdivision.

A motion was made by Shaun Bailey and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

RESOLUTION NO. 26-352:**Disposal Form – Desktop PC – Auditor**

The Board of County Commissioners hereby approves the Disposal Form – Desktop PC.

County Property Disposal Form

Department Submitting: Auditor

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

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

Tag #	Short Description of Equipment	Disposition #	New Location	Date	Est. Value
29684	Desktop PC	1		07/14/26	\$0

Deborah Bruce
(Signature of Submitter)

A motion was made by Tom McCarthy and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

RESOLUTION NO. 26-353:**Approve the Purchase of a 2027 Western Star 47X – Engineer**

The Board of County Commissioners hereby approves the Purchase of a 2027 Western Star 47X.



Truck Country of Indiana Inc.
1770 Wapak Fisher Rd | PO Box 187
Wapakoneta, OH 45895
419-738-9684 | truckcountry.com

INVOICE/BILL OF SALE

Contract#: VM312000406
Contract Date: 7/22/2026
Deal#: DE-48032
Customer #: 235034
Salesperson: Duane Hoersten
Customer PO: 20262038-00

Bill To:
UNION COUNTY
233 WEST 6TH ST
MARYSVILLE, OH 43040
Phone:

Ship To:
UNION COUNTY
233 W 6TH ST
MARYSVILLE, OH 43040-5513
Phone:

VIN	Unit Description	FET	Price	Unit Price
STOCK#: 978953				
5KKHBPDV8VPXJ2846	New-2027 Western Star 47X	\$0.00	\$153,726.00	\$153,726.00
	EXTENDED WARRANTY - SEE BOS FOR DESCRIPTION	\$0.00	\$7,095.00	\$7,095.00
Total Unit Price: \$160,821.00				
Subtotal: \$160,821.00				
Total Purchase Price: \$160,821.00				

Due on Delivery:
NET BALANCE DUE ON DELIVERY: \$160,821.00

Comments: Extended Warranty included -
DD13 Ext Ultimate 7 years / 100,000 mile
Extended Wiring 7 year / 100,000 mile
Extended Towing 3 year / unlimited mile

X		7/22/2026	Duane Hoersten	7/22/2026
	Purchaser's Signature	Date	Sales Representative	Date
X		7/22/2026		7/22/2026
	Purchaser's Signature	Date	Sales Representative Signature	Date

SS/FED ID#: 31-6400087

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026



Truck Country of Indiana Inc.
1770 Wapak Fisher Rd | PO Box 187
Wapakoneta, OH 45895
419-738-9684 | truckcountry.com

BUYERS ORDER:

Contract#: VM312000406

Contract Date: 7/22/2026

Deal#: DE-48032

Customer #: 235034

Salesperson: Duane Hoersten

Bill To:

UNION COUNTY
233 WEST 6TH ST
MARYSVILLE, OH 43040
Phone:

Ship To:

UNION COUNTY
233 W 6TH ST
MARYSVILLE, OH 43040-5513
Phone:

VIN	Unit Description	FET	Price	Unit Price
STOCK#: 978953				
5KKHBPDV8VPXJ2846	New-2027 Western Star 47X	\$0.00	\$153,726.00	\$153,726.00
	EXTENDED WARRANTY - SEE BOS FOR DESCRIPTION	\$0.00	\$7,095.00	\$7,095.00
Total Unit Price: \$160,821.00				
Subtotal: \$160,821.00				
Total Purchase Price: \$160,821.00				

Due on Delivery:

NET BALANCE DUE ON DELIVERY: \$160,821.00

Comments: Extended Warranty included -
DD13 Ext Ultimate 7 years / 100,000 mile
Extended Wiring 7 year / 100,000 mile
Extended Towing 3 year / unlimited mile

This order not binding until accepted by management. All orders pending manufacturer's availability.

X		07/22/2026	Duane Hoersten	07/22/2026
	Purchaser's Signature	Date	Sales Representative	Date
		07/22/2026		07/22/2026
X	Purchaser's Signature	Date	Sales Representative Signature	Date

SS/FED ID#: 31-6400087

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026



FAMILY OWNED SINCE 1958
Customer Name: UNION COUNTY

Customer Address: 233 W 6TH ST, MARYSVILLE, OH 43040-5513

Completed Sales Delivery Receipt

Deal Number: DE-48032

<u>Stock No</u>	<u>Year</u>	<u>VIN</u>	<u>Make</u>	<u>Model</u>	<u>Delivery Date</u>
978953	2027	5KKHBPDV8VPXJ2846	Western Star	47X	07/22/2026

The undersigned accepts delivery of the above vehicles and acknowledges that the sales transaction for these vehicles is completed, and ownership of these vehicles has now transferred to you, the purchaser.

Authorized Customer Signature:

X Tan McCarty

Date:

7/29/2026

Truck Country Representative:

Duane Hoersten

Duane Hoersten

Date:

Dealer Information:

Phone: 866-226-8691

Toll Free Phone: 888-502-0171

Fax:

TRUCK COUNTRY - WAPAKONETA

1770 WAPAK FISHER RD

PO BOX 187

WAPAKONETA, OH 45895-9799

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026



Truck Country of Indiana Inc.
1770 Wapak Fisher Rd | PO Box 187
Wapakoneta, OH 45895
419-738-9684 | truckcountry.com

**NEW TRUCK
WARRANTY**

Stock No	Year/Make/Model	VIN
978953	New-2027 Western Star 47X	5KKHBPDV8VPXJ2846

Buyer Address

UNION COUNTY

233 W 6TH ST, MARYSVILLE, OH 43040-5513

At the time of the above listed vehicle being sold, I hereby acknowledge that the below listed Truck Country representative has advised me on the New Truck Extended Warranty options.

Currently:

X I agree to purchase New Extended Truck Warranty, see purchase agreement for details.

_____ I decline to purchase New Extended Truck Warranty.

Buyer Signature:

Tim Galarney
Duane Hoersten

Date: 7/29/2026

Truck Country Representative:

Date: _____

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026



Truck Country of Indiana Inc.
1770 Wapak Fisher Rd | PO Box 187
Wapakoneta, OH 45895
419-738-9684 | truckcountry.com

Deal #: DE-48032

Dealer Warranty Disclaimer

Stock no	Condition year make model	VIN
978953	New-2027 Western Star 47X	5KKHBPDV8VPXJ2846

Buyer's Address:

UNION COUNTY

233 W 6TH ST, MARYSVILLE, OH 43040-5513

Used Vehicle Dealer's Warranty Disclaimer:

The above described used motor vehicle is being sold "as is" and "with all faults" without any warranty, either expressed or implied. The purchaser will bear the entire expense of repairing or correcting any defects that may presently exist or that may occur in the vehicle. The Dealer shall not have any responsibility for consequential damages, damages to property, damages for loss of use, loss of time, loss of profits, or income, or any other incidental damages with respect to any defect or malfunction or unfitness or other deficiency of this vehicle.

X New Vehicle Dealer's Warranty Disclaimer:

The other warranties applying to this vehicle are those offered by the manufacturer. The selling Dealer disclaims all warranties, either expressed or implied, including any implied warranties of merchantability or fitness for a particular purpose, and neither assumes nor authorized any person to assume for it any liability in connection with the sale of this vehicle. Purchaser shall not be entitled to recover from the Dealer any consequential damages, damages to property, damages for loss of use, loss of time, loss of profits, or income, or any other incidental damages.

Buyer Signature:

Date: 7/22/2026

Truck Country Representative: Duane Hoersten

Date: 7/22/2026

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

OHIO DEPARTMENT OF PUBLIC SAFETY
BUREAU OF MOTOR VEHICLES

ODOMETER DISCLOSURE STATEMENT

Federal law (and State law), if applicable) requires that you state the mileage upon transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

I, UNION COUNTY state that the odometer (of the vehicle described below) now
reads 21 PRINT TRANSFEROR'S NAME (no tenths) miles and to the best of my knowledge that it reflects the actual
mileage of the vehicle described below, unless one of the following statements is checked.

☐ (1) I hereby certify that to the best of my knowledge the odometer reading reflects the amount of mileage
in excess of its mechanical limits.

☐ (2) I hereby certify that the odometer reading is NOT the actual mileage.

WARNING - ODOMETER DISCREPANCY.

MAKE Western Star	BODY TYPE	MODEL 47X
VEHICLE ID NUMBER 5KKIIBPDV8VPXJ2846	YEAR 2027	

TRANSFEROR'S PRINTED NAME (SELLER) Truck Country of Indiana DBA Stoops Western Star of Ohio		
TRANSFEROR'S STREET ADDRESS 1770 WAPAK FISHER RD		
PO BOX 137 CITY WAPAKONETA	STATE OH	ZIP CODE 45895-9799
DATE OF STATEMENT 7/22/2026	TRANSFEROR'S SIGNATURE (SELLER) <i>[Signature]</i> PRINTED NAME OF TRANSFEROR Dennis Harrison	

TRANSFeree'S PRINTED NAME (BUYER) UNION COUNTY		
TRANSFeree'S STREET ADDRESS 233 WEST 6TH ST		
CITY MARYSVILLE	STATE OH	ZIP CODE 43040

RECEIPT OF COPY ACKNOWLEDGED

TRANSFeree'S SIGNATURE (BUYER) <i>[Signature]</i>	PRINTED NAME OF TRANSFeree TOM MCCARTHY
--	--

www.bmv.ohio.gov

BMV 3724 4/17 [17601081]

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

STEC MV
Rev. 3/04

**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 purchased from:

Truck Country of Indiana DBA Stoops Western Star of Ohio ND004165
 Name of vendor/seller Vendor's license number, if any
 1770 WAPAK FISHER RD WAPAKONETA OH 45895-9799
 PO BOX 187
 Street address City, state, ZIP code

Motor Vehicle, Off-Highway Motorcycle or All-Purpose Vehicle			
Year 2027	Make Western Star	Model 47X	Body type
Vehicle identification number (VIN) 5KKHBPDV8VPXJ2846			
Purchase price \$ 153,726.00			

And further certifies that this claim is based upon the purchaser's proposed use of the motor vehicle, off-highway motorcycle or all-purpose vehicle purchased, the activity of the purchaser, or both, as show hereon (purchaser must state precise reason for claiming exception or exemption):

SP

UNION COUNTY

Purchaser's name
 STATE/POLITICAL
 Purchaser's activity, i.e., manufacturer, public utility, church, etc.
 233 WEST 6TH ST
 Purchaser's street address
 MARYSVILLE OH 43040
 City, state, ZIP code
 x *[Signature]* President
 Signature Title
 7/22/2026
 Date signed
 31-6400087
 Vendor's license number, if any

To be prepared in triplicate. Original to be retained by vendor with two copies to the Clerk of Courts.

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

OHIO DEPARTMENT OF PUBLIC SAFETY
BUREAU OF MOTOR VEHICLES

APPLICATION(S) FOR CERTIFICATE OF TITLE TO A MOTOR VEHICLE

(Type or Print in Ink)

CHECK TYPE OF APPLICATION(S) Fee of \$5.00 for failure to apply for title within 30 days of assignment.

PRIMARY APPLICANT'S NAME UNION COUNTY		COUNTY UNION
PRIMARY APPLICANT'S ADDRESS 233 WEST 6TH ST		SSN / EIN 31-6400087
MARYSVILLE	OH	43040
SECONDARY APPLICANT'S NAME		SSN / EIN
SECONDARY APPLICANT'S ADDRESS		

Hereby declares under penalty of perjury that he / she is the lawful (owner / purchaser / lien holder) of the following described motor vehicle and hereby makes application for the following:

☒ ORIGINAL CERTIFICATE OF TITLE		Evidence of ownership	MCO#
		MCO. Previous Title No., Registration, etc.	
Applicant acquired said motor vehicle by (state how acquired)			
from:	Name of Previous Owner	ND004165	Is Seller a Minor? ☐ Yes ☒ No
Address of Previous Owner			
The following is a full statement of all liens on said motor vehicle. If no lien state "none". If more than one lien, attach statement of all additional liens.			
Lien Holder	NONE	/E Code #	Address
☐ DUPLICATE CERTIFICATE OF TITLE			
Applicant states that Certificate of Title Number _____ has been _____ ;			
that said motor vehicle has not been sold or disposed of except as stated below: _____ lost, stolen, destroyed			
The vehicle is in the possession of _____			
residing at _____ and that if said Certificate of Title be hereby			
recovered by this applicant he will deliver same to the Clerk of Courts for cancellation.			
The following is a full statement of all liens on said motor vehicle. If no lien state "none". If more than one lien, attach statement of all additional liens.			
Lien Holder		/E Code #	Address
☐ REPLACEMENT CERTIFICATE OF TITLE for Certificate of Title Number _____			
☐ MEMORANDUM CERTIFICATE OF TITLE for Certificate of Title Number _____			
☐ SALVAGE CERTIFICATE OF TITLE			
Applicant states that the original Certificate of Title Number _____			
has been surrendered to the Clerk of Courts.			
YEAR 2027	VIN 5KKHBPDV8VPXJ2846	MODEL 47X	
BODY TYPE	MAKE Western Star	CONVERSION	
PURCHASE PRICE \$ 153,726.00	TRADE IN ALLOWANCE \$ 0.00	GROSS TAX DUE \$	VENDOR'S DISCOUNT \$
TAX PAID \$ 0.00	TAX EXEMPTION ☒ Yes REASON: STATE/POLITICAL		DEALER'S PERMIT NUMBER ND004165
VENDOR'S NUMBER	CONDITION OF VEHICLE, WATERCRAFT, or OUTBOARD MOTOR (Check only one) ☒ Good ☐ Fair ☐ Poor ☐ Wrecked		

Warning: 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 (R.C.) 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.

Applicant's signature X [Signature] Is Applicant a Minor? ☐ Yes ☒ No
Sworn to and subscribed in my presence this 29 day of JULY, 2026 in Union County,
State of Ohio

x [Signature] (Notary Seal) My commission expires 8/16/2029
Signature of Notary Public or other Authorized Officer by law

NOTE: A motor vehicle dealer licensed in accordance with 4517 of the R.C., who is the owner or purchaser of the motor vehicle, is not required to have this document notarized under section 4505.063 of the R.C.

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026



Ohio Bureau of Motor Vehicles

POWER OF ATTORNEY

Know all men by these presents, that the undersigned does hereby make, constitute and appoint

LAST NAME Truck Country of Indiana DBA Stoops Western Star of Ohio	FIRST NAME Ohio	MI
STREET ADDRESS 1770 WAPAK FISHER RD	CITY WAPAKONETA	STATE OH
		ZIP CODE 45895-9799

PO BOX 187

My true and lawful attorney-in-fact for me and in my name, place and stead, to make and execute the assignment of or application for my Certificate of Title covering the following described motor vehicle, to-wit:

MAKE Western Star	YEAR 2027	SERIAL NO. 5KKHBPDV8VPXJ2846
----------------------	--------------	---------------------------------

And granting to my said attorney-in-fact full authority to do and perform all and every act and thing whatsoever, requisite, necessary and proper to be done in and about the premises as fully and to all intents and purposes as the undersigned might or could do with full power of substitution and revocation hereby ratifying and confirming all that said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness whereof, the undersigned has caused his name to be subscribed hereto this 22 day of July, 2026.

[Signature]
SIGNATURE OF PERSON GIVING POWER OF ATTORNEY

31-6400087
SOCIAL SECURITY NUMBER OF BUYER/OWNER

ACKNOWLEDGEMENT

State of Ohio, County of Union, Subscribed and sworn to before me a Notary Public in and for said County personally appeared Tom McCarthy who acknowledged the signing of the foregoing instrument and that such signing is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal this 22 day of July, 2026 in the county of Union State of Ohio.



MALLORY JORDANN LEHMAN
Notary Public
State of Ohio
My Comm. Expires
August 6, 2029

X [Signature]
NOTARY PUBLIC
My commission expires 8/6/2029

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

**Federal Excise Tax
EXEMPTION CERTIFICATE**

(For Use by States, Territories, or Political
Subdivisions thereof) In Accordance with Section
4221(a) (4) of the Internal Revenue Code

I hereby certify, under the penalty of perjury, that I am X President of
X Union County Commissioners and that I am authorized to
Union County Commissioners
Union County Commissioners
execute this certificate and that, to the best of my knowledge and belief,

(Check Appropriate Item Below)

X The article or articles specified in the space below, or in the attached order hereof, (provide vehicle description including VIN)
OR

Condition, Year, Make, Model	VIN
New-2027 Western Star 47X	5KKHBDV8VPXJ2846

☐ All orders placed by the purchaser for the period commencing _____
(period not to exceed 12 calendar quarters)

are, or will be, purchased for the exclusive use of _____
_____ Government Unit
for _____
_____ State or Local Government

I understand that the exemption from tax in the case of sales of articles under this exception certificate to a State, etc., is limited to the sale of articles purchased for its exclusive use. I understand that the fraudulent use of this certificate to secure exemption will subject me and all parties making such fraudulent use to a fine of not more than \$10,000, or to imprisonment for not more than 5 years, or both, together with costs of prosecution.

Signature: X Jim McLaurey Date: 7/29/2026
Name: UNION COUNTY
Mailing Address: 233 WEST 6TH ST
City: MARYSVILLE State: OH Zip: 43040

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

Warranty Start Form (WAR275) Guide

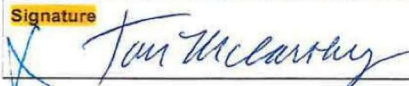
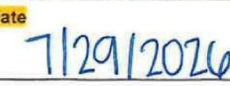
The Warranty Start Form (WAR275) starts the New Vehicle Limited Warranty (Warranty) on a vehicle. The Warranty Start Form (WAR275) must be completed and signed the day the retail customer or Authorized Representative¹ takes either physical or financial possession of the vehicle, whichever comes first. The service location must keep the signed Warranty Start Form (WAR275) on file and register the vehicle with DTNA for Warranty.

¹ The Authorized Representative, as defined by the DTNA Warranty Department, is any person who has a power of attorney for the customer, fleet, or end user of the vehicle being registered. The dealer or dealer administrators cannot sign for the customer on the WAR275 without providing a copy showing power of attorney.

WAR275 Form Submission	
DTNA Dealers:	RV Dealers/Body Builders without access to OWL or WSC:
- Keep the signed WAR275 form on file - Update in-service information and provide the signed WAR275 form to DTNA as an attachment in OWL (Do not include this guide with the signed WAR275)	- Keep the signed WAR275 form on file - Email a WAR275 form copy to WarrantyDEP@daimlertruck.com
Vocational Vehicle Descriptions/Examples	
Line Haul/Long Haul	
- Used in high mileage operations on normal road surfaces - Usually have distances greater than 30 miles between stops	- General Freight - Grain Hauler - Refrigerated Freight - Auto Hauler
Heavy Haul Service	
- Gain moderate mileage operating/transporting heavy loads not normally seen on a roadway - Typically have 100% load at time of delivery and return empty	- Tankers - Lowboy Tractors - Scrap Trucks - Steel Trucks
Pickup and Delivery/Short Haul Service	
- Intended for pickup and delivery service vehicles - Transport freight usually within a 100-mile radius in cities - Typically operate on standard road surfaces - Usually make more than three stops daily	- Beverage Trucks - Step Vans - Food Delivery Trucks - Package Delivery Trucks
Construction Vocation	
- Utilized in moving materials to and from a job site - Can be utilized on a job site with specific job functions - Can operate on less than ideal terrain such as sandy or muddy job sites	- Asphalt Trucks - Concrete Pumps - Dump Trucks - Roll-off Trucks
Logging Vocation	
- Involved in the movement of lumber products (logs, chips, and pulp) from one logging site/mill to another logging site/mill - Usually have 3 to 30 miles between starts and stops - Operate mostly on paved roads but may operate on sandy or muddy surfaces - Typically have 100% load at time of delivery and return empty	- Tractor/Trailer Vehicles - Tractors with Pole Trailers - Log Haulers - Pulp Transporters
Mobile Lab Service (Medical, Education, and Training) Vocation	
Intended to provide mobile laboratory services for medical, educational, and training purposes	- Red Cross Blood Mobiles - Mobile Dental Units - Mobile Mammogram Vehicles - Mobile Medical Examination Units

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

Warranty Start Form (WAR275)				Daimler Truck North America LLC																																			
Single or Multiple Vehicle Registration for a Single Customer																																							
• DTNA Dealers: Upload this completed and signed WAR275 form to DTNA in OWL; keep the signed form on file • Body Builders and RV Dealers/Customers: Email this completed and signed WAR275 form to DTNA at: WarrantyDEP@daimlertruck.com; keep the signed form on file																																							
Dealer		Dealer Name	Truck Country of Indiana DBA Sloops Western Star of Ohio		Phone	888-502-0171																																	
DTNA Dealer Code	44D3	Dealer Contact Name		Duane Hoerstan	Email	duanehoerstan@truckcountry.com																																	
Vehicle		VIN (17 characters)			In-Service Date	Distance at In-Service																																	
FTL	STL	WST	TBB	FCCC	5KKH8PDV8VPXJ2846																																		
							MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
FTL	STL	WST	TBB	FCCC			MI KM																																
Customer		Name			UNION COUNTY	Phone																																	
Authorized Representative Name		Justin Story																																					
Email		jstory@unioncountyohio.gov																																					
Address		233 WEST 6TH ST																																					
City	MARYSVILLE	State/Province	OH	Country	USA	Zip	43040																																
The above vehicle(s) will be used for the following vocation / applications only (choose only one): <table border="0"> <tr> <td>Airport</td> <td>Fire Service</td> <td>Mobile Lab Service</td> <td>Rescue and Emergency</td> </tr> <tr> <td>Airport/Transit Shuttle</td> <td>Heavy Haul Service</td> <td>Oil Field</td> <td>Road/Rail Service</td> </tr> <tr> <td>Armored Car Service</td> <td>Inter-city Bus/Coach</td> <td>Para-transit Van Service</td> <td>School Bus Service</td> </tr> <tr> <td>Charter/Shuttle/Transit</td> <td>Intra City Bus Service</td> <td>Pickup and Delivery/Short Haul</td> <td>Shuttle Bus</td> </tr> <tr> <td>Church/Prison/Activity</td> <td>Line Haul/Long Haul</td> <td>Recreation (specify one below)</td> <td>Tour/Bus Coach - City</td> </tr> <tr> <td>Construction</td> <td>Logging Service</td> <td>Business Personal</td> <td>Tour Bus/Coach - Cross Country</td> </tr> <tr> <td>Farm</td> <td>Mining</td> <td>Refuse</td> <td>Utility/Repair Maintenance</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Wrecking Service</td> </tr> </table>								Airport	Fire Service	Mobile Lab Service	Rescue and Emergency	Airport/Transit Shuttle	Heavy Haul Service	Oil Field	Road/Rail Service	Armored Car Service	Inter-city Bus/Coach	Para-transit Van Service	School Bus Service	Charter/Shuttle/Transit	Intra City Bus Service	Pickup and Delivery/Short Haul	Shuttle Bus	Church/Prison/Activity	Line Haul/Long Haul	Recreation (specify one below)	Tour/Bus Coach - City	Construction	Logging Service	Business Personal	Tour Bus/Coach - Cross Country	Farm	Mining	Refuse	Utility/Repair Maintenance				Wrecking Service
Airport	Fire Service	Mobile Lab Service	Rescue and Emergency																																				
Airport/Transit Shuttle	Heavy Haul Service	Oil Field	Road/Rail Service																																				
Armored Car Service	Inter-city Bus/Coach	Para-transit Van Service	School Bus Service																																				
Charter/Shuttle/Transit	Intra City Bus Service	Pickup and Delivery/Short Haul	Shuttle Bus																																				
Church/Prison/Activity	Line Haul/Long Haul	Recreation (specify one below)	Tour/Bus Coach - City																																				
Construction	Logging Service	Business Personal	Tour Bus/Coach - Cross Country																																				
Farm	Mining	Refuse	Utility/Repair Maintenance																																				
			Wrecking Service																																				
Customer Certification: By signing below, I certify that the above vehicle(s) will be used only for the above selected vocation/application. I understand that all notices regarding the above vehicle(s), including warranty, recall, and field service campaign information, will be mailed to the above customer name and address. I acknowledge that I have received the applicable Owner's Warranty Information book, and I accept the terms and conditions set forth therein, including the Limited Warranty Disclaimer and Limitation of Liability. I certify that I have received the applicable Maintenance Manual(s), Operator's Manual(s) and Driver's Manual(s) for the above vehicle(s), or, in the case of vehicles manufactured by Thomas Built Bus, I have received the website address where these documents may be obtained. I have reviewed the Telematics Data Terms of Use in the Driver's Manual and hereby agree to those Terms of Use. If applicable, I have been instructed on correct fifth wheel operation. I acknowledge that the Federal Safety Standards and Emission stickers have been affixed to the driver's side doorframe of the above vehicle(s). I acknowledge that I have been offered Extended Coverage warranty options (if applicable).																																							
REQUIRED Information From Customer or Authorized Customer Representative																																							
Signature					Date																																		
																																							

A motion was made by Shaun Bailey and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

RESOLUTION NO. 26-354:**A Resolution Terminating Resolution No.23-251; Repealing the Declaration that Improvements to Certain Parcels of Real Property Located Within the Unincorporated Area of Union County, Ohio are a Public Purpose and Exempt from Real Property Taxation; Discontinuing the Requirement that the Owners of Such Parcels Make Annual Service Payments in Lieu of Taxes; and Authorizing and Approving Related Matters – Commissioners**

The Board of County Commissioners hereby approves A Resolution Terminating Resolution No.23-251; Repealing the Declaration that Improvements to Certain Parcels of Real Property Located Within the Unincorporated Area of Union County, Ohio are a Public Purpose and Exempt from Real Property Taxation; Discontinuing the Requirement that the Owners of Such Parcels Make Annual Service Payments in Lieu of Taxes; and Authorizing and Approving Related Matters.

COUNTY OF UNION, OHIO

The Board of County Commissioners of the County of Union, Ohio met in a regular meeting on July 29, 2026, at 8:30 a.m. at the County Office Building, 233 West Sixth Street, Marysville, Ohio 43040, with the following members present:

Mr. Tom McCarthy introduced the following resolution and moved its passage:

RESOLUTION NO. 26-354

RESOLUTION TERMINATING RESOLUTION NO. 23-251; REPEALING THE DECLARATION THAT IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY LOCATED WITHIN THE UNINCORPORATED AREA OF UNION COUNTY, OHIO ARE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; DISCONTINUING THE REQUIREMENT THAT THE OWNERS OF SUCH PARCELS MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; AND AUTHORIZING AND APPROVING RELATED MATTERS.

WHEREAS, on May 24, 2023, the Board of County Commissioners of Union County, Ohio (the "Board") adopted Resolution No. 23-251 pursuant to Ohio Revised Code ("R.C.") Section 5709.78(A), thereby declaring seventy-five percent (75%) of the Improvement (as defined in Resolution No. 23-251) to certain parcels of real property described in Resolution No. 23-251 to be exempt from real property taxation, requiring the owners of such parcels to make annual service payments in lieu of taxes, and establishing the Southern Union County Redevelopment Tax Equivalent Fund for the deposit of such service payments (collectively, the "County TIF Exemption"); and

WHEREAS, the County filed an application for the County TIF Exemption on May 30, 2023, without the signature or written consent of the owners of the affected parcels, and the Ohio Tax Commissioner issued a Final Determination dated August 29, 2025, in DTE No. FE 1689, Auditor's No. 697T, granting the County TIF Exemption in part, dismissing or denying it in part, and directing that the exemption be administered on a parcel-by-parcel basis; and

WHEREAS, the County TIF Exemption overlaps a tax increment financing exemption previously established by the Board of Trustees of Jerome Township prior to May 24, 2023, and the Board has determined, as part of the coordinated administrative clean-up undertaken with Jerome Township and the Jerome Township–Union County Development Cooperative, that the County TIF Exemption should be terminated so that the affected real property is not administered under overlapping County and Township tax increment financing exemptions; and

WHEREAS, the Board finds that terminating Resolution No. 23-251 and the County TIF Exemption will promote the clear and orderly administration of the affected parcels and will avoid

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

the imposition, collection, allocation, or distribution of service payments under the County TIF Exemption for tax year 2026 and thereafter.

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

Section 1. Termination of Resolution No. 23-251. Resolution No. 23-251 is hereby repealed and terminated in its entirety, and the County TIF Exemption established by Resolution No. 23-251 is terminated as of the effective date of this Resolution. No parcel shall remain subject to the County TIF Exemption for tax year 2026 or any subsequent tax year, and no service payment in lieu of taxes shall be imposed, required, collected, allocated, or distributed under Resolution No. 23-251 for tax year 2026 or any subsequent tax year, in each case to the fullest extent permitted by law.

Section 2. Implementation by County Officials. The County Auditor, the County Treasurer, the County Administrator, the Clerk of the Board, and all other appropriate County officers and employees are hereby authorized and directed to take all actions necessary or appropriate to implement this Resolution, including removing or causing the removal of the County TIF Exemption from the tax list and duplicate for tax year 2026 and thereafter; discontinuing any service-payment, distribution, accounting, or fund-administration treatment attributable solely to Resolution No. 23-251; and making any conforming entries or corrections required to administer the affected parcels as taxable property or under any other exemption independently applicable to a parcel.

Section 3. Delivery and Filing. The Clerk of the Board is hereby authorized and directed to deliver a certified copy of this Resolution promptly after its adoption to the County Auditor, the County Treasurer, the Ohio Department of Taxation, the Board of Trustees of Jerome Township, and the Jerome Township–Union County Development Cooperative, and to make any filing or transmittal reasonably requested by the County Auditor or the Ohio Department of Taxation to evidence and implement the termination of the County TIF Exemption.

Section 4. Open Meetings. It is found and determined that all formal actions of this Board concerning and pertaining to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of the Board, and any of its committees, that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including R.C. Section 121.22.

Section 5. Effective Date. This Resolution shall take effect on and after the earliest period allowed by law.

[Signature and Certification Page Follows]

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

Mr. Steve Robinson seconded the motion and, after discussion, a roll call vote was taken and the results were:

Ayes: Steve Robinson
Tom McCarthy
Shaun Bailey
Nays: None

Passed: July 29, 2026

BOARD OF COUNTY COMMISSIONERS
COUNTY OF UNION, OHIO

Attest:



Clerk



Steve Robinson, County Commissioner



Tom McCarthy, County Commissioner



Shaun Bailey, County Commissioner

Approved as to form:


Assistant County Prosecuting Attorney July 29, 2026

A motion was made by Tom McCarthy and seconded by Steve Robinson to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

Commissioner McCarthy stated this resolution will undo the Union County TIF that was signed when Jerome Township and the County did not work well together.

Mr. Narducci stated both Jerome Township and Union County can have the same TIF, but it is an administrative nightmare. This TIF was almost 100% overlapping with the Jerome Township one. Jerome Township has received an approved compensation with Jonathan Alder School District. Additional work will be needed to unwind the TIFs in the Dublin City School District. These are the TIFs the Jerome Township-Union County Cooperative Board will be handling.

Commissioner Bailey asked if this resolution vacates the Union County 10-year 75% TIF, and Mr. Narducci stated it is.

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

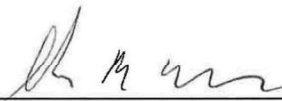
RESOLUTION NO. 26-355:**Payment of Bills**

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 July 27, 2026.

Vendor	Name	CK RUN	Invoice	PO	Invoice Amt	Status	Dept
3707	RUSH TRUCK CENTER	072926	2402-08716	20262010	73,558.00	Pending approval	Engineer
	Engineers - 2026 F600 medium duty cab and chassis						
1182	CIC OF UNION CO.	072926	10372 2nd half	20261705	123,892.23	Pending approval	Commissioners
	Commissioners - send half of 2026 invoice for Community Improvement Corporation						
7536	TRUCK COUNTRY	072926	VM312000406	20262038	160,821.00	Pending approval	Engineer
	Engineers - 2027 Western Star 47X tandem dump truck						
1852	TRANE	072926	316045224	20261951	416,930.00	Pending approval	Facilities
	Commissioners - 18000 ST RT 4 Geothermal Project 2026 App #4						



Commissioners

7/29/2026

A motion was made by Steve Robinson and seconded by Shaun Bailey to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

RESOLUTION NO. 26-356:**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
736	1	7/23/2026	cover year end			manderson	25002200	520185			7/23/2026	D	\$ 75,000.00
736	2	7/23/2026	cover year end			manderson	25002200	530100			7/23/2026	I	\$ 75,000.00

ADD'L DESC: Engineer - moving funds within the same budget to cover year end expenses.



Commissioners 7/29/2026

A motion was made by Tom McCarthy and seconded by Shaun Bailey to approve this resolution and was carried by the following vote:

Steve Robinson, Yea
Tom McCarthy, Yea
Shaun Bailey, Yea

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

ADMINISTRATOR ACTION NO. 26-077A:

Payment of Bills

County Administrator Bill Narducci approved the payment of regular purchase order bills and the “then and now” bills submitted for the week of July 27, 2026.

Vendor	Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
1127	QUILL CORPORATION	072926	49417446	20260515	10.39	Pending approval	Clerk of Courts
1127	QUILL CORPORATION	072926	49437804	20260221	16.82	Pending approval	Sheriff
7406	AMAZON CAPITAL	072926	1h47-gm7y-qr	20260550	16.86	Pending approval	Clerk of Courts
7406	AMAZON CAPITAL	072926	1XFH-VDH4-TI	20261164	17.99	Pending approval	Engineer
6354	KRAMER ENTERPRISES,	072926	206879 (3/3)	20261156	22.89	Pending approval	Engineer
7406	AMAZON CAPITAL	072926	11XT-QTXK-GT	20261004	29.96	Pending approval	Facilities
210	NORTH UNION LSD	072926	00423617 dru	20264442	30.00	Pending approval	Human Services
52	DAYTON POWER & LIGHT	072926	20000179104	20261138	35.78	Pending approval	Engineer
7406	AMAZON CAPITAL	072926	1DLN-T44W-T	20261132	37.84	Pending approval	Engineer
3707	RUSH TRUCK CENTER	072926	3046737444	20264460	37.90	Pending approval	Engineer
2119	GORDON FLESCH COMPAN	072926	IN15695932	20260518	39.00	Pending approval	Sheriff
1380	UCO INDUSTRIES	072926	25379	20261681	40.00	Pending approval	Clerk of Courts
52	DAYTON POWER & LIGHT	072926	235029	20262983	40.72	Pending approval	Facilities
2119	GORDON FLESCH COMPAN	072926	IN15687721	20261143	40.74	Pending approval	Engineer
521	MASI	072926	6183116 (4/1)	20261154	41.70	Pending approval	Engineer
521	MASI	072926	6175090 (9/1)	20261154	41.70	Pending approval	Engineer
833	VERIZON WIRELESS GRE	072926	6147534415	20260537	50.00	Pending approval	Clerk of Courts
6354	KRAMER ENTERPRISES,	072926	206880 (1/3)	20261137	50.71	Pending approval	Engineer
583	SHERWIN WILLIAMS	072926	53120142640	20264450	50.80	Pending approval	Facilities
2119	GORDON FLESCH COMPAN	072926	15696187	20261831	52.98	Pending approval	Common Pleas-Gen
7406	AMAZON CAPITAL	072926	1GWW-XPWW	20260427	53.80	Pending approval	COYC
6853	PEACOCK WATER	072926	peacockjuly	20260552	54.00	Pending approval	Clerk of Courts
7406	AMAZON CAPITAL	072926	1PGW-WNDQ	20261164	54.23	Pending approval	Engineer
5595	FORENSIC FLUIDS LABO	072926	85485	20261590	55.00	Pending approval	Human Services
978	AEP OHIO	072926	July 2026	20261148	55.09	Pending approval	Engineer
10451	GREER, ELIZA	072926	June 2026 mili	20264412	55.10	Pending approval	Common Pleas-Juv/Prob
521	MASI	072926	6176025 (6/1)	20261154	56.80	Pending approval	Engineer
7406	AMAZON CAPITAL	072926	19c9-jn3f-kk6l	20260550	57.40	Pending approval	Clerk of Courts
1431	UNION COUNTY SHERIFF	072926	234847	20260312	58.97	Pending approval	Sheriff
978	AEP OHIO	072926	July 26	20261148	63.90	Pending approval	Engineer
73	TIME WARNER COMMUNIC	072926	Bldg30199070	20263564	65.35	Pending approval	Engineer
1127	QUILL CORPORATION	072926	49642431	20250948	69.99	Pending approval	Common Pleas-Gen
1484	KLEIBER, JON	072926	case2026PM0	20264096	71.40	Pending approval	Common Pleas-Juv/Prob
7406	AMAZON CAPITAL	072926	1QHP-7MKG-	20261132	72.75	Pending approval	Engineer
2119	GORDON FLESCH COMPAN	072926	IN15690975	20260307	72.84	Pending approval	Sheriff
2119	GORDON FLESCH COMPAN	080526	1590758	20257255	73.33	Pending approval	Treasurer
7406	AMAZON CAPITAL	082926	1KN3-6MVR-R	20260550	74.53	Pending approval	Clerk of Courts
1971	STAPLES CONTRACT &	072926	7010498465	20260431	75.86	Pending approval	COYC
2119	GORDON FLESCH COMPAN	072926	IN15694795	20260215	83.49	Pending approval	Sheriff
2119	GORDON FLESCH COMPAN	072926	IN15694810	20257255	88.35	Pending approval	Treasurer
978	AEP OHIO	072926	June-July 2026	20261148	90.64	Pending approval	Engineer
8832	PRIME CONSTRUCTION M	072926	22465-25-07 (	20264349	100.00	Pending approval	Engineer
7406	AMAZON CAPITAL	072926	13D1-MN9Q->	20261004	100.94	Pending approval	Facilities
8419	WESLEY, AMY	072926	062807132021	20264480	106.03	Pending approval	Auditor
8625	TRIAD TECHNOLOGIES,	072926	62437088	20264358	106.09	Pending approval	Engineer
8151	K & M TIRE INC	072926	150079345	20264471	107.00	Pending approval	Engineer
10616	3SI SECURITY SYSTEMS	072926	INV1405712	20263957	110.00	Pending approval	Sheriff
5469	LENOVO INC.	072926	N300681776	20262467	111.80	Pending approval	Sheriff
521	MASI	072926	6189031 (2/1)	20261154	113.60	Pending approval	Engineer
10009	STILLION, STACIE	072926	Books	20264226	114.37	Pending approval	COYC
10141	SAFE LIFE DEFENSE	072926	32563388	20264413	115.50	Pending approval	Sheriff
10141	SAFE LIFE DEFENSE	072926	32563388B	20260511	117.20	Pending approval	Sheriff
1179	PERRY PROTECH	072926	inv1398757	20260549	122.17	Pending approval	Clerk of Courts
8402	BANE-WELKER	072926	2C23610	20264325	124.92	Pending approval	Engineer
521	MASI	072926	6181045 (3/1)	20261154	125.10	Pending approval	Engineer
8608	KRYSTIN GIBSON	072926	234853	20262411	126.31	Pending approval	Sheriff
10198	WHARTON, KOTA	072926	INV-374	20261171	136.00	Pending approval	Engineer
73	TIME WARNER COMMUNIC	072926	Road30199071	20261145	138.10	Pending approval	Engineer
10316	COUGHLIN AUTOMOTIVE	072926	515003941 1 (	20264342	143.07	Pending approval	Engineer

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

Vendor Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
306 NETCARE CORPORATION	072926	3287 1 of 2	20264414	150.00	Pending approval	Commissioners
7406 AMAZON CAPITAL	072926	1YPN-FMHF-V 20262406		153.43	Pending approval	EMA
7406 AMAZON CAPITAL	072926	1YNX-3LGX-HF 20262406		159.99	Pending approval	EMA
3432 RUMPKE OF OHIO, INC	072926	3509438	20260686	170.83	Pending approval	Clerk of Courts
521 MASI	072926	6175160 (7/1/ 20261154		184.60	Pending approval	Engineer
1830 KLOSTERMAN BAKING	072926	1060601231, 20260424		188.01	Pending approval	COYC
583 SHERWIN WILLIAMS	072926	5449-0	20264436	193.40	Pending approval	Engineer
128 MEMORIAL HOSPITAL UN	072926	05262026-01	20264455	200.00	Pending approval	COYC
1430 PURCHASE POWER	072926	1029793542,7	20264445	202.19	Pending approval	Human Services
8299 HAIX NORTH AMERICA	072926	260015492	20260509	208.95	Pending approval	Sheriff
6831 KLEEM INC	072926	110285	20264329	210.49	Pending approval	Engineer
10316 COUGHLIN AUTOMOTIVE	072926	515003954 1 (20264326		211.56	Pending approval	Engineer
937 STATE CHEMICAL MANUF	072926	904285394	20262598	250.27	Pending approval	Facilities
1179 PERRY PROTECH	072926	inv1394758	20260549	254.35	Pending approval	Clerk of Courts
2799 GOLDEN BEAR LOCK & S	072926	9000062846	20264456	255.00	Pending approval	COYC
1127 QUILL CORPORATION	072926	49419299	20260221	260.94	Pending approval	Sheriff
7406 AMAZON CAPITAL	072926	1mgv-wkm4-7	20260550	264.92	Pending approval	Clerk of Courts
1598 HALLENROSS AND ASSOC	072926	070726.13	20264403	270.00	Pending approval	Common Pleas-Gen
3432 RUMPKE OF OHIO, INC	072926	3510038	20263858	275.62	Pending approval	COYC
2191 AMAZON	072926	1R1J-RY6T-3M	20260494	281.88	Pending approval	Sheriff
8630 FOX SUPPLY, LLC	072926	165245	20260429	286.42	Pending approval	COYC
521 MASI	072926	6169158 (10/1 20261154		287.65	Pending approval	Engineer
239 CAPITOL COPY INC	072926	INV886675,88	20264278	301.18	Pending approval	Human Services
122 MARYSVILLE PRINTING	072926	56606	20264331	302.64	Pending approval	Engineer
521 MASI	072926	6177225 (5/1/ 20261154		305.00	Pending approval	Engineer
8151 K & M TIRE INC	072926	150078101	20264272	306.00	Pending approval	Engineer
1045 JOHNSON CONTROLS	072926	42604848	20261111	313.50	Pending approval	Facilities
521 MASI	072926	6190214 (1/1/ 20261154		318.40	Pending approval	Engineer
1045 JOHNSON CONTROLS	072926	42604847	20261111	322.50	Pending approval	Facilities
2245 RICHWOOD BANKING VIS	072926	234936	20264439	334.00	Pending approval	Commissioners
7311 TAYLOR, JOHN K.	072926	20814	20264356	342.82	Pending approval	Engineer
3917 AT&T MOBILITY	072926	28731322144	20260337	370.98	Pending approval	EMA
100 SOUTHEASTERN EQUIPME	072926	D54556	20264182	386.82	Pending approval	Engineer
2245 RICHWOOD BANKING VIS	072926	234945	20262086	426.39	Pending approval	Common Pleas-Gen
1127 QUILL CORPORATION	072926	49517555	20260551	439.90	Pending approval	Clerk of Courts
5469 LENOVO INC.	072926	N300238782	20261287	457.76	Pending approval	Sheriff
7406 AMAZON CAPITAL	072926	1VWP-XHPD-1	20264368	462.65	Pending approval	Commissioners
148 POSTMASTER	082926	7202026stam	20260555	492.00	Pending approval	Clerk of Courts
511 VARIMENT GUARD ENVIRO	072926	10669006	20260417	497.00	Pending approval	COYC
6354 KRAMER ENTERPRISES,	072926	206878 (2/3)	20261137	497.28	Pending approval	Engineer
8449 ALINALYTICS, INC.	072926	30052952	20260406	540.00	Pending approval	COYC
10004 PETRY, MICHAEL	072926	Adult Course (20264440		542.50	Pending approval	Human Services
521 MASI	072926	6170059 (8/1/ 20261154		549.20	Pending approval	Engineer
2419 AQUA DOC	072926	1382379	20263633	592.50	Pending approval	Sheriff
38 CITY OF MARYSVILLE	072926	M Ops June26	20261146	602.31	Pending approval	Engineer
937 STATE CHEMICAL MANUF	072926	904287970	20261150	647.69	Pending approval	Engineer
8832 PRIME CONSTRUCTION M	072926	22465-27-09 (20264343		689.00	Pending approval	Engineer
6990 NEW DOVER PROPERTIES	072926	July rent, KK,N	20264441	692.00	Pending approval	Human Services
3459 FRIENDSOFFICE	082926	1929358-0	20264227	720.05	Pending approval	Clerk of Courts
2027 TREASURER, STATE OF	072926	1795085	20264372	725.00	Pending approval	Engineer
1612 BOGGS, ALISON	072926	234952	20262178	727.50	Pending approval	Commissioners
5750 KONICA MINOLTA PREMI	082926	586536062	20260553	749.97	Pending approval	Clerk of Courts
2612 OHIO GFOA	072926	18248575966	20264449	760.00	Pending approval	Auditor
1522 CENTURYLINK	072926	234938	20260239	845.42	Pending approval	Facilities
8449 ALINALYTICS, INC.	072926	30052077	20260524	850.00	Pending approval	Clerk of Courts
2724 HAP HOMES LLC	072926	7.2026 Evict E	20264443	999.57	Pending approval	Human Services
590 FYDA FREIGHTLINER CO	072926	CA001957815	20264184	1,010.35	Pending approval	Engineer
2245 RICHWOOD BANKING VIS	072926	GF ALLRISE EX	20264485	1,023.40	Pending approval	Common Pleas-Juv/Prob
2245 RICHWOOD BANKING VIS	082926	visa20260810: 20263786		1,069.20	Pending approval	Clerk of Courts

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

Vendor Name	CHECK RUN	Invoice	PO	Invoice Amt	Status	Dept
6813 BLUE, ESQ., ROBERT M.	072926	234859	20260851	1,100.00	Pending approval	Common Pleas-Gen
6686 DAVIS, PHD, DANIEL L.	072926	2275	20264451	1,200.00	Pending approval	Commissioners
2245 RICHWOOD BANKING VIS	072926	234943	20262088	1,228.44	Pending approval	Common Pleas-Gen
2455 ALERE TOXICOLOGY SER	072926	135740 adult	20261699	1,336.93	Pending approval	Common Pleas-Juv/Prob
52 DAYTON POWER & LIGHT	072926	July 2026	20261138	1,367.59	Pending approval	Engineer
3229 KROGER	072926	54813 7/21/2i	20260423	1,400.32	Pending approval	COYC
18 VANCE'S SHOOTERS SUP	072926	1328998-IN	20260507	1,437.90	Pending approval	Sheriff
2913 SHIPING XIONG	072926	07120721202i	20264481	1,498.30	Pending approval	Auditor
1177 NAPIER TREE SERVICE	072926	10237	20262938	1,500.00	Pending approval	Engineer
10145 CANON USA, INC	072926	43543224	20260412	1,526.10	Pending approval	COYC
5742 AMERICA'S FLOOR SOUR	072926	CG616857	20261978	1,550.00	Pending approval	Facilities
5469 LENOVO INC.	072926	N300673422	20262467	1,637.51	Pending approval	Sheriff
306 NETCARE CORPORATION	072926	3287 pmt 2 of	20264414	1,725.00	Pending approval	Commissioners
6153 STRENG, NANCY	072926	235084	20264483	1,790.90	Pending approval	Commissioners
2245 RICHWOOD BANKING VIS	072926	EngJune26	20264371	1,838.62	Pending approval	Engineer
1852 TRANE	072926	990610826	20264009	1,841.00	Pending approval	Facilities
999999 JANE H. & KENNETH R.	RE072926	28002300500i		1,920.00	Pending approval	Auditor
2245 RICHWOOD BANKING VIS	072926	ALLRISE CHAR	20264484	2,063.45	Pending approval	Common Pleas-Juv/Prob
146 PITNEY BOWES	072926	3322836867	20260541	2,261.10	Pending approval	Clerk of Courts
18 VANCE'S SHOOTERS SUP	072926	1328999-IN	20260507	2,324.00	Pending approval	Sheriff
8982 CONNECT PARENT CORPO	072926	43000116703i	20260297	2,418.22	Pending approval	Facilities
8447 SENTINEL OFFENDER SV	072926	210865	20260880	2,454.52	Pending approval	Common Pleas-Gen
38 CITY OF MARYSVILLE	072926	12042112-617	20260414	2,577.40	Pending approval	COYC
633 J J KELLER & ASSOC	072926	9111395550	20261518	2,580.00	Pending approval	Facilities
451 SMART OIL COMPANY	072926	108096	20261144	2,606.25	Pending approval	Engineer
8832 PRIME CONSTRUCTION M	072926	22465-28-02 (	20264346	2,855.50	Pending approval	Engineer
451 SMART OIL COMPANY	072926	108100	20261144	3,076.00	Pending approval	Engineer
8832 PRIME CONSTRUCTION M	072926	22465-29-01 (	20264351	3,144.00	Pending approval	Engineer
1737 APPLIED ELECTRIC LLC	072926	9867	20264410	3,250.00	Pending approval	Commissioners
552 TREASURER STATE OH (	072926	June 2026	20261173	3,312.01	Pending approval	Engineer
9858 WEX BANK	072926	113881259	20264448	3,399.21	Pending approval	Human Services
8832 PRIME CONSTRUCTION M	072926	22465-26-08 (	20264345	3,502.50	Pending approval	Engineer
2455 ALERE TOXICOLOGY SER	072926	443154 DYS gi	20264411	3,661.32	Pending approval	Common Pleas-Juv/Prob
10128 DIAMOND DRUGS, INC.	072926	IN001587094	20260227	3,982.48	Pending approval	Sheriff
5742 AMERICA'S FLOOR SOUR	072926	CG616842	20261978	4,000.00	Pending approval	Facilities
9947 ROBERT WEILER COMPAN	072926	15746	20254958	4,000.00	Pending approval	Engineer
38 CITY OF MARYSVILLE	072926	260601	20261153	4,650.00	Pending approval	Engineer
451 SMART OIL COMPANY	072926	108095	20261144	5,381.25	Pending approval	Engineer
8832 PRIME CONSTRUCTION M	072926	22465-30-03 (	20264347	5,391.50	Pending approval	Engineer
3897 VICKERS, JOHN L.	082926	Septrent2026	20260529	5,950.00	Pending approval	Clerk of Courts
3055 CLARK STATE COMMUNIT	072926	0000000954	20264444	6,000.00	Pending approval	Human Services
3990 BURGESS & NIPLE ARCH	072926	1252704	20262948	6,032.00	Pending approval	Engineer
833 VERIZON WIRELESS GRE	072926	6148354307	20264446	6,032.33	Pending approval	Human Services
2004 FISHEL DOWNEY ALBRE	072926	197	20260224	7,443.90	Pending approval	Sheriff
52 DAYTON POWER & LIGHT	072926	20000162860i	20260403	8,301.30	Pending approval	COYC
296 CDC OH INC	072926	26-052-955	20264462	12,000.00	Pending approval	Commissioners
8577 SAFE BUILT OHIO LLC	072926	4141373	20261172	13,684.32	Pending approval	Engineer
4569 WEX INC.	072926	113888183	20260508	16,341.58	Pending approval	Sheriff
1852 TRANE	072926	316045226	20261980	17,393.27	Pending approval	Facilities
1873 PARR PUBLIC SAFETY E	072926	INV124911	20261842	19,290.87	Pending approval	Sheriff



Administrator
7-29-26
7/29/2026

* * *

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

ADMINISTRATOR ACTION NO. 26-078A:**Transfer of Appropriations and/or Funds**

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

JOURNAL	LINE	ENTRY DATE	JNL SHORT DESC	JNL EFF DATE	AMD STATUS	JNL CLERK	ORG	OBJECT	PROJECT	COMMENT	DTL EFF DATE	DR/CR	AMOUNT
721	1	7/22/2026	transfer			jalexander	04720600	550100		EMA Travel&Expense	7/22/2026	D	\$ 3,000.00
721	2	7/22/2026	transfer			jalexander	04720600	530100		EMA Contract Services	7/22/2026	I	\$ 3,000.00
ADD'L DESC: EMA moving funds in preparation for repair of EMA vehicle costs.													
722	1	7/22/2026	Move to EMA &			jalexander	010CO133	550190		Move to	7/22/2026	D	\$ 41,359.90
722	2	7/22/2026	Move to EMA &			jalexander	010CO126	568001		Move to	7/22/2026	I	\$ 26,359.90
722	3	7/22/2026	Move to EMA &			jalexander	04720600	530100		Move to	7/22/2026	I	\$ 15,000.00
ADD'L DESC: Commissioners/EMA - moving funds in preparation for repair of EMA vehicle costs.													
828	1	7/27/2026	budget adj.			smeaige	36342008	510320		budget adj.	7/27/2026	I	\$ 1,000.00
828	2	7/27/2026	budget adj.			smeaige	36342008	520160		budget adj.	7/27/2026	D	\$ 1,000.00
ADD'L DESC: Human Services - moving funds to cover life insurance costs.													



Administrator

7-29-26

7/29/2026

* * *

*County Administrator Bill Narducci provided the following updates:

- The Jerome Township-Union County Cooperative Board conversations are continuing every other week with the firm handling the organization of the TIFs. Auditor Weaver and her staff have been working hard to get these entered into their system as well.
- There is a 161 Corridor meeting on Friday. The goal of this corridor group is to work together as a collaborative group, and to make sure development is paying for itself. Right now, many discussions are focused on the Gateway Crossing development. This development has multiple jurisdictions on its property.
- Commissioner Robinson asked who is in the corridor, and Mr. Narducci stated, Union County, Madison County, Jerome Township, Washington Township, Darby Township in Madison County, the City of Dublin and utility providers.
- Commissioner McCarthy stated it is important to build trust among the different groups and jurisdictions, and Mr. Narducci stated no one wants to overstep.
- Commissioner McCarthy stated MORPC has taken on the responsibility for utility planning in the regional area; however, Madison County is not part of MORPC, and a large chunk of the 161 Corridor roadway is in Madison County.
- He attended another meeting with Ms. Alexander and Main Street Marysville regarding the mural on the Main Street building. All feedback he has received has been forwarded on to the artist, and they will come up with an updated design.
- Commissioner Robinson asked who will oversee the upkeep on the mural once it is done, and Mr. Narducci stated there will be a MOU between the county, City of Marysville, and Main Street Marysville to cover that.

* * *

*Assistant County Prosecutor Thayne Gray provided the following updates:

- No report.

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

*Budget Analyst Janell Alexander provided the following updates:

- She is working on a draft for the budget documents for the Board to review.

* * *

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

- No report.

* * *

*Commissioner Shaun Bailey provided the following updates:

- He will be attending the Union County Junior Fair Livestock Auction on Saturday.

* * *

*Commissioner Steve Robinson provided the following updates:

- He attended a CEBCO Board meeting on Friday. Although there were discussions to change the Wellness plan for 2027, that will not be happening. It is too complicated to roll out a new program, and CEBCO feels there needs to be input from all wellness coordinators.
- He will be attending the CEBCO Board meeting this Friday to finalize renewal rates. The average range for renewals was 2%-16% across the state, and Union County is up to almost 12%. This is due to high-cost claimants.
- He attended the North Central Ohio Solid Waste meeting in Bellefontaine on Monday. Commissioners can now attend those meetings virtually.
- Commissioner McCarthy stated he has contacted Jason Duff to potentially have the North Central Ohio Solid Waste meetings at another location.

* * *

Richard Rausch, resident, arrived at this time.

* * *

*Commissioner Tom McCarthy provided the following updates:

- He will be traveling to Ohio State University this afternoon to be part of the Public Leadership Academy Panel to discuss data centers and Union County's experience with them.

* * *

Mr. Rausch stated his property on State Route 4 will be impacted by a new development and roundabout. He has reached out to multiple agencies and has not gotten a satisfactory answer.

Mr. Narducci stated this development, Rockford Homes, is a city development, and he has contacted the city engineer regarding this. The new roundabout will be at an existing drive. Unfortunately, the county has a low level of authority on this development. He offered to have a conversation with Mr. Rausch and help in any way he can.

Mr. Rausch stated he would like answers and would appreciate any help.

UNION COUNTY COMMISSIONERS JOURNAL 2026

July 29, 2026

*Received the following plats:

- Del Webb – Jerome (AKA Maygrass) – Amended Preliminary Plat
- Gateway Crossing – Preliminary Plat
- Jerome Village, Glacier Park Neighborhood, Section 14 (GPN-14) – Final Plat
- Homestead at Scotts Farm – Preliminary Plat
- Jerome Village, Jerome Professional Park, Phase 2 – Final Plat

* * *

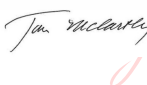
*Received the following plats for signature:

- Jerome Village, Eversole Run Neighborhood, Section 7
- Jerome Village, Eversole Run Neighborhood, Section 9

* * *

*Commissioner McCarthy adjourned the meeting at 10:02 a.m.

The preceding minutes were read and approved August 19, 2026.


Digitally signed by Tom McCarthy
DN: cn=Tom McCarthy,
o=Commissioners,
ou=Commissioners,
email=commissioners@unioncount
yohio.gov, c=US
Date: 2026.08.19 11:38:51 -04'00'

Tom McCarthy
Commissioner


Digitally signed by Steve Robinson
DN: cn=Steve Robinson,
o=Commissioners, ou=Commissioner,
email=commissioners@unioncountyo
hio.gov, c=US
Date: 2026.08.19 11:39:07 -04'00'

Steve Robinson
Commissioner


Digitally signed by Shaun Bailey
DN: cn=Shaun Bailey,
o=Commissioners,
ou=Commissioner,
email=commissioners@unionco
untyohio.gov, c=US
Date: 2026.08.19 11:39:32 -04'00'

Shaun Bailey
Commissioner


Digitally signed by Mallory Lehman
DN: cn=Mallory Lehman,
o=Commissioners, ou=Clerk to the
Board,
email=mlehman@unioncountyohio
.gov, c=US
Date: 2026.08.19 11:39:47 -04'00'

Mallory Lehman, Clerk to the Board