

Regular Meeting #13 - 2024
Fairfield County Commissioners' Office
April 2, 2024

Review Meeting

The Commissioners met at 9:00 a.m. in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH. Commissioner Levacy called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Clerk, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Recorder Lisa McKenzie; Engineer, Jeremiah Upp; Treasurer James Bahnsen; Assistant Prosecuting Attorneys, Amy Brown-Thompson and Austin Lines; Budget Director, Bart Hampson; JFS Director, Corey Clark; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Utilities Director, Tony Vogel; JFS Budget Director, Josh Crawford; Deputy Director of Engineer Operations, Jason Grubb; Transit Director, Aaron Kennedy; Economic and Workforce Development Director, Rick Szabrak; JFS Deputy Director, Heather O'Keefe; RPC Planner, Josh Hillberry; Budget Clerk, Staci Knisley; FCFC Manager, Tiffany Wilson; and Sgt. C. Williams. Also present: Chasilyn Carter, Francis Martin, Barb Martin, Sherry Pymer, Beth Cottrell, Melissa Connor, Ray Stemen, Judy Stemen, Cheryl Berner, Lisa Thomas, Adrian Harrison, Kris Keller, Kevin Elder, Selina McCord, Greg Groves, Elizabeth Groves, Frank Uhl II, Dave Menter, Mitch Price, Greg Price, Joe Coleman, Wayne Eaves, Curtis McGuire, Kevin Lewis, Joanne Spath, Paul Sansoucy, Paris Walker, Yancy Shaw, Greg Hayes, Bryant Keith, Jerry Starner, Lyne Kennedy-Starner, Aaron Steely, Beverly Sturm, Bev McCrastill, and Mary Cullison.

Virtual attendees: Josh Horacek, Lori Hawk, Jared Collins, Jeff Barron, Jennifer Morgan, Belinda Nebbergall, Scott Barr, Jessica Murphy, Michael Kaper, Ashley Arter, BGM, Shelby Hunt, Britney Lee, Lynette Barnhart, Tony Vogel, Deborah, Aubrey Ward, Tiffany Daniels, Dakota Miller, Park Russell, Abby King, and EM.

Welcome

Commissioner Levacy opened the meeting by welcoming everyone in attendance.

Proclamation

A proclamation was given to the Fairfield County Foundation to recognize and celebrate the 35 years of impact the Foundation has had on the community. Amy Eyman, Fairfield County Foundation's Chief Executive Officer, stated she was thrilled to accept the proclamation on behalf of the Foundation and credited the Foundation's generous donors for what they can accomplish. She is looking forward to many more years of the Foundation working for the community.

Public Hearing for Violet Township New Community Authority

Mr. Szabrak spoke briefly about the establishment of the New Community Authority in Violet Township. He added that the resolution is the same as that which was passed in December and was on the agenda due to the date requirement concerns of the attorneys for Rockford Homes.

Commissioner Levacy asked if there was anyone who would like to speak in favor of or against the establishment of the Violet Township New Community Authority, or if anyone had any neutral comments.

No comments were provided.

Commissioner Levacy closed the hearing at 9:08 a.m.

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Lancaster Fairfield Public Transit (LFPT) 2023 Year in Review

Chasilyn Carter, the LFPT outgoing Director, provided a 2023 review of LFPT and an update on the transfer of LFPT from the City of Lancaster to Fairfield County. She stated that LFPT transported 128,489 passengers in 2023 and operated with an administrative staff of 10, and 9 full-time drivers and 25 part-time drivers. LFPT added a 5th Lancaster loop in February of 2023 and ODOT approved the route as a permanent route in October. In 2023, LFPT won the Soar Award, a safety award given by the Ohio Transit Risk Pool. A PowerPoint was provided and is available in the minutes.

Aaron Kennedy, the incoming LFPT Director stated that the County will be taking over LFPT on July 1st. He thanked the County and City for working so efficiently to make this transfer happen and added that there are many facets to transit, and many departments are involved in a successful transfer. Mr. Kennedy spoke about Employee Appreciation Day and two videos from appreciative riders were shown

Commissioner Davis stated his appreciation for all parties working on the transition. He added that the city's first resolution regarding the transfer contained errors. He said he believed moving LFPT from the city to the county is best and spoke about the origins of LFPT. When the city started LFPT they used an outside vendor before having the city administer the agency. The county should be viewed as an outside vendor. If the city does not continue with their commitment to LFPT, it would be devastating to its functioning abilities. He added that everyone needs to keep their promises for the transfer to work.

Commissioner Fix stated that the plan is important for all parties, and that everyone should, and must, commit to the deal that was already made.

Public Comments

Ray Stemen of Lancaster spoke about his concerns regarding the World Health Organization and asked people to call their senators and representatives. He offered a prayer.

Melissa Hoover asked Commissioner Levacy if those outside of Fairfield County could speak during Public Comment.

Commissioner Levacy stated that everyone in attendance that day could speak and that all speakers must include their name and address for the minutes.

Judy Stemen of Lancaster spoke about her concerns regarding experimental testing of vaccines.

Selina McCord of Millersport stated she lives with her family on five acres and the acreage is surrounded by eighty plus acres of farmland. She asked if the Commissioners could help protect their land from industrial solar and stated that research shows that farmland cannot be restored to its original use. With industrial solar, storm damage can be dangerous, toxic chemicals can leak if the panels are broken, the bee colonies and birds can be destroyed by the panels, and dangerous fires can only be extinguished with the use of chemicals.

Beth Cottrill of Amanda stated she lives within half a mile of the land that has been leased for solar. She spoke about the hard working men and women here who have a lot of opportunities for jobs outside of solar projects and she thanked the Commissioners for opening the discussion regarding industrial solar exclusionary zones in Fairfield County.

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Robert of Walnut Township believes serious consideration should be taken regarding the long-term effects of industrial solar farms on land. He also shared concerns that local representatives are such a small percentage of the Ohio Power Siting Board.

Randy McGuire of McDermott spoke in favor of the job opportunities that would be created from the proposed solar projects.

Frank Uhl of Lancaster spoke in favor of the job opportunities that would be created from the solar projects.

Kevin Elder of Pleasantville thanked the Commissioners for looking at the long term effects of solar production on land and added that there is no research that shows the land can be restored. Ohio lost 400,000 acres of farmland in 2022, and the nation lost 20M acres in the last five years. He asked that the Eastern Cottontail project be included in the exclusionary zone.

Francis Martin, of Cottontail Road stated he will be living in the middle of the proposed project and his property will be negatively affected by the project.

Tim Kneisley of Pleasantville stated he has had commissioners visit his property which is in the middle of the project. He played a video that spoke to the rights of landowners.

Kris Keller of Logan or Sugar Grove (both addresses were given) stated that concerns of the solar panels are unfounded. He spoke about a meeting 50 years ago concerning ammonia tanks.

Aaron Brown of Canton stated he is a Renewable Energy Representative for IBEW and added that his union members are proud to be a part of economic development that utility scale solar creates.

Sherry Pymer of Walnut Township stated she is not against solar energy but is against taking farmland for large industrial solar projects. She read a letter that was provided to the Commissioners.

Greg Webber of Pleasantville spoke about growing up in SE Ohio and a uranium plant that was there and was supposed to be the energy of the future. He added that many years later residents of the area experienced significant health issues that were assumed to be related to the plant. We need to make good decisions for future generations.

Jerry Sterner of Amanda stated his land is surrounded by one of the proposed projects. He added that he is an electrical engineer and is not against solar projects but feels the project proposals are not done well.

Legal Update

Amy Brown-Thompson spoke about the two resolutions relating to the engineering lab at the Workforce Center and an amendment to one of the resolutions.

Ms. Cordle thanked Ms. Brown-Thompson for her expedient review of the resolutions.

County Administration Update

- *The County Administration Update was provided by County Administrator, Aundrea Cordle, unless otherwise noted.*

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Week in Review

First Roundtable of the Year

The first Elected Officials and Department Head Roundtable for 2024 is this afternoon from 1-4 p.m. at the Ag Center. It will be a great opportunity for agencies and departments to share highlights and updates.

E-News Update

The county's *E-News Update* was released last week. Commissioner Fix's video with Fairfield County mayors and trustees is highlighted in the newsletter. Also in the newsletter is the announcement that Fairfield County received the "Top Workplace" award from *Columbus CEO* and *USA Today* for the third consecutive year.

Highlights of Resolutions

Administrative Approvals

The review packet contains a list of administrative approvals.

Resolution Review

There are 19 resolutions on the agenda for the voting meeting.

Resolutions of note:

- A resolution authorizing the approval of a proclamation recognizing and celebrating the Fairfield County Foundation's 35 years of accomplishments and community impact.
- A resolution approving the establishment of the Violet Township New Community Authority (NCA). We originally passed this resolution in December and due to the concern of the firm representing, we were asked to rescind and start the process over. We will have resolutions appointing the NCA board members at next week's meeting.
- A resolution authorizing the County Administrator to approve contracts, change orders, appropriations, and invoices for the OU Engineering Lab project at the Workforce Center. The project has had some time sensitive items, and this allows the project to continue moving forward.
- A resolution approving the creation of the Fairfield County Workforce Advisory Board for the purpose of approving credit-bearing programs being offered by Fairfield County.
- A resolution approving the final plat for Stone Hill Estates, Section 1, located in Bloom Township. The Commissioners have a mylar plat to sign today.
- A resolution for an inmate housing agreement between Fairfield County, the Sheriff's Office, and Athens County, and another with Gallia County.
- A resolution approving an additional waterline easement between Eastland-Fairfield Board of Education and the Fairfield County Commissioners.

Budget Review

- There was no Budget Review provided.

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Calendar Review/Invitations Received

- *Clerk to the Fairfield County Board of Commissioners, Rochelle Menningen, provided the calendar review, and invitations and correspondence received.*
- Records Commission Meeting, April 9, 2024, 8:30 a.m., Commissioner's Hearing Room
- "Seeds of Change", Earth Day/Arbor Day Celebration and Award Ceremony, April 20, 2024, 10:00 a.m., Rising Park, 1100 N. High St., Lancaster
- Fairfield Medical Center Foundation's Philanthropy Awards, April 25, 2024, 5:00 p.m., Cheers Chalet, 1211 Coonpath Rd. NW, Lancaster

Correspondence

- Correspondence Regarding Industrial Solar Projects
- AEP Ohio, Information About Upcoming Adjustments to AEP Ohio Residential Electric Bills, March 28, 2024
- News Release, Office of County Auditor, March 26, 2024, "Auditor's Office Receives TechCred Grant from State of Ohio"
- News Release, Office of County Auditor, March 27, 2024, "Fairfield County Auditor Carri Brown Receives Jane Johnsen Women of Vision Award"
- Memo, Dr. Carri Brown, County Auditor, March 28, 2024, Subjects: Statistics of Interest; Software as a Service Summary; and a Survey for Elected Officials and Department Heads"
- Fairfield County Auditor's Office: Wins of the Week, March 28, 2024
- Visit Fairfield County Newsletter, March 26, 2024
- Auditor's Ledger: News from the County Auditor's Office, April 2024

Old Business

Commissioner Fix stated the commissioners opened the discussion to exclusionary zones at the prior week's meeting and asked staff to prepare maps of potential areas for industrial solar exclusionary zones.

Commissioner Davis stated the first action the commission would take would be to publish the proposed map and the motion to publish the proposed map is not a vote to approve the map or approve the ban. Once the map is published the Ohio Revised Code requires at least a 30 day waiting period before action can be taken.

New Business

Commissioner Davis clarified that he supports the Lancaster Fairfield Public Transit (Transit) transfer and stated his appreciation for the City of Lancaster for handling transit in the county to date. He added that has and will advocate for the transfer of Transit and that the transfer would occur only under the terms and conditions previously agreed upon.

Auditor Brown spoke about a public service announcement about skimmers at gas pumps from the Weights and Measures department.

Mr. Vogel thanked staff from the Auditor's Office for helping with tax exemptions for properties being farmed.

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Commissioner Davis thanked everyone for joining the meeting on both sides of the industrial solar issue and for their courtesy during the meeting.

Regular (Voting) Meeting

The Commissioners continued to their Regular meeting. Commissioner Levacy called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Clerk, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Recorder Lisa McKenzie; Engineer, Jeremiah Upp; Treasurer James Bahnsen; Assistant Prosecuting Attorneys, Amy Brown-Thompson, Steven Darnell and Austin Lines; Budget Director, Bart Hampson; JFS Director, Corey Clark; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Utilities Director, Tony Vogel; JFS Budget Director, Josh Crawford; Deputy Director of Engineer Operations, Jason Grubb; Transit Director, Aaron Kennedy; Economic and Workforce Development Director, Rick Szabrak; JFS Deputy Director, Heather O'Keefe; RPC Planner, Josh Hillberry; Budget Clerk, Staci Knisley; FCFC Manager, Tiffany Wilson; and Sgt. C. Williams. Also present: Chasilyn Carter, Francis Martin, Barb Martin, Sherry Pymmer, Beth Cottrell, Melissa Connor, Ray Stemen, Judy Stemen, Cheryl Berner, Lisa Thomas, Adrian Harrison, Kris Keller, Kevin Elder, Selina McCord, Greg Groves, Elizabeth Groves, Frank Uhl II, Dave Menter, Mitch Price, Greg Price, Joe Coleman, Wayne Eaves, Curtis McGuire, Kevin Lewis, Joanne Spath, Paul Sansoucy, Paris Walker, Yancy Shaw, Greg Hayes, Bryant Keith, Jerry Starner, Lyne Kennedy-Starner, Aaron Steely, Beverly Sturm, Bev McCrystill, and Mary Cullison.

Virtual attendees: Josh Horacek, Lori Hawk, Jared Collins, Jeff Barron, Jennifer Morgan, Belinda Nebbergall, Scott Barr, Jessica Murphy, Michael Kaper, Ashley Arter, BGM, Shelby Hunt, Britney Lee, Lynette Barnhart, Tony Vogel, Deborah, Aubrey Ward, Tiffany Daniels, Dakota Miller, Park Russell, Abby King, and EM.

Pledge of Allegiance

Commissioner Levacy asked everyone to rise as able and led the Pledge of Allegiance.

Announcements

Clerk Menningen asked the Commissioners to approve resolution 2024-04.02.c with an amendment which would break out the amounts of the two addendums.

Approval of Minutes for March 26, 2024

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the Minutes for the Tuesday, March 26, 2024, meeting.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from the Fairfield County Board of Commissioners

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Board of Commissioners:

2024-04.02.a A Resolution Authorizing the Approval of a Proclamation

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| 2024-04.02.b | A Resolution to Approve the Establishment of the Violet Township New Community Authority under Ohio Revised Code 349.03 and 349.04 |
| 2024-04.02.c | A Resolution Authorizing the Approval Bid Award for the Workforce Center - OU Engineering Lab |
| 2024-04.02.d | A Resolution to Authorize the County Administrator to Approve Contracts, Change Orders, Appropriations, and Invoices for the Ohio University Engineering Lab Project at the Fairfield County Workforce Center |
| 2024-04.02.e | A resolution to appropriate from unappropriated funds in major expenditure object categories for Fund# 1001. |
| 2024-04.02.f | A resolution authorizing a fund to fund transfer for the 2nd Quarter 2024 Allocation for the Multi County Juvenile Detention Center (MCJDC). |
| 2024-04.02.g | A resolution authorizing a fund to fund transfer to the Fairfield County Family Adult Children First Council for Multi-Youth Committee, 2nd payment for the 2024 Allocation |

Roll call vote of the motion resulted as follows:
Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of a Resolution from the Fairfield County Board of Developmental Disabilities

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Board of Developmental Disabilities:

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| 2024-04.02.h | A resolution to approve a reimbursement for share of costs for Ethernet Services paid to AT&T as a memo expenditure for fund# 2060 - Fairfield County Board of Developmental Disabilities |
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Roll call vote of the motion resulted as follows:
Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of a Resolution from Fairfield County Economic & Workforce Development

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from Fairfield County Economic & Workforce Development:

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| 2024-04.02.i | Creation of the Fairfield County Workforce Advisory Board to Approve Credit-Bearing Programs to be Offered in Fairfield County |
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Roll call vote of the motion resulted as follows:
Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from the Fairfield County Emergency Management Agency

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Emergency Management Agency:

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- 2024-04.02.j A resolution authorizing the approval of an advance from the general fund to EMA – Fund 2708 State Homeland Security Grant Program Grant (SHSP) [EMA] 2024-04.02.k A resolution to appropriate from unappropriated in a major expenditure object category for EMA; 2708, State Homeland Security Grant.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from Fairfield County Job and Family Services

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from Fairfield County Job and Family Services:

- 2024-04.02.l A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS
- 2024-04.02.m A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018
- 2024-04.02.n A Resolution to Approve a Memo Receipt and Expenditure for Fairfield County Job & Family Services, Fund #2015 Reimbursing Fund #2018
- 2024-04.02.o A Resolution to Approve a Reimbursement for Share of Costs for Postage as a Memo Expenditure for Fund# 2018

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of a Resolution from the Fairfield County Regional Planning Commission

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Regional Planning Commission:

- 2024-04.02.p A resolution to approve the Stone Hill Estates, Section 1, Final Plat

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from the Fairfield County Sheriff

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Sheriff:

- 2024-04.02.q A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Athens County Board of Commissioners (Athens BCC) and the Athens County Sheriff (Athens Sheriff) for housing prisoners in the Fairfield County Jail

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2024-04.02.r A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Gallia County Board of Commissioners (Gallia BCC) and the Gallia County Sheriff (Gallia Sheriff) for housing prisoners in the Fairfield County Jail

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of a Resolution from Fairfield County Utilities

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from Fairfield County Utilities:

2024-04.02.s A Resolution Approving an Additional Waterline Easement Between the Eastland-Fairfield Board of Education and the Fairfield County Commissioners

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of the Payment of Bills

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution for the Payment of Bills:

2024-04.02.t A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners' approval.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Protective Services Update to the Commissioners, 10:30 a.m.

Ms. Cordle stated that the Protective Services Update was being provided to the Commissioners to have information about Child Protective Services (CPS) funding for both the Commissioners and the Budget Commission. She added that the analysis being provided speaks to the current levy and a projection for a 10 year plan. She further added that a levy cannot exceed more than ten years.

Commissioner Davis spoke about the importance of always planning for the future of CPS.

The Commissioners asked for clarification on when the funding for the current levy would end and when they would collect and receive monies for a new levy based on when a levy could be on the ballot and passed.

Commissioner Levacy spoke about the margins in which CPS levies pass in the county and added that the amount Fairfield County residents pay in comparison to other counties in the state is very low.

Ms. Cordle spoke about the current levy language and added that the levy commenced in 2017 and monies were first received in calendar year 2018.

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Commissioner Davis asked for a memo stating when the last monies would be received by CPS for the current levy.

Mr. Clark spoke about a graph that was provided showing both revenue and expenses for each year. He added that expenses are projected to continue increasing, as they have over the last five years, and will consume the balances in the fund.

Commissioner Levacy stated that the State of Ohio is the 50th in the union for providing CPS funding.

Commissioner Davis asked about the vacancy rate, total expenses, and expected 2024 revenues.

Mr. Clark stated that CPS has never had a full TO.

Mr. Crawford stated that levy receipts for 2024 were expected to be \$8M.

Commissioner Davis asked if the projections were based on an increase in state and federal funding, and if there was a level of increase historically.

Mr. Clark stated that the funding rate projections are flat as there is no way to anticipate state and federal funding.

Commissioner Fix asked if CPS received any COVID revenue.

Commissioner Levacy stated that the money from the state tripled but that the base amount was so low that it still does not have a significant financial impact.

Mr. Clark stated that 2024 is the last year the revenue will exceed the expenses. After this, expenses will outpace revenue.

Commissioner Davis asked what percentage of JFS monies from the General Fund go to CPS.

Mr. Clark stated that a large percentage of the General Fund monies for JFS go to CPS.

Commissioner Davis spoke about the out years of the General Fund. The projections for these out years, years that are 6, 7, and 8 years from now, indicate that the General Fund will be struggling. We want both the CPS and General Funds to succeed.

Mr. Clark added it is projected that the expenses will continue to increase, and revenue will stay flat in the out years.

Commissioner Davis asked if the 2031 analysis was based on a levy renewal, and if a replacement levy would generate more.

Mr. Crawford confirmed that the revenue projections were based on a levy renewal.

Ms. Cordle stated that the increased amount began in 2018.

Commissioner Fix asked if individual taxpayers paid more or if the collections were divided among a larger number of taxpayers.

Commissioner Levacy asked about the amount we are paying per day for foster children. Ms. Fortner stated we usually pay less than surrounding counties. We pay approximately \$28 per day, per child, depending on the age of the child.

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Commissioner Davis asked if his colleagues would be comfortable if he worked with JFS on the levy and came back to this group with a proposal.

Ms. Cordle stated that she and Mr. Hampson had asked JFS for a quarterly update and that they would bring those in the meeting back together if the quarterly updates changed.

Amy Brown-Thompson spoke about the levy role of the Budget Commission.

Mr. Clark stated the purpose of the update is to provide the Commission with current and projected numbers and asked if the Commissioners had additional questions.

The Commissioners thanked the JFS personnel for their update.

Executive Session – to Discuss Imminent Court Action, 11:00 a.m.

On the motion of Steve Davis and the second of Jeff Fix, the Board of Commissioners voted to move to Executive Session to discuss Imminent Court Action at 11:12 a.m. Commissioner Davis asked that the Commissioners, the County Administrator, Deputy County Administrator, Clerks to the Commissioners, and representatives for the Prosecutor's Office be in attendance.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Jeff Fix, and Dave Levacy

On the motion of Steve Davis and the second of Jeff Fix, the Board of Commissioners voted to leave Executive Session at 11:35 a.m.

Adjournment

With no further business, on the motion of Steve Davis and the second of Jeff Fix, the Board of Commissioners voted to adjourn at 11:44 a.m.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Steve Davis, Jeff Fix, and Dave Levacy

The next Regular Meeting is scheduled for 9:00 a.m. on Tuesday, April 9, 2024, in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH.



A G E N D A

B O A R D O F C O M M I S S I O N E R S

Commissioners:
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

County Administrator
Aundrea N. Cordle

Deputy County Administrator
Jeffrey D. Porter

Clerk
Rochelle Menningen

Tuesday, April 2, 2024
9:00 a.m.

1. Review

Purpose of Review Meeting: *To prepare for formal actions of county business, such as Commission resolutions, and to provide a time for county leadership to connect about matters of county business.*

2. Welcome

3. Hearing for Violet Township New Community Authority, 9:00 a.m.

4. Lancaster Fairfield Public Transit 2023 Year in Review

5. Public Comments

Purpose of Public Comments: *This is a time for voters and taxpayers (members of the public) to provide comments. There is a time limit of 3 minutes. While this is a time for comments to be provided, it is not a time for questions and answers. The Commission has a full agenda of county business.*

6. Legal Update

7. County Administration Update

- a. Week in Review
- b. Highlights of Resolutions
- c. Budget Review
- d. Recognitions/Thank-Yous
- e. Calendar Review/ Invitations Received
 - i. Records Commission Meeting, April 9, 2024, 8:30 a.m., Commissioner's Hearing Room
 - ii. "Seeds of Change", Earth Day/Arbor Day Celebration and Award Ceremony, April 20, 2024, 10:00 a.m., Rising Park, 1100 N. High St., Lancaster
 - iii. Fairfield Medical Center Foundation's Philanthropy Awards, April 25, 2024, 5:00 p.m., Cheers Chalet, 1211 Coonpath Rd. NW, Lancaster
- f. Correspondence
 - i. Correspondence Regarding Industrial Solar Projects
 - ii. AEP Ohio, Information About Upcoming Adjustments to AEP Ohio Residential Electric Bills, March 28, 2024
 - iii. News Release, Office of County Auditor, March 26, 2024, "Auditor's Office Receives TechCred Grant from State of Ohio"
 - iv. News Release, Office of County Auditor, March 27, 2024, "Fairfield County Auditor Carri Brown Receives Jane Johnsen Women of Vision Award"

S E R V E • C O N N E C T • P R O T E C T



A G E N D A

B O A R D O F C O M M I S S I O N E R S

Commissioners:

Steven A. Davis
Jeffrey M. Fix
David L. Levacy

County Administrator

Aundrea N. Cordle

Deputy County Administrator

Jeffrey D. Porter

Clerk

Rochelle Menningen

- v. Memo, Dr. Carri Brown, County Auditor, March 28, 2024,
Subjects: Statistics of Interest; Software as a Service Summary;
and a Survey for Elected Officials and Department Heads”
- vi. Fairfield County Auditor’s Office: Wins of the Week,
March 28, 2024
- vii. Visit Fairfield County Newsletter, March 26, 2024
- viii. Auditor’s Ledger: News from the County Auditor’s Office,
April 2024

8. Old Business

9. New Business

- a. Updates from Elected Officials in Attendance

10. Regular (Voting) Meeting

11. Protective Services Update to the Commissioners, 10:30 a.m.

12. Executive Session to Discuss Imminent Court Action, 11:00 a.m.

13. Adjourn

14. Roundtable, Elected Officials and Department Heads, 1:00 p.m., Fairfield County Agricultural Center

S E R V E • C O N N E C T • P R O T E C T

Quarters Total 2021, Total 2022, Total 2023, & Quarter 1 2024 – American Rescue Plan Fiscal Recovery Funds, as of 3.28.2024.

From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds.

\$28,494,879.85 has been appropriated, \$20,074,992.09 expended, \$4,610,857.49 encumbered or obligated.

12Project/Category		As of 3/28/24 Appropriations	As of 3/28/24 Expenditure	As of 3/28/24 Obligation
Public Health				
R15a	Public Health, PPE	199.90	199.90	0.00
R16a	Public Health, Medical Expenses	206,838.33	206,838.33	0.00
R16b	Public Health, COVID Medial Costs County Benefits Program	399,949.66	399,949.66	0.00
R17a	Public Health, Vaccination Clinic and Related Expenses	66,362.57	66,362.57	0.00
R17b	Public Health, Capital Investments and Public Facilities of the County	3,488,618.85	3,402,130.19	86,488.66
R17c	Public Health, Capital Investment for Air Quality Improvements	56,674.00	56,674.00	0.00
R17d	Public Health, Capital Investment for Health Equipment, Mobile Morgue	49,498.87	49,498.87	0.00
R17e	Public Health, Capital Investment for Sheriff Cruiser to Respond to Increased Violence	54,250.98	54,250.98	0.00
R18a	Professional Communications on Behalf of the Board of Health	34,577.94	34,577.94	0.00
R18b	Public Health, Creation of a Community Health Assessment (CHA)	48,943.10	48,943.10	0.00
R19a	Public Safety Payroll Support	1,600,361.39	1,406,520.37	0.00
R19b	Public Health Payroll Support	185,406.39	185,406.39	0.00
R19c	Other Public Sector Payroll Support	290,060.11	223,320.97	0.00
R110a	Mental and Behavioral Health	0.00	0.00	0.00
Subtotal Public Health		6,481,742.09	6,134,673.27	86,488.66
Negative Economic Impacts				
R210a	Emergency Assistance for Non-Profit Organizations, a Subgrant to the City of Lancaster	0.00	0.00	0.00
R210b	Emergency Assistance for Non-Profits, Subgrant The Lighthouse	120,000.00	120,000.00	0.00
R210c	Salvation Army	500,000.00	500,000.00	0.00
R210d	Habitat for Humanity	610,000.00	610,000.00	0.00

Quarters Total 2021, Total 2022, Total 2023, & Quarter 1 2024 – American Rescue Plan Fiscal Recovery Funds, as of 3.28.2024.

From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds.

\$28,494,879.85 has been appropriated, \$20,074,992.09 expended, \$4,610,857.49 encumbered or obligated.

Project/Category		As of 3/28/24 Appropriations	As of 3/28/24 Expenditure	As of 3/28/24 Obligation
R210e	ADAMH/LSS Housing Projects	3,000,000.00	748,622.88	2,251,377.12
R210f	Harcum House	100,000.00	100,000.00	0.00
R211a	Subgrant for Tourism, Support for the Fairfield County Fair	499,996.00	499,996.00	0.00
R211b	Aid to Tourism, Travel, Hospitality	18,278.01	18,278.01	0.00
R29a	Emergency Assistance Business Planning	146,829.87	146,829.87	0.00
R213a	Support for Agriculture and the Growing Community	35,000.00	35,000.00	0.00
R213b	Technical Assistance for Townships & Others	400,000.00	274,354.84	125,000.00
R213c	Contracts for Services to Support Residents Suffering Effects of the Pandemic	96,700.00	96,700.00	0.00
Subtotal Negative Economic Impacts		5,526,803.88	3,149,781.60	2,376,377.12
R310a	Housing Support, Affordable Housing Strategic Plan	39,554.00	39,554.00	0.00
Subtotal Services Disproportionately Impacted Communities		39,554.00	39,554.00	0.00
Premium Pay				
R41a	Premium Pay, Premium Pay for Emergency Management Agency Workers	27,907.72	27,907.72	0.00
Subtotal Premium Pay		27,907.72	27,907.72	0.00
Infrastructure				
R52a	Clean Water: Centralized Collection and Conveyance, Airport	598,480.00	444,480.86	105,729.68
R52b	Clean Water: Centralized Collection and Conveyance, Walnut Creek Sewer District	750,000.00	0.00	750,000.00
R56a	Clean Water, Stormwater	539,895.00	539,895.00	0.00

Quarters Total 2021, Total 2022, Total 2023, & Quarter 1 2024 – American Rescue Plan Fiscal Recovery Funds, as of 3.28.2024.

From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds.

\$28,494,879.85 has been appropriated, \$20,074,992.09 expended, \$4,610,857.49 encumbered or obligated.

Project/Category		As of 3/28/24 Appropriations	As of 3/28/24 Expenditure	As of 3/28/24 Obligation
R511a	Drinking Water: Transmission/Distribution, Grant Hampton	894,729.11	800,318.61	0.00
R511b	Drinking Water: Transmission/Distribution, Airport	102,000.00	100,805.00	0.00
R511c	Drinking Water: Transmission/Distribution, Greenfield	1,900,000.00	0.00	0.00
R511d	Drinking Water: Transmission/Distribution, Baltimore	613,000.00	108,364.50	504,635.50
R511e	Drinking Water: Transmission/Distribution, Pleasantville	834,000.00	456,309.05	377,690.95
R516a	Broadband, "Last Mile" Projects	0.00	0.00	0.00
Subtotal Infrastructure		6,232,104.14	2,450,173.02	1,738,056.13
Revenue Loss				
R61a	SaaS and Technological Equipment	370,646.50	369,959.32	687.18
R61b	Recorder Document Scanning	337,984.72	337,984.72	0.00
R61c	Clerk of Courts Case Management	375,000.00	372,221.42	2,778.58
R61d	MARCS Tower Project	572,433.00	537,899.50	34,533.50
R61e	Dispatch Consoles	543,820.85	543,820.85	0.00
R61f	Fairfield Center Purchase	2,708,752.85	2,708,752.85	0.00
R61g	Fairfield Center Renovation	3,763,530.00	2,424,006.31	278,078.44
R61h	Community School Attendance Program	486,110.43	245,913.97	72,104.09
R61i	Workforce Center Expansion	0.00	0.00	0.00
R61j	Smart Growth	200,000.00	193,196.80	6,803.20
R61k	United Way and Dolly Parton's Imagination Library	25,000.00	25,000.00	0.00

Quarters Total 2021, Total 2022, Total 2023, & Quarter 1 2024 – American Rescue Plan Fiscal Recovery Funds, as of 3.28.2024.

From the **\$30,606,902.00** received as the first and second tranche of fiscal recovery funds.

\$28,494,879.85 has been appropriated, **\$20,074,992.09** expended, **\$4,610,857.49** encumbered or obligated.

Project/Category		As of 3/28/24 Appropriations	As of 3/28/24 Expenditure	As of 3/28/24 Obligation
R61l	Auditor Historical Records Scanning	0.00	0.00	0.00
R61m	Engineer's Radios	80,000.00	80,000.00	0.00
R61n	Auditor Printers	4,357.66	4,357.66	0.00
R61o	Auditor Copiers	11,893.30	11,983.30	0.00
R61p	Bremen ADA Ramps	26,954.00	26,954.00	0.00
R61q	Transportation School Education Vehicles	38,357.90	38,357.90	0.00
R517a	Beavers Field Utilities	37,346.77	21,655.87	14,950.59
Revenue Loss		9,582,277.98	7,942,064.47	409,935.58
Administration				
R71a	Administrative Expenses	604,490.04	330,838.01	0.00
Subtotal Administration		604,490.04	330,838.01	0.00
Grand Total		\$28,494,879.85	\$20,074,992.09	\$4,610,857.49

ADMINISTRATIVE AUTHORITY ITEMS
FAIRFIELD COUNTY COMMISSIONERS' OFFICE
MARCH 25, 2024 TO March 31, 2024

Fairfield County Commissioners

- AA.03.26-2024.a An Administrative Approval for the payment(s) of the United Health Care (UHC) invoice for the Fairfield County Self-Funded Health Benefits Program – Fairfield County Board of Commissioners [Commissioners]
- AA.03.27-2024.a An Administrative Approval for the payment of invoices for departments that need Board of Commissioners' approval and have bills presented that are not more than \$75,000 per invoice. [Commissioners]

Fairfield County Facilities

- AA.03.27-2024.d An Administrative Approval for an Agreement for installation of electrical services in office space at the Fairfield Center with Claypool Electric. [Facilities]
- AA.03.27-2024.e An Administrative Approval for an Agreement for installation of plumbing services in office space at the Fairfield Center with Howard Plumbing. [Facilities]

Fairfield County Human Resources

- AA.03.29-2024.a An administrative approval to approve a probationary removal for Fairfield County Job and Family Services [Fairfield County Human Resources]
- AA.03.29-2024.b An administrative approval to approve a probationary removal for Fairfield County Job and Family Services [Fairfield County Human Resources]

Fairfield County Job and Family Services

- AA.03.27-2024.b An administrative approval to approve Healthy Aging Grant Subgrant Agreements [JFS]

Fairfield County Sheriff

- AA.03.27-2024.c An Administrative Approval for a Service Agreement between ACI (Accurate Controls, Inc.) and the Fairfield County Sheriff's Office. [Sheriff]

Fairfield County Utilities Department

- AA.03.29-2024.c An Administrative Approval to sign and approve the Notice of Loss of the Right to Real Property Tax Exemption form – Utilities [Utilities]

South Central Major Crimes Unit

- AA.03.26-2024.b An Administrative Approval to authorize the Fairfield County Administrator to sign the South Central Ohio Crimes 2024 JAG Grant Award [Sheriff - Major Crimes Unit]

Join us for a morning of education and fun celebrating
Earth Day 2024 with our community partners.

Seeds of Change



Earth Day / Arbor Day

PLANTING FOR OUR FUTURE

APRIL 20th 2024

10:00am - 12:00pm

Rising Park Lancaster
Award Ceremony at 11:30am





LEGENDARY

Philanthropy
AWARDS



Fairfield Medical Center
FOUNDATION

April 25 • 5 p.m.

Cheers Chalet - Lakeside

1211 Coonpath Rd. NW, Lancaster, OH 43130

Business Casual Attire

RSVP by Friday, April 19 to tracyk@fmchealth.org or 740-687-8107

Hors d'oeuvres and a drink ticket will be available per your reservation

Please join us as we celebrate those who have a deep commitment and heart-felt dedication to philanthropy. Award recipients have shown a selfless nature, proven record of exceptional generosity and a general spirit of philanthropy.

David Levacy, Commissioner
Jeff Fix, Commissioner
Steve Davis, Commissioner
210 East Main Street, Room 301
Lancaster, Ohio 43130

Bill Yates, Trustee
Terry Horn, Trustee
Doug Leith, Trustee
11420 Millersport Road
Millersport, Ohio 43046

Dear Commissioners and Walnut Township Trustees,

I am a resident of Fairfield County in favor of the proposed Eastern Cottontail Solar project.

Eastern Cottontail will be a clean, quiet neighbor to our county while bringing the advantages of expanding our tax revenues and producing energy necessary to power our homes and businesses. Many municipalities, including our schools, will profit greatly from the creation of this project.

This is a win-win for local taxpayers, reducing the burden of raising taxes through levies and ensuring the school has a robust revenue stream for years to come.

I am proud to be a part of supporting economic development that will have a lasting, positive impact on the education of our children within Fairfield County.

This project is a great opportunity to show support for the development of Fairfield in a responsible way that benefits our community.

I urge you to support Eastern Cottontail Solar.

Name: *Jon A Lucas*

Address: *1322 STANDIHO STONE WAY
LANCASTER, OHIO 43130*

cc: Ohio Power Siting Board

David Levacy, Commissioner
Jeff Fix, Commissioner
Steve Davis, Commissioner
210 East Main Street, Room 301
Lancaster, Ohio 43130

Bill Yates, Trustee
Terry Horn, Trustee
Doug Leith, Trustee
11420 Millersport Road
Millersport, Ohio 43046

Dear Commissioners and Walnut Township Trustees,

I want to urge you to approve the permit application for the Eastern Cottontail Solar project being developed in Fairfield County.

The Eastern Cottontail Solar project represents tangible growth and development for Fairfield County. It generates sustaining annual revenues and construction jobs. As a resident of Fairfield, I am always in favor of supporting development within our community.

Eastern Cottontail Solar also brings benefits to critical municipal services, including schools and fire departments. These community benefits create opportunities for new businesses and more development in Fairfield County that positively impact our way of life.

In addition to the wonderful benefits our community would receive, Eastern Cottontail would ensure Ohio remains at the forefront of innovation. To maintain our reputation, we must continue to encourage development of all kinds, including diverse energy development such as solar, within our state.

Thank you.

Name: Jason Wiegand

Address: 159 Lenwood Dr
Lancaster OH 43130

cc: Ohio Power Siting Board

Commissioner Fix,

We consistently vote every primary and general election.

We strongly urge you to adopt a resolution designating exclusionary zones to prevent the construction of solar and wind facilities in the unincorporated areas of Amanda Township.

Please protect our farmland and rural life style

Sincerely,
Ray and Donna Noecker

Commissioner Levacy

We are committed voters in Fairfield County.

We strongly urge you to adopt a resolution designating exclusionary zones to prevent the construction of solar and wind facilities in the unincorporated areas of Amanda Township.

Please protect our farmland and rural way of life.

Sincerely,
Ray and Donna Noecker

Dear Commissioners Levacy, Davis and Fix,

According to "CAUV & Recorded Lease Data Corrected to: February 2024" map from the County Auditor's Office, there are currently 3 potential solar projects in the county. They are:

Harrison-Good Hope

Muskingum-West Millersport

West Millersport

(These projects may be known by other, more popular names)

Per ORC 303.61, these projects are required to notify the County Commissioners (among others) of a public meeting where the projects representatives present maps and other materials related to their respective projects for public comment.

My question is this: "Have any of these 3 projects completed the process as defined in ORC 303.61, and if so, where and when and what was the result?" Any other related information would be gladly accepted.

Thank you so much for your time.

Jeff Williamsen

1201 Winding Oak Dr, Baltimore, OH 43105

813-382-2625

Link for CAUV Map: https://www.co.fairfield.oh.us/auditor/pdf/County-CAUV_Solar2024_Feb.pdf

Link for ORC 303.61: <https://codes.ohio.gov/ohio-revised-code/section-303.61>

From: Dan Daley <dldaley67@gmail.com>
Sent: Sunday, March 31, 2024 3:33 PM
To: Contact Web <contact@fairfieldcountyohio.gov>
Subject: [E] Industrial solar panel

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please confirm receipt of this email.

I'm writing to you about my concern about the industrial solar panel farm for Walnut Township. I will not be able to attend the meeting on Apr 2nd due to my work schedule and medical appointments.

I feel that this will severely impact my way of life. There are several concerns about having an industrial solar panel farm around my house (front and back). The glare of the panels will be reflecting on my house the entire time the sun is shining, the current panels are not 100% absorbent of the sunlight. I understand that there are standards set forth by the Federal Aviation Administration (FAA), but my house is not going to be 20,000-35,000 feet away from the panels. The panels will increase the cost of cooling of my house due to the extra glare being directed to the house and the fact that solar panels increase the ground temperature by at least 5° F. I know that trees will be planted to hide the panels, but those trees will take decades to hide the panels. So, in the meantime I will not be able to enjoy sitting on the back deck due to the glare and eyesore that will be there. There will be no benefit to Ohio, other than tax revenue, and I'm not sure about that. The solar panel industry is heavily subsidised by the tax dollars. Which means I am paying for something that will negatively affect my way of life.

Those are for my personal reasons. Here are some other concerns that are in general.

The panels will disrupt the wildlife due to construction noise and glare and the electric field output.

The panels will consume a vast amount of prime farmland that is needed to produce food for the world's population.

The environmental concerns over the heavy metals that are used in the materials. Especially with one good hail storm.

Damage done to the topsoil during construction. It is my understanding that the company will completely flatten the land, stripping away the topsoil and the natural drainage of the land. Potentially causing flooding in the area.

V/R

Daniel L Daley, USAF, TSgt, Ret.
8542 Lake Rd NE
Millersport OH 43046
740-338-1153

Below is some information and the links to the website I found, which was not easy due to the influence of the big search engines and their push for 'green' energy.

As a result, solar's production boom has left its recycling infrastructure in the dust. To give you some indication, First Solar is the sole U.S. panel manufacturer we know of with an up-and-running recycling initiative, which only applies to the company's own products at a global capacity of two million panels per year. With the current capacity, it costs an estimated \$20–\$30 to recycle one panel. Sending that same panel to a landfill would cost a mere \$1–\$2.

The direct cost of recycling is only part of the end-of-life burden, however. Panels are delicate, bulky pieces of equipment usually installed on rooftops in the residential context. Specialized labor is required to detach and remove them, lest they shatter to smithereens before they make it onto the truck. In addition, some governments may classify solar panels as hazardous waste, due to the small amounts of heavy metals (cadmium, lead, etc.) they contain. This classification carries with it a string of expensive restrictions — hazardous waste can only be transported at designated times and via select routes, etc.

[The Dark Side of Solar Power \(hbr.org\)](https://hbr.org/2016/05/10/the-dark-side-of-solar-power/)

The distance you can safely live from a solar farm depends on its size and the type of solar panels used.

In general, keep at least 500 meters away from a large-scale solar farm and at least 200 meters away from a small-scale solar farm.

For monocrystalline solar farms, it is recommended to keep at least 1000 meters away, while for polycrystalline solar farms, it is recommended to keep at least 500 meters away.

Additionally, if you are planning to build a new home near a solar farm, it is important to keep in mind that the solar farm must be at least 3 kilometers away from any residential areas.

[What Is a Safe Distance to Live From a Solar Farm? – Climate Cafes](https://climatecafes.org/2016/05/10/what-is-a-safe-distance-to-live-from-a-solar-farm/)

EXPECTED DANGER BY CAISO

The California Independent System Operator (CAISO) has recently been working hard to improve the country's solar energy infrastructure. But in the process, they've accidentally created a new problem — and it could be bad news for residents living near solar panels.

The problem is that when solar panels produce more electricity than the grid can consume, they send excess power back into the system. This can cause problems in the grid if the amount of power being sent back into the system is higher than what's being produced by other sources of energy like coal or nuclear plants. The CAISO has tried to address this issue by raising its threshold for acceptable voltage levels on the grid, which was previously set at 115 volts per phase.

RISKS AND EXPECTED DANGERS

Solar panels are a great source of clean energy but come with some safety concerns. The good news is that these risks are small and easily

If you're thinking about installing solar panels on your roof, here's what you need to know about the dangers of living near solar panels:

ELECTRICAL HAZARDS

Solar panels produce electricity, so you should always avoid touching them or anything else connected to the panel. If you accidentally touch the panel, immediately unplug it from the power supply. It would be best if you also ensured that no children or pets could reach it.

LEAKAGE HAZARDS

Electricity can leak from solar panels, especially older models. This is known as "short-circuit current." It can cause fires or electrocution if it hits a person or animal standing in water or snow.

ELECTRIC FIELD

Solar panels create an electric field around them when they are working correctly. This field can cause interference with radio signals and other electronic devices. It can also disrupt electronic devices close to or touching the solar panel, like power tools and phones.

[Dangers Of Living Near Solar Panels - Too Close To Home - \(easysolar.guide\)](https://easysolar.guide/dangers-of-living-near-solar-panels-too-close-to-home)

VAN KLEY LAW, LLC

132 Northwoods Blvd., Suite C-1
Columbus, Ohio 43235
(614) 431-8900
jvankley@vankley.law

March 30, 2024

Board of Commissioners for Fairfield County, Ohio
210 East Main Street
Lancaster, OH 43130

Re: Exclusionary Zone for Solar Projects under S.B. 52

Dear Commissioners:

I am sending you this letter on behalf of Citizens for Fair Fields LLC, who have asked me to reach out to you with my observations on the resolution you are considering in order to designate unincorporated areas of the county as a “restricted area” in which utility scale solar projects cannot be approved by the Ohio Power Siting Board under Substitute Senate Bill 52 (“S.B. 52”).

During the Commissioners’ public meeting on March 26, 2024, a concern was expressed over whether a solar company could sue the county for restricting the development of a solar project that is “pretty far down the road.” However, the Ohio General Assembly has already resolved that concern by defining such a project as a grandfathered or partially grandfathered project under S.B. 52.

S.B. 52 provides that a solar project may be grandfathered or partially grandfathered if it has made sufficient progress on its application to PJM for permission to connect to the electric grid. A project that did not receive a complete system impact study from PJM or did not pay the fee for PJM’s facilities study by October 2021 has no grandfathered status.

A grandfathered or partially grandfathered project can still proceed with its application for approval by the Ohio Power Siting Board even if the project is located in a restricted zone. For example, if the Commissioners establish a restricted zone that includes the Eastern Cottontail Solar (“Cottontail”) project area, it will not affect that project if it is grandfathered or partially grandfathered. Conversely, including Cottontail’s project area in the restricted zone will stop the project if it is not grandfathered.

We do not know whether Cottontail Solar’s project, or any other solar project, is grandfathered. Typically, the public cannot obtain this information until the project’s PJM payments and records are disclosed during discovery in the Ohio Power Siting Board proceeding. However, there is no good reason to carve out an exception from the restricted zone for any solar project even if it is grandfathered, since the restriction would not affect a grandfathered project. Since S.B. 52 authorizes you to restrict all non-

grandfathered utility-scale solar projects, a solar company has no legal action against the county for exercising its authority to do so. By including all unincorporated areas in the restricted zone, you can ensure that you have not missed the opportunity to stop a project that is not grandfathered. Since the public in Fairfield County widely supports a ban on all utility-scale solar projects in all unincorporated areas, my clients urge you to establish a restricted area for all unincorporated areas of the county.

I would be happy to answer any questions you may have about this issue.

Sincerely,

/s/ Jack A. Van Kley _____

Jack A. Van Kley

cc: Amy Brown-Thompson, Prosecutor's Office

Mr. David Levacy
Fairfield County Commissioners
210 East Main Street
Lancaster, OH 43130

March 26, 2024

Dear Commissioner Levacy:

The Greenfield Township trustees approved resolution number 2023 11 29 03 on November 29, 2023. The resolution requests the county commissioners create a restricted area prohibiting large solar development in the unincorporated area of Greenfield Township. Our trustees are backed by a very large portion of the township residents. We are working hard to influence growth and change in ways that will not negatively impact our homes and families for this and future generations.

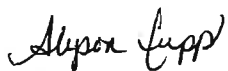
I respectfully request you sign the resolution submitted to prohibit all installations of large solar development (i.e. over 50 megawatts) for Greenfield Township and any other township in Fairfield County making a similar request.

Following are several reasons I make this request:

1. Loss of farmland – reduction in food production and loss of agriculture-related jobs
2. Solar inefficiency – 12%-15% efficiency absolutely does not validate the loss to farmland and our current way of life in Fairfield County
3. Environmental impact – breakage of field drainage tiles, installation of thousands of steel posts, downgrading of ground water, aquifers and well water as well as damage to wildlife are all concerns due to contaminants leaching into the soil from the solar panels
4. Property rights – loss of property values and destruction of local landscapes
5. Decommissioning – detrimental long-term ramifications include degradation of soil, gravel infused fields, installation of thousands of steel posts, cables, inverters and hundreds of thousands of solar panels, much of which will not be removed at the time of decommissioning
6. Duty of elected officials – as a representative of county residents, you are under obligation to govern in ways that meet the needs of the majority of the population within the rights of the citizens

As a resident of Greenfield Township in Fairfield County, I'm requesting that you approve the township resolution to prohibit large solar farms and do whatever possible to declare exclusionary zones in all townships who are not in favor of large-scale solar farms.

Sincerely,



Alyson Cupp
4202 Harvest Ridge Court
Carroll, Ohio 43112

Information About Upcoming Adjustments to AEP Ohio Residential Electric Bills

March 28, 2024



What You Need to Know

- Rates for three components that make up electric bills are expected to be updated in multiple cases at the Public Utilities Commission of Ohio (PUCO) this spring and summer.
- Ultimately, the impact to a customer's electric bill continues to heavily depend on how much electricity they use and who they receive their electric generation supply from.
- In June, when all updates are in effect, we expect average residential customers on the SSO rate using 1,000 kilowatt-hours of electricity per month to see their bill go down by more than 10% from March 2024.
- Visit [AEPOhio.com/BillChanges](https://aepohio.com/BillChanges) for additional information, bill assistance options, FAQs and more.

UPCOMING ADJUSTMENTS TO AEP OHIO ELECTRIC BILLS: WHAT TO EXPECT

This spring and summer, the rates for the three components that make up AEP Ohio's electric bills are expected to be updated in multiple cases at the Public Utilities Commission of Ohio (PUCO). While the majority of a customer's bill depends on how much electricity they use, other factors, like who supplies their power, can also have a significant impact. Below is a summary of a few important adjustments* that will take effect for AEP Ohio residential customers in 2024:

Transmission Service Rate Adjustment

AEP Ohio is investing in new transmission lines to better serve customers. Many of the high-voltage transmission lines AEP Ohio relies on to serve customers were built decades ago and are nearing the end of their expected life. This investment is needed to:

- Help prevent power outages
- Protect against threats to the electric grid
- Support new jobs and economic growth

The formula used to calculate transmission rates has been approved by the Federal Energy Regulatory Commission and the PUCO. During the last annual review under this formula, residential customers used a larger share of the transmission system, resulting in higher rates for residential customers this year.

What Customers Can Expect: A typical residential customer using 1,000 kWh of electricity will see the Transmission Service line item on their electric bill increase by approximately \$10 per month beginning on April 1.

Generation Service Rate Decrease for SSO Customers

At the recent auction for generation supply, AEP Ohio saw a significant decrease in the price of electricity in comparison to the higher prices from last year's auctions. This cost is always passed to customers dollar-for-dollar, with no mark-up or profit for AEP Ohio.

What Customers Can Expect: Customers who receive their power supply through AEP Ohio's Standard Service Offer (SSO) will see the generation portion of their monthly electric bill go down by approximately 30% (or \$35) beginning on June 1. Customers who are part of a municipal aggregation or choose to receive electricity from another generation supplier *will not* see this same change on their electric bills. They can check with their generation supplier for any updates that might impact their electric bill due to recent auctions. They can also see the current cost of generation supply on the [Apples to Apples comparison chart](#) provided by the PUCO.

Information About Upcoming Adjustments to AEP Ohio Residential Electric Bills

March 28, 2024



Distribution Service Rate Adjustments

AEP Ohio filed an Electric Security Plan (ESP) stipulation with the PUCO last year that will continue our commitment to improve reliability, foster innovation and offer programs to help customers reduce energy usage and save money.

What Customers Can Expect: If the settlement is approved as submitted, customers will see an average monthly increase of less than 1% — or about \$1.50 — throughout the ESP term with some cost beginning to appear on their bill in late 2024.

Ultimately, the impact to a customer's electric bill continues to heavily depend on how much electricity they use and who they receive their electric generation supply from. In June, when all of these updates are in effect, we expect that the average residential customer on the SSO rate using 1,000 kilowatt-hours of electricity per month will see their bill decrease by more than 10% from March of 2024. In Ohio, customers are free to choose who provides the generation supply portion of their electric service and can compare supply rates at energychoice.ohio.gov.

**These bill adjustments are calculated based on an average residential customer who uses 1,000 kilowatt-hours of electricity per month. If you are on a Percentage of Income Payment Plan (PIPP), you'll continue to pay the same amount if you stay current on payments.*

BILL ASSISTANCE OPTIONS

Whether customers need more time to pay or would like to set up a payment arrangement, we can work together to find the right option:

- Visit AEPOhio.com/Assistance
- Message us on [Facebook](#) or [X](#)
- Call our Customer Solutions Team at [800.672.2231](tel:800.672.2231)

FAQs

Why did AEP Ohio file an Electric Security Plan stipulation?

Our current ESP expires this year and we need to get the new one in place to ensure a smooth transition. While we've already made significant improvements, more work needs to be done — and it must happen quickly as we plan for rapid economic growth, increased customer expectations and stronger storms that could impact the electric grid. The service we provide is essential and the investments enabled in this agreement will deliver benefits that better meet the needs of our customers.

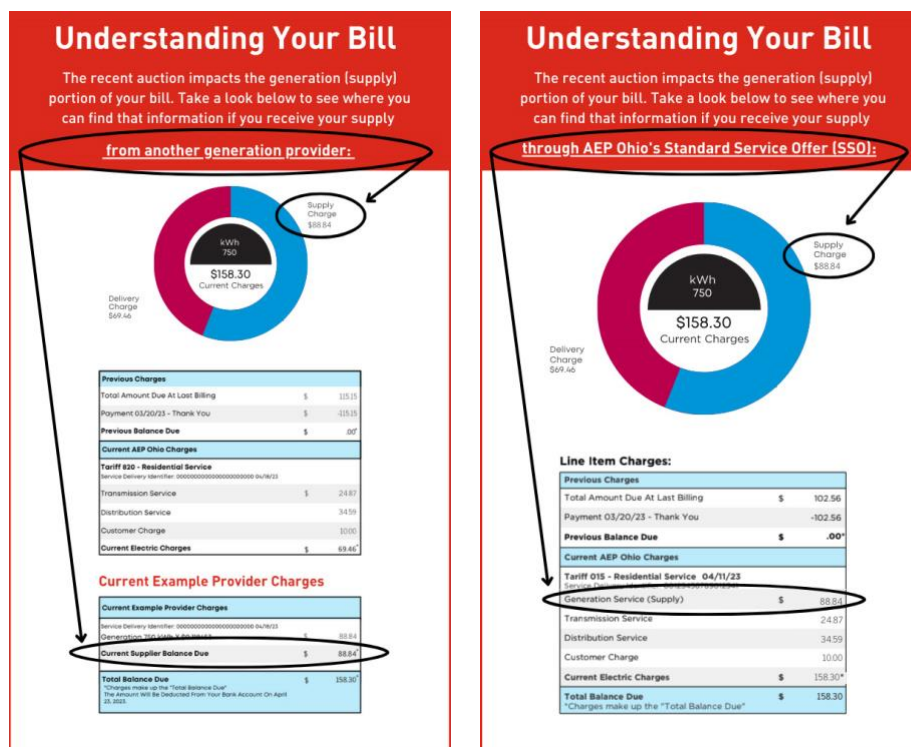
Do customers have a choice in who supplies their generation?

Yes, in Ohio customers are free to choose who provides the generation supply portion of their electric service, either by affirmatively choosing a competitive provider or by receiving the default Standard Service Offer (SSO). Customers can compare supply rates at energychoice.ohio.gov.

March 28, 2024



The images below show where customers should look on their electric bill to determine if they receive their generation supply through AEP Ohio's Standard Service Offer (SSO) or from another generation provider.



0 100 200 300 400 500 600 700 800 900 1000



**Visit AEPOhio.com/BillChanges for additional information,
bill assistance options, FAQs and more.**



FOR IMMEDIATE RELEASE
Tuesday, March 26, 2024

Auditor's Office Receives TechCred Grant from State of Ohio

Lancaster, Ohio – The Fairfield County Auditor recently received a “TechCred” grant from the state of Ohio for employees to obtain technical credentials. The state program is designed to improve workforce knowledge in Ohio, no matter what industry the employees are working in because technology is having an impact on businesses throughout the state.

“TechCred helps employees learn new skills needed for our technology-infused economy. At the County Auditor’s Office, there will be 17 new credentials earned in 2024 based on the grant,” stated County Auditor, Dr. Carri L. Brown.

The credentials include multiple versions of Microsoft Excel, OneNote, and Report Builder. The credentials will support the roles of financial analysts, settlements officers, payroll officers, and trainers. All of the training will be completed online. The grant will provide reimbursements to the county of approximately \$6,200.

If you have any questions, please contact Rachel Elsea, Communications Officer, at rachel.elsea@fairfieldcountyohio.gov.

###

Follow Your Auditor's Office On **Social Media!**



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fairfield-county-auditor](https://www.linkedin.com/company/fairfield-county-auditor)



[@FairCoAuditor](https://twitter.com/FairCoAuditor)



[@FairCoAuditor](https://www.instagram.com/FairCoAuditor)



[@FairfieldCountyAuditor](https://www.facebook.com/FairfieldCountyAuditor)



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[realestate.co.
fairfield.oh.us](https://realestate.co.fairfield.oh.us)



[Newsletter](#)

SERVE • CONNECT • PROTECT

**FOR IMMEDIATE RELEASE****Wednesday, March 27, 2024****Fairfield County Auditor Carri Brown Receives Jane Johnsen Women of Vision Award**

Lancaster, Ohio – On Friday, March 22, during the Celebrate Women conference held at Ohio University in Lancaster, Dr. Carri L. Brown was awarded the Jane Johnsen Women of Vision Award for 2024.

The Jane Johnsen Women of Vision Award was established in 2013 to honor a member of the Ohio University or Fairfield County community who has made significant contributions in the advocacy and awareness of women's issues. During her 25 years as assistant professor of education at Ohio University Lancaster, Dr. Jane Johnsen was an advocate of diversity and women's issues, creating the Women in Technology and Science program and challenging and mentoring students as they worked to fulfill their academic goals.

Criteria for eligible nominees are that the nominee must be a member of the Ohio University or Fairfield County community and must have demonstrated commitment to advocating for and promoting women's issues. Dr. Candice Thomas-Maddox, a previous honoree and professor at Ohio University, announced Dr. Brown as the 2024 award honoree. Dr. Thomas-Maddox stated, "We received ten letters of support and nomination for Dr. Brown for her exceptional advocacy and dedication to the Fairfield County community."

Dr. Brown was very surprised. She stated how much she appreciated the Johnsen family, Ohio University, and Fairfield County. She also stated, "It is a great honor to receive this award with so many colleagues, coworkers, friends, and mentors present at the Celebrate Women conference." At the 2025 Celebrate Women conference, Dr. Brown will give a speech at the conference, as it has been the tradition for Jane Johnsen honorees to give a speech the following year.

This year, Rachel McCoy, the 2023 Jane Johnsen Women of Vision honoree, gave a speech about the "Feminine Genius" and her observations about the natural gifts and talents of women and how her mindset about this topic had evolved over time. A list of Jane Johnsen Award winners is provided below, following a photograph from the Celebrate Women conference.

(continued on next page)



Pictured above are Jane Johnsen Women of Vision: Cadice Thomas-Maddox, Jennifer Gorsuch Walters, Angela Krile, Carri Brown, Debra Smith, Rachel McCoy, Amy Eyman, and Pam Kaylor.

Jane Johnsen Award Winners

- Jane Johnsen - 2013
- Suzanne Pelletier-Capitini - 2014
- Jennifer Gorsuch Walters & Margaret "Peg" Tobin - 2015
- Pamela Kaylor - 2016
- Debra Smith - 2017
- Angela Snyder & Wendy Travis - 2018
- Cathy Bitler & Candice Thomas-Maddox - 2019
- Tracy Miller - 2020
- Angela Krile - 2021
- Laurie Lach & Amy Eyman – 2022
- Rachel McCoy – 2023
- Carri L. Brown - 2024

If you have any questions, please contact Rachel Elsea, Communications Officer, at rachel.elsea@fairfieldcountyohio.gov.

###

Follow Your Auditor's Office On **Social Media!**



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@FairCoAuditor



@FairCoAuditor



@FairfieldCountyAuditor



co.fairfield.oh.us/auditor



realestate.co.fairfield.oh.us



Newsletter



To: Fairfield County Commissioners & Staff
From: Dr. Carri Brown, County Auditor
Date: March 28, 2024
Subject: **Statistics of Interest; Software as a Service Summary; and a Survey for Elected Officials and Department Heads**

Statistics of Interest

A review of demographics over the past decade is interesting.

- Population is 165,360, up 10%.
- Per capita income increased 43.5% to \$38,783.
- Median household income increased 41.1% to 82,969.
- The median age is up 1.3 years and is now 39.5 years.
- Within Fairfield County, more people (31.1%) have a bachelor's degree or higher (compared to 25.8% ten years ago).
- Unemployment is 3.7% (down from 5%).
- The average residential sales price of a home increased 94.2% - up to \$337,170 from \$173,610.
- The total assessed valuation increased 76.3% over the past ten years, looking at the most recent information available.

Please see the attached fact sheet.

Software as a Service

The transition to Software-As-A-Service (SaaS) for Enterprise Resource Planning has been successful. SaaS addressed needs for improved continuity of operations, improved access, and improved cybersecurity as part of a public health response. SaaS:

- allows for multi-site operations without additional costs to the county;
- provides for additional server hardware capacity for other critical services, such as electronic communications;
- reduces the cyber threat-plane;
- increases efficiency for county personnel, such as IT specialists and systems analysts, who would have improved capacity to respond to recovery measures; and
- reasonably reduces anticipated downtime.

Month-end & year-end activities have been conducted with improved efficiencies. There have been fewer incidents of downtime and updates have occurred regularly with SaaS.

CONTACT US!

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Survey for Elected Officials and Department Heads

The Fairfield County Auditor's Office is reaching out to elected officials and department heads to inquire about the possibility of developing a financial leadership academy for entry level and higher financial positions within local government. Due to the ranging education levels and professional backgrounds of employees who enter these roles, it has been identified that a more standardized level of training could benefit working relationships within and across local government entities.





In this vision, the Auditor's Office would lead the necessary training around relevant processes, procedures, and terminology to equip professionals with a consistent knowledge base. The Auditor's Office intends to provide the training at no cost.

Before moving forward with this concept, we want to gauge interest on such training and gather feedback on the structure and timing of the prospective program.

Please review and answer the following questions with this information in mind. (You can complete the survey electronically by following the QR code, or you can complete a hard copy.) Please complete the survey (and give it to the Auditor's Office if you are using the hard copy option) by the end of April.

Thank you!

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Creating a Financial Leadership Academy: A Survey



The Fairfield County Auditor's Office is reaching out to department heads and elected officials to inquire about the possibility of developing a financial leadership academy for entry level and higher financial positions within local government. Due to the ranging education levels and professional backgrounds of employees who enter these roles, it has been identified that a more standardized level of training could benefit working relationships within and across local government entities.

In this vision, the Auditor's Office would lead the necessary training around relevant processes, procedures, and terminology to equip professionals with a consistent knowledge base. The Auditor's Office intends to provide the training at no cost.

Before moving forward with this concept, we want to gauge interest on such a training and gather feedback on the structure and timing of the prospective program. Please review and answer the following questions with this information in mind. Please return your completed survey to the Auditor's Office by the end of April.

Name: _____ Email: _____

Office and Position: _____

Do you see a need for this type of training for yourself or your staff? (circle one) **Yes** **No**

If so, how many staff members would you send to such a training: _____

Would early 2025 be a good timeframe for the training? (circle one) **Yes** **No**

What is an ideal structure for this program? (circle one) **All virtual** **All in-person** **Hybrid**

Are you comfortable with this taking place during a portion of the employee's regular 40-hour work week? (circle one) **Yes** **No**

What is the maximum number of working hours you would be willing to accommodate for employees over a 3-month period: _____

Do you have a preference for how the program is structured in terms of timing? (circle one)

4-week training with one full-day (8 hour) session each week

8-week training with one half-day (4 hour) session each week Other: _____

Do you have any input on specific topics or subject areas you would like to see included?



Scan this QR code to complete the survey electronically.

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FAIRFIELD COUNTY THEN & NOW

2014

2023

150,381

Population



165,360

10% INCREASE

\$27,031



Per Capita
Income

\$38,783

43.5% INCREASE

\$58,786

Median Household
Income



\$82,969

41.1% INCREASE

38.2 years



Median Age

39.5 years

25.8%

Bachelor's Degree
or Higher



31.1%

5%



Unemployment Rate

3.7%

\$173,610

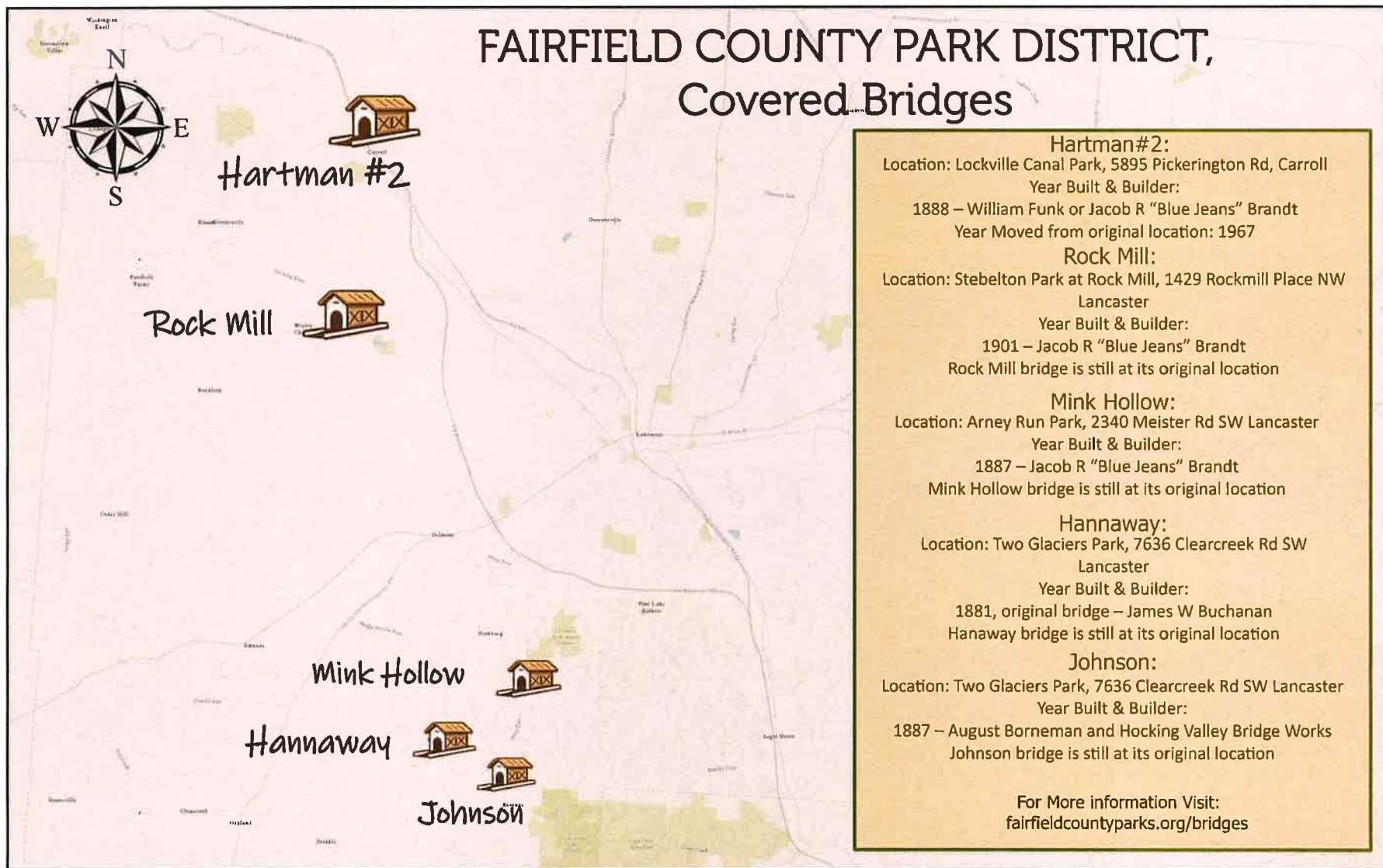
Average Residential
Sales Price



\$337,170

94.2% INCREASE

Total Assessed Value increased by 76.3%
(most recent information)





Your Fairfield County Auditor's Office: **WINS OF THE WEEK**

March 28, 2024

Our brains are wired to respond to rewards. Celebrating the completion of small accomplishments leads to the completion of larger goals. And there is evidence in research to support this...According to research by Teresa Amabile from Harvard Business School, tracking small achievements enhances motivation for larger goals...

- ★ **We are excited to receive a third Tech Cred grant from the State of Ohio. 17 credentials were approved with reimbursement of just over \$6K. Way to go, team!**
- ★ **We have also volunteered to be one of the first offices to move profiles to OneDrive to support IT objectives. Thanks to the team for their openness to IT projects.**
 - On Monday, Bev and Carri connected with **City Auditor Tricia Nettles** to ensure that the City of Lancaster is receiving everything they need from our office. The meeting was a fantastic “reunion” of sorts. We were also able to confirm that the City will serve as a pilot for information exchange by SharePoint.
 - On Tuesday, Carri attended a **CAAO property tax reform** meeting. CAAO has a place at the table with legislators who are working on property tax reform to better serve the public.
 - Carri conducted three additional **one-on-one meetings** this week. Keep those ideas coming!
 - Thanks to **Linda O'Toole (and Jason Dolin)** for organizing an update meeting for the **Board of Revision manual updates**. The manual is a helpful tool for all counties in the state.
 - The planning for the **April 1 Budget Commission** meeting is coming along just as expected. The packets have been delivered for review.
 - Thanks **to Rachel Elsea for attending the State of the Schools** address this week!
- ★ On Thursday, we were able to participate in a taping for the **all-accessibility efforts** for Destination Downtown Lancaster.
- ★ Thanks to the REA team and especially to Josh Harper for the submission of the **Abstract of the Tax Duplicate of Real and Public Utility Property** (DTE 4259) for Tax Year 2023. Way to go!
 - **We are grateful for the Easter Holiday** – and we wish everyone safety if they are traveling on Good Friday (a day in which we will close at noon).
 - Thanks to the culture champions (**Jessica Ferguson, Stacy Knight, and Michelle Wright**) for their Easter spirit.

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04/02/2024

043

Learn more at [VisitFairfieldCounty.org](https://www.VisitFairfieldCounty.org)

THE GREEN THUMB TRAIL

26 Spectacular Stops for Plant Enthusiasts

As flowers start to pop up and temperatures begin to rise, it's the perfect time to get out and start shopping for your next indoor plant pal, greens for your garden, hanging baskets, and more. Luckily, Fairfield County offers a unique experience that's a plant lover's paradise – **The Green Thumb Trail!** Tour one of the region's many flower shops, gardens, greenhouses, and farms and discover this fun experience that won't leave you empty-handed.

LEARN MORE

Visit
Fairfield
County 



COMING SOON

VISIT FAIRFIELD COUNTY 2024 DESTINATION GUIDE

AVAILABLE IN APRIL AT THE VISITOR CENTER
AT 128 N. BROAD STREET, LANCASTER OR BY REQUEST

VIEW THE
DIGITAL GUIDE

4

Fun Spring Activities in Central Ohio

Whether you're looking to kayak across Buckeye Lake State Park, hike to the top of Mt. Pleasant in Lancaster, zipline, grab a refreshing brew, or visit one of the many museums across the region, there's a ton of fun to explore in Fairfield County this spring!

Check out **4 Fun Spring Activities in Central Ohio** to learn more.

[CHECK IT OUT](#)

FIND MORE TO EXPLORE WITH THE VISIT FAIRFIELD COUNTY OUTDOOR FUN GUIDE

[CHECK IT OUT](#)



Fairfield County Visitors & Convention Bureau | 128 N. Broad Street, Lancaster, OH 43130

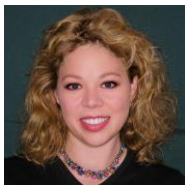
[Unsubscribe rochelle.menningen@fairfieldcountyohio.gov](mailto:unsubscribe_rochelle.menningen@fairfieldcountyohio.gov)

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AUDITOR'S LEDGER:

News from the County Auditor's Office



From the Desk of County Auditor Carri Brown

March has been an exciting month, with hints of spring weather and several great events in our community. A group from our team enjoyed the 2024 Celebrate Women Event, which you can read more about in this edition. We have several updates to share with you in this newsletter, including our newest video PSA on recognizing and avoiding credit card skimmers at gas station pumps. We also share information on the Board of Revision process and deadline, how to recognize and report fraud, a recently awarded TechCredit grant, and more. You'll also see the many fun places that our logo has traveled over the last month!

In addition, we recently launched an online survey, designed for public agencies and elected officials to inquire about the possibility of developing a financial leadership academy for entry-level and higher financial positions within local government. Before moving forward with this concept, we want to gauge interest on such a training and gather feedback on the structure and timing of the prospective program. You can read more below.

If you missed a previous issue of our newsletter, you will find all of them posted online. We encourage you to visit our websites for ongoing updates and important information:

- [General County Auditor Information](#)
- [Real Estate Assessment Information](#)

Kindest regards,

A handwritten signature in blue ink that reads "Carri L. Brown".

Carri Brown, PhD, MBA, CGFM
County Auditor

News From the Auditor's Office

Congratulations, Auditor Brown!

Auditor Brown was recently awarded the Jane Johnsen Women of Vision Award during the 2024 Celebrate Women event at Ohio University-Lancaster. This award honors a member of the Ohio University or Fairfield County Community who has made significant contributions in the advocacy and awareness of women's issues. The award is in honor of Dr. Jane Johnsen, a professor at Ohio University Lancaster for 25 years. She was an advocate for women's issues and creator of the Women in Technology and Science Program.

Congratulations, Auditor Brown! Your team is so proud of you!



Creating a Financial Leadership Academy: A Survey

The Fairfield County Auditor's Office is reaching out to public agencies and elected officials to inquire about the possibility of developing a financial leadership academy for entry level and higher financial positions within local government.

The Auditor's Office would lead the necessary training around relevant processes, procedures and terminology to equip professionals with a consistent knowledge base. The Auditor's Office intends to provide the training at no cost.

Before moving forward with this concept, we want to gauge interest on such a training and gather feedback on the structure and timing of the prospective program.



VIDEO PSA: How to Avoid Credit Card Skimmers at the Pump

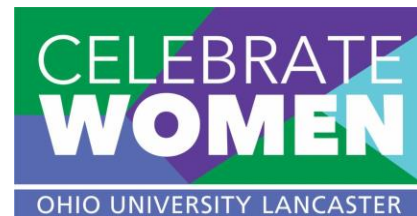
Thank you to Carter and Patrick for preparing this Public Service Announcement on how to spot credit card skimmers at gas pumps.

WATCH NOW



Celebrate Women

Sixteen members of our office attended the 2024 Celebrate Women event at OU-L on March 22nd! This year's event focused on STEM. Allison Bolinger, NASA Flight Director, Lancaster native, and daughter of Fairfield County Treasurer, Jim Bahnsen, and Jay Bahnsen (former ADAMH Board Member), was the keynote speaker.



Auditor's Office Receives – Fairfield DD Celebration Award

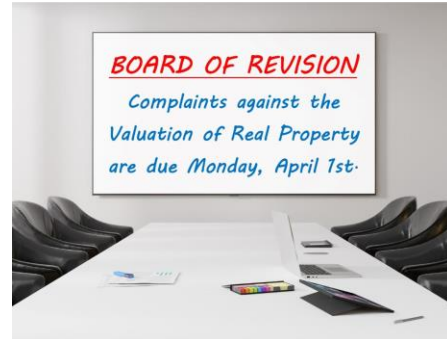
The Auditor's Office was recognized at this year's Celebration of Possibilities Awards Ceremony on March 20th for our efforts to make our office all accessible. Customer service is a very important part of our strategic plan and that means going beyond "service with a smile." Our office has completed and hosted trainings including mental health first aid and serving veterans and the elderly, along with placing sensory bags in our offices. These sensory bags allow for individuals visiting our office, who are also caregivers, to have their loved ones taken care of while they work with our office on their concerns.



Board of Revision Online Case Files Are Available

The Board of Revision Online Case Files provide information about real property valuation complaints. We created online access to address an anticipated increase in public records requests due to legislative changes. With online access to accessible public records, the residents are better served. Data are updated every day, which you can [view here](#).

The deadline to file a complaint with the Board of Revision is April 1 this year because March 31 is a Sunday. We have been conducting outreach so that people know of their options to file BOR complaints.



TechCred Grant Awarded

The Fairfield County Auditor recently received a “TechCred” grant from the state of Ohio for employees to obtain 17 technical credentials. The state program is designed to improve workforce knowledge in Ohio, no matter what industry the employees are working in because technology is having an impact on businesses throughout the state.

The credentials include multiple versions of Microsoft Excel, OneNote, and Report Builder. The credentials will support the roles of financial analysts, settlements officers, payroll officers, and trainers. All of the training will be completed online. The grant will provide reimbursements to the county of approximately \$6,200.

More information on TechCred grants can be found [here](#).



How to Report Fraud

If an employee suspects fraud, a report can be made to the supervisor or appointing authority. In addition to, or instead of, filing a written report with the supervisor or appointing authority, the employee may file a written report with the office of internal auditing, in the State Office of Management and Budget, created under section 126.45 of the Revised Code, or file a complaint with the Auditor of State's fraud reporting system under section 117.103 of the Revised Code.

The Ohio Auditor of State's office maintains a system for the reporting of fraud, including misuse of public money by any official or office. The system allows all Ohio citizens, including public employees, the opportunity to make anonymous complaints through a toll-free number, the Auditor of State's website, or through the United States mail.

Auditor of State's fraud contact information:

Telephone: 1-866-FRAUD OH (1-866-372-8364)

Web: www.ohioauditor.gov

US Mail:

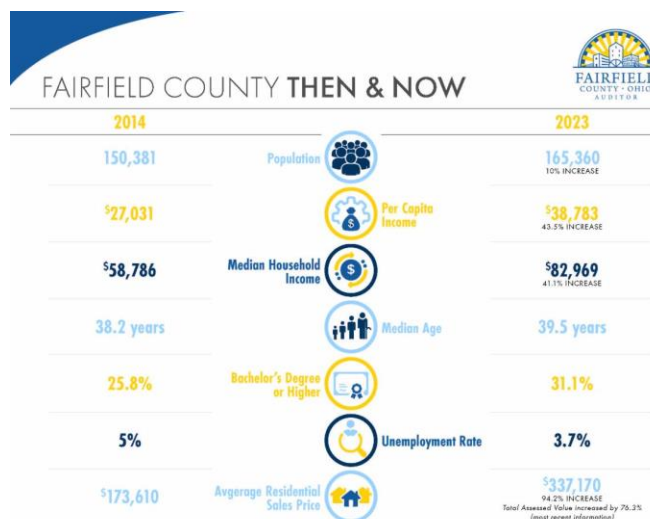
Ohio Auditor of State's Office
Special Investigations Unit
88 East Broad Street
P.O. Box 1140
Columbus, Ohio 43215

HOW TO REPORT FRAUD



Then & Now

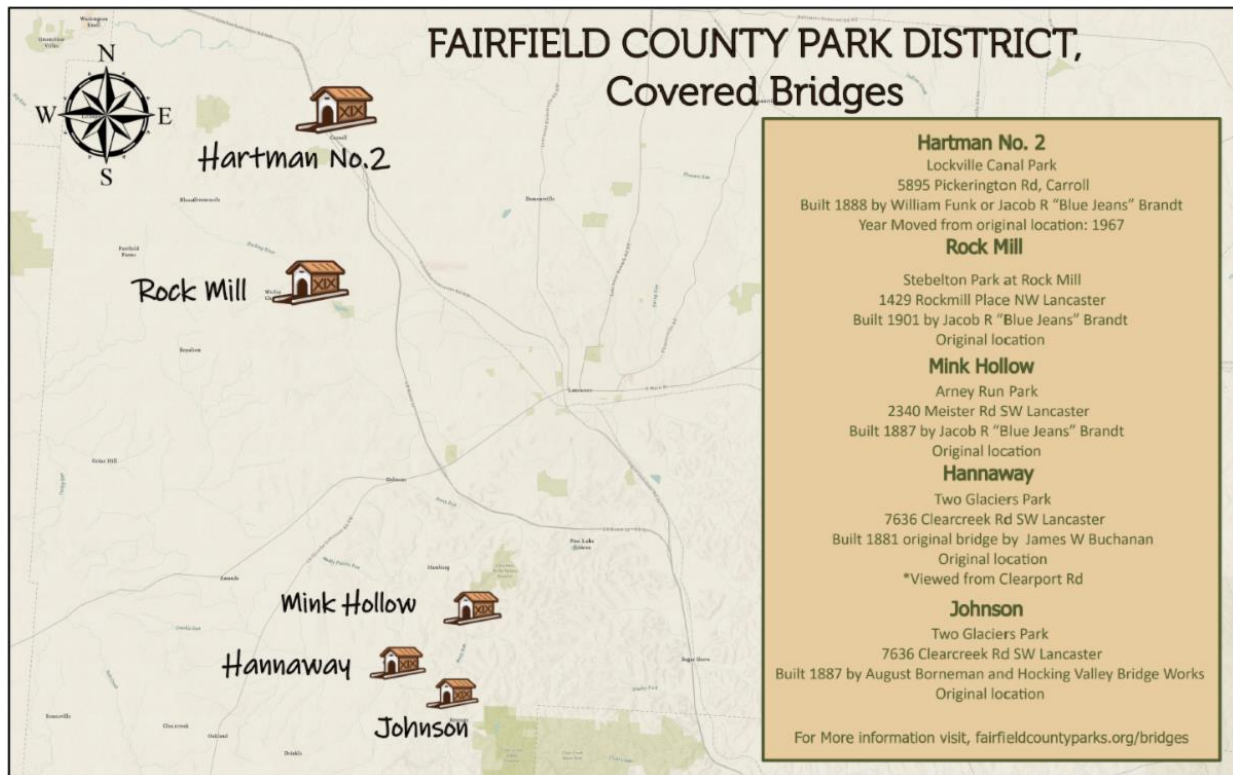
A lot has changed in Fairfield County over the past 10 years!! The graphic to the right provides an at-a-glance look at several important measures of progress. Click on the graphic for an enlarged look!



Community Connections

April Map of the Month - Fairfield County Park District Covered Bridges

Clayton Finley, our newest Map Room Technician, created the April Map of the Month. This month's map highlights the five covered bridges located in the Fairfield County Park District parks. For more information on these bridges, visit <https://www.fairfieldcountyparks.org/bridges/>. A zoomable version of the map can be found [here](#).



Grant Writing 101: Helpful Hints for Seeking Grant Funding

Auditor Brown is presenting this seminar on April 24 along with Gretchen Gregory, Survivor Advocacy Outreach Program/New Leaf Enterprises, and Amy Eyman, Fairfield County Foundation. Space is limited and registration is required.

[REGISTER HERE](#)

**GRANT WRITING
101**

Multiple County Offices Recognized at Annual United Way Banquet

Stacy Knight and Jessica Ferguson, two of our office Culture Champions, attended the Annual United Way Banquet last month, as the Auditor's Office was one of the many county offices who were recognized for their community support. Congratulations to Commissioner Dave Levacy, who was named the Advocate of the Year and County Administrator Aundrea Cordle who was awarded the Campaign Chairman's Award!



Getting to Know Our Team

Wherever You (Lo)Go

Our latest initiative is to have team members take photos while they are at various meetings or on vacations. Here's where the logo has been this month:

- New York City – Our logo traveled to the Big Apple with Angel!
- No logo was left behind when we had our tornado drill.
- Auditor Brown traveled to Missouri to see her grandkids perform in Southwest Baptist University's production of Fiddler on the Roof.



March Birthdays

- 2 - Robin B.



Resources



Follow Your Auditor's Office On
Social Media!

Did you know we have over 3,750 followers across our four social media platforms? If you're not one of those 3,750, you should join and follow!

- [LinkedIn](#)
- [Facebook](#)
- [Instagram](#)
- [Twitter](#)
- [YouTube](#)



Public Records Requests

The mode, median, and average response time for public records requests to the County Auditor's Office is within one day. If you have a request, please contact Rachel Elsea at rachel.elsea@fairfieldcountyohio.gov.

Frequently Used Forms

Most of the County Auditor forms can be found on our website. Special thanks go out to Angel Horn, Deputy Auditor, for updating our vendor forms.

[Search Forms](#)

April Dates of Interest

- 1 - Budget Commission Meeting
- 1 - Board of Revision Complaint Deadline
- 1- CAUV Initial and Renewal Application Deadline
- 16 - Federal Tax Day

SAVE THE DATE

April 16 - Administrative Professionals Day

April 30 - Adopt a Shelter Pet Day

April 30 - 1st Qtr lodging tax due

Fairfield County Auditor's Office | [Website](#)



Rachel A. Elsea

Communications Officer • Auditor's Office

📞 (740) 652-7091 📠 (740) 215-5998

💻 <https://www.co.fairfield.oh.us/auditor/>

✉️ rachel.elsea@fairfieldcountyohio.gov

📍 108 N. High St., Room 108, Lancaster, Ohio 43130



Transit in Review



2023 Service Review



Trips: 128,489 passenger trips; an increase of 17,230 trips from 2022.

Service Mileage: 494,647 miles

On-time Performance: 98% with 2658 no shows
(8 no shows a day)

Denials: 3474 (Average of 11 per day)



Staffing Review

Current Staffing Includes:

10 Administrative Staff

9 Full-time Drivers

25 Part-time Drivers

5th Loop Project

LFPT added a 5th loop to the Lancaster service area in February 2023.

Six-month pilot from February to September of 2023.

ODOT approved the pilot becoming a permanent route October 2023.

GOAL: Establish a consistent connection to the GoBus stop to provide more availability into Franklin County.

Feb/ Mar 23	April 23	May 23	Jun 23	July 23	Aug 23	Sept 23	Feb 24
943	538	641	593	524	700	824	1213

SOAR AWARD



Special Events

Pickerington Touch A Truck Event

Lancaster Festival Shuttles

Lithopolis Honeyfest Shuttles

Fairfield County Fair Shuttles

Candlelight Tour Shuttles

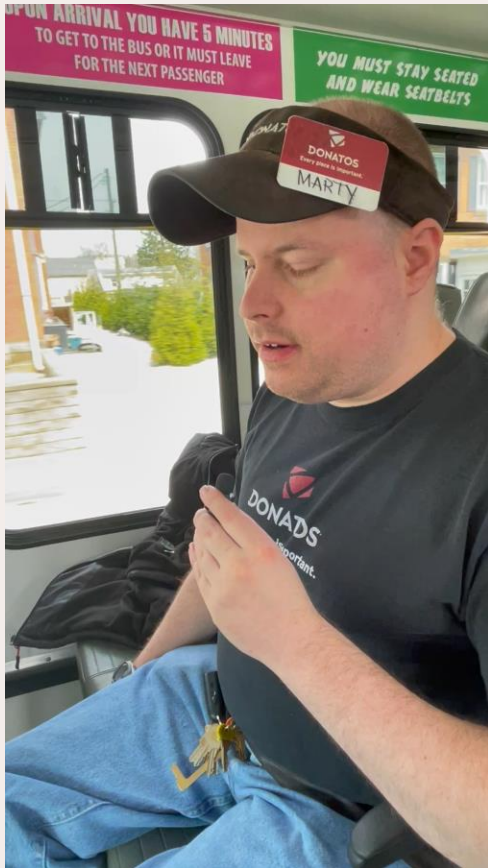
Pickerington Earth Day Cleanup Shuttles



Transfer Updates:

- Legislation: 2 more readings with Lancaster City Council
- ODOT
- County Meetings
- Preparing Staff
- TDP
- Summary of experience at LFPT

“A City’s Heartbeat is the Rhythm of its Public Transportation System.”



Thank you

REGULAR MEETING #13 - 2024
FAIRFIELD COUNTY COMMISSIONERS' OFFICE
APRIL 02, 2024

AGENDA FOR TUESDAY, APRIL 02, 2024

- 9:00 AM Review
- Regular Meeting
- Pledge of Allegiance
- Announcements
- Approval of Minutes for March 26, 2024
- Commissioners
- 2024-04.02.a A Resolution Authorizing the Approval of a Proclamation [Commissioners]
- 2024-04.02.b A Resolution to Approve the Establishment of the Violet Township New
Community Authority under Ohio Revised Code 349.03 and 349.04 [Commissioners]
- 2024-04.02.c A Resolution Authorizing the Approval Bid Award for the Workforce
Center - OU Engineering Lab [Commissioners]
- 2024-04.02.d A Resolution to Authorize the County Administrator to Approve Contracts,
Change Orders, Appropriations, and Invoices for the Ohio University Engineering
Lab Project at the Fairfield County Workforce Center [Commissioners]
- 2024-04.02.e A resolution to appropriate from unappropriated funds in major
expenditure object categories for Fund# 1001. [Commissioners]
- 2024-04.02.f A resolution authorizing a fund to fund transfer for the 2nd Quarter 2024
Allocation for the Multi County Juvenile Detention Center (MCJDC).
[Commissioners]
- 2024-04.02.g A resolution authorizing a fund to fund transfer to the Fairfield County
Family Adult Children First Council for Multi-Youth Committee, 2nd payment for
the 2024 Allocation [Commissioners]
- Fairfield County Board of Developmental Disabilities
- 2024-04.02.h A resolution to approve a reimbursement for share of costs for Ethernet
Services paid to AT&T as a memo expenditure for fund# 2060 - Fairfield County
Board of Developmental Disabilities [Board of Developmental Disabilities]
- Fairfield County Economic & Workforce Development
- 2024-04.02.i Creation of the Fairfield County Workforce Advisory Board to Approve
Credit-Bearing Programs to be Offered in Fairfield County [Economic & Workforce
Development]

Fairfield County Emergency Management Agency

2024-04.02.j A resolution authorizing the approval of an advance from the general fund to EMA – Fund 2708 State Homeland Security Grant Program Grant (SHSP) [EMA]

2024-04.02.k A resolution to appropriate from unappropriated in a major expenditure object category for EMA; 2708, State Homeland Security Grant. [EMA]

Fairfield County Job and Family Services

2024-04.02.l A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS [JFS]

2024-04.02.m A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018 [JFS]

2024-04.02.n A Resolution to Approve a Memo Receipt and Expenditure for Fairfield County Job & Family Services, Fund #2015 Reimbursing Fund #2018 [JFS]

2024-04.02.o A Resolution to Approve a Reimbursement for Share of Costs for Postage as a Memo Expenditure for Fund# 2018 [JFS]

Fairfield County Regional Planning Commission

2024-04.02.p A resolution to approve the Stone Hill Estates, Section 1, Final Plat [Regional Planning] [Regional Planning Commission]

Fairfield County Sheriff

2024-04.02.q A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Athens County Board of Commissioners (Athens BCC) and the Athens County Sheriff (Athens Sheriff) for housing prisoners in the Fairfield County Jail [Sheriff]

2024-04.02.r A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Gallia County Board of Commissioners (Gallia BCC) and the Gallia County Sheriff (Gallia Sheriff) for housing prisoners in the Fairfield County Jail [Sheriff]

Fairfield County Utilities Department

2024-04.02.s A Resolution Approving an Additional Waterline Easement Between The Eastland-Fairfield Board of Education and the Fairfield County Commissioners [Utilities]

Payment of Bills

2024-04.02.t A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners' approval. [Commissioners]

Protective Services Update to the Commissioners, 10:30 a.m.

Executive Session to Discuss Imminent Court Action, 11:00 a.m.

Adjourn

Roundtable - Elected Officials and Department Heads, 1:00 p.m.

The next Regular Meeting is scheduled for April 9, 2024, 9:00 a.m.

Regular Meeting #12 - 2024
Fairfield County Commissioners' Office
March 26, 2024

Review Meeting

The Commissioners met at 9:00 a.m. in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH. Commissioner Levacy called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Board of Commissioners' Clerk, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Recorder Lisa McKenzie; Engineer, Jeremiah Upp; Treasurer James Bahnsen; Assistant Prosecuting Attorneys, Steven Darnell and Austin Lines; Budget Director, Bart Hampson; JFS Director, Corey Clark; JFS Budget Director, Josh Crawford; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Utilities Director, Tony Vogel; Director of Engineer Operations, Jason Grubb; RPC Planner, Josh Hillberry; FCFC Manager, Tiffany Wilson; CPS Deputy Director, Sarah Fortner, Misty Richardson, and Angela Boykin. Also present: Stephanie Hall, Stephanie Taylor, Randall Hall, Bruce Price, Jo Price, Jeff Williamsen, Sherry Pymer, and Darrin Monhollen.

Virtual attendees: Lori Hawk, Park Russell, Baylie Blevins, Melissa Connor, Deborah, BGM, Jessica Murphy, Joe Anderson, Ashley Arter, Jeff Barron, David Uhl, Aubrey Ward, Tony Vogel, Lynette Barnhart, Toni Ashton, Shelby Hunt, Nicole, Abby King, Tiffany Daniels, Andy Boystel, Josh Horacek, Stacy Hicks, ABT, and Alex Lape.

Welcome

Commissioner Levacy opened the meeting by welcoming everyone in attendance and spoke about being honored to present NASA Flight Director, Allison Bolinger, with a proclamation which recognized March 22 as Celebrate Women Day and Celebrate Allison Bolinger Day. He spoke about loving space exploration as a young child and about Neil Armstrong being one of his greatest heroes.

Presentation by NASA Flight Director Allison Bolinger; 9:15 a.m.

Ms. Bolinger thanked the Commissioners for the proclamation and spoke about being delighted to come home to Fairfield County where she grew up and first realized she wanted to work with astronauts. She spoke about speaking at the Ohio University Celebrate Women Conference and about presenting to family and friends.

Listen and Learn – Engineer's Office; 9:00 a.m.

County Engineer, Jeremiah Upp, provided a PowerPoint presentation on Refugee Road in Pickerington, from Rt. 256 to Milnor Road. The presentation contained information about past, current, and planned road projects and is available in the meeting minutes. Engineer Upp spoke about a traffic corridor study in 2008, and the resulting road improvements to Refugee Road. He also provided information from the most recent traffic study completed in 2018 that identified 95 crashes from Woodstock Ave. to Tollgate Road from 2014-2016.

Commissioner Davis asked about the crashes indicated in the 2018 safety study.

Engineer Upp spoke about a three stage scenario with recommended alternatives and costs for each alternative. A 2022 Refugee Road Corridor Study used MORPC projections for growth to develop a twenty year plan.

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Commissioner Fix stated he lives near Refugee Rd in Pickerington and travels the road daily. He voiced his concern regarding kids who walk to Pickerington North High School and the section of road where kids cross from the school to the shopping center on the south side of Refugee Road. The road was already under stress before the possible additional development due to the Intel project.

Commissioner Levacy asked about the anticipated cost for phase 3 since it was already estimated at \$17.5M three years ago.

Engineer Upp replied that inflation was anticipated, and the numbers were projected accordingly.

Public Comments

Sherry Pymer of Millersport presented two articles for the minutes on energy production and spoke about returning farmland to its original state after being used for industrial solar.

Legal Update

There was no legal update.

County Administration Update

- *The County Administration Update was provided by County Administrator, Aundrea Cordle, unless otherwise noted.*

Week in Review

Celebrate Women 2024

Several Fairfield County Employees, including Administrator Cordle, attended the Celebrate Women 2024 Conference at OU-L this past Friday. The theme was Dream. Dare. Deliver: Expanding our Mindset, and the keynote speaker, Allison Bolinger is the very essence of that theme. All employees of the Commissioners' Office who attended want to extend their heartfelt thanks for allowing participation in this year's event. It was a day full of great speakers, great information, and great inspiration. And during the awards luncheon, Auditor, Dr. Brown was awarded the Jane Johnsen Woman of Vision Award. Congratulations Dr. Brown.

April is National County Government Month

National County Government Month is an annual celebration of county government. This April, the national theme is Forward Together. Forward Together is about connecting inspiring, and leading.

During the first week of April, the focus will be on justice and public safety. The second week on economic and workforce development, The third on services for children, families, seniors, and veterans. And the last week of April will focus on additional government functions. Please watch county social media platforms, our website, emails, and the E-news update for additional information.

Career Expo and Phlebotomy Class

Last Thursday, the Workforce Center hosted the annual Career Expo for Junior and Senior high school students. It was a great success.

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Fairfield County Commissioners' Office
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The Phlebotomy Class also completed their 10-week program. Rick Szabrak volunteered to assist the students with their final work and a video was shown with him as a practice patient.

A video highlighting the career fair was shared and County Administrator, Audrea Cordle, thanked the team at Krile for putting the video together.

Department Head and Elected Official Roundtable

The county will be holding the first Department Head and Elected Official Roundtable of the year next Tuesday at 1:00 at the Agricultural Center.

Highlights of Resolutions

Administrative Approvals

The review packet contains a list of administrative approvals.

Resolution Review

There are 22 resolutions on the agenda for the voting meeting.

Resolutions of note:

- A resolution authorizing the approval of four proclamations. We have proclamations to recognize Fair Housing Month, Crime Victim's Rights Week, Child Abuse Prevention Month, and National County Government Month.
- A resolution to approve a one year lease renewal for a space use agreement with TeenWorks at the Fairfield County Workforce Center.
- A resolution to approve an agreement with CTL Engineering, Inc., to provide construction inspection and testing services for the Fairfield County Engineer.
- A resolution to approve a service agreement for JFS with Functional Training Services for work readiness services for eligible participants.
- A resolution from the Sheriff's Office to accept the donation of two vehicles from the City of Canal Winchester to use as Community Watch vehicles.
- Three resolutions for contracts with Hocking County, the City of Logan, and Perry County, for the housing of inmates at the Fairfield County Jail.

Budget Review

- Budget Director, Bart Hampson provided a brief update on the sales tax revenue estimate.

Calendar Review/Invitations Received

- *The Clerk to the Board of Commissioners, Rochelle Menningen, provided the calendar review, review of invitations received, and the correspondence received by the Commissioners' Office.*
 - Lancaster City Schools, State of the Schools Address, March 27, 2024, 11:30 a.m., Stanberry Career Center, 345 Mulberry St., Lancaster

Regular Meeting #12 - 2024
Fairfield County Commissioners' Office
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- Health Department District Advisory Committee Meeting, March 28, 2024, 7:00 p.m., Fairfield County Records Center, 138 W. Chestnut St., Lancaster
- Ask the Mayor!, Guest Speaker: Mayor Don McDaniel, April 2, 2024, 11:00 a.m. and April 4, 2024, 6:30 p.m., Fairfield County Library Main Branch, 219 N. Broad St., Lancaster
- Keller Market House Ribbon Cutting, April 11, 2024, 12:00 p.m., Keller Market House, 134 S. Columbus St., Lancaster

Correspondence

- New Release, Office of the County Auditor, March 20, 2024, “Deadline to File Complaint Against Valuation of Real Property April 1st”
- Correspondence regarding Industrial Solar Projects
- Federal Emergency Management Letter regarding Required Adoption of Floodplain Management Measures, March 15, 2024
- Lancaster Division of Police’s 2023 Annual Report
- Amended 2023 Law Enforcement Trust Fund Report from the Sheriff’s Office, March 18, 2024, Including Credits from Vance’s for Forfeited Property
- Office of the Prosecuting Attorney, R. Kyle Witt, March 21, 2024, 2025 Appropriations for Compensation of Elected Officials
- Memo from the County Auditor, March 21, 2024, Subject: Creation of the Updated Ohio Board of Revision Practice Handbook and Online Resources
- The Fairfield County Auditor’s Office: Wins of the Week, March 21, 2024
- Fairfield County Parks District’s Event Flyer for March and April 2024
- Fairfield County Board of Developmental Disabilities’ March 2024 “Imagine” Newsletter

Dr. David Uhl was attending the meeting online and sent a chat in Teams thanking the Commissioners for their support of the Board of Developmental Disabilities’ “Celebration of Possibilities” event, and congratulated Dr. Carri Brown for being awarded the Jane Johnsen Women of Vision Award.

Old Business

Commissioner Fix spoke about the passing of the Comprehensive Plan and thanked his colleagues. The goal of the plan is to protect the land and the taxpayers. The Commissioners have heard from residents who are opposed to solar energy farms. He thinks it makes sense to preserve the land and wants to begin the discussion of prohibiting industrial solar energy farms. The Commissioners wish to avoid any potential lawsuit from the solar companies.

Commissioner Davis stated he wants to be careful with the conversation. We have been briefed by legal regarding creating exclusionary zones. I want to be cautious as we make any announcements.

Commissioner Levacy stated he attended the Board of Developmental Disabilities’ “Celebration of Possibilities” event and was encouraged by the event and its speakers. It was added that the Commissioner’s wife’s cookies went for \$600 at the live auction.

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New Business

Engineer Upp stated he appreciated the opportunity to present.

Auditor Brown spoke about the “Celebration of Possibilities” event and a self-assessment process her office is performing. She also spoke about teaching a grants management class at OU on April 24th and an acknowledgement by the Heritage Association for Curt Truax for his work on some maps. The BOR handbook is being updated and the Auditor’s Office received a TechCred grant. Auditor Brown spoke about a video/song called “Coming Home Fairfield County”, which was played later in the meeting.

Mr. Kochis spoke about Severe Weather Awareness Week and spoke about being prepared and having good information.

Mr. Neeley stated he is excited to hear that the Auditor’s office received the TechCred grant. He spoke about having conversations about data that each department holds and how it is stored securely and backed up.

Mr. Clark said he is looking forward to the proclamations being presented later in the morning and thanked the Child Protective Services team for coming to the meeting. He reminded everyone that the breakfast for Child Abuse Prevention Month is in two weeks.

Commissioner Levacy spoke about the importance of Child Abuse Prevention Month.

Regular (Voting) Meeting

The Commissioners continued to their Regular meeting. Commissioner Levacy called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Clerk, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Recorder Lisa McKenzie; Engineer, Jeremiah Upp; Treasurer James Bahnsen; Assistant Prosecuting Attorneys, Steven Darnell and Austin Lines; Budget Director, Bart Hampson; JFS Director, Corey Clark; JFS Budget Director, Josh Crawford; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Utilities Director, Tony Vogel; JFS Budget Director, Josh Crawford; Deputy Director of Engineer Operations, Jason Grubb; RPC Planner, Josh Hillberry; FCFC Manager, Tiffany Wilson; Sarah Fortner, Misty Richardson, and Angela Boykin. Also present: Stephanie Hall, Stephanie Taylor, Randall Hall, Bruce Price, Jo Price, Jeff Williamsen, Sherry Pymer, and Darrin Monhollen.

Virtual attendees: Lori Hawk, Deborah, BGM, Jessica Murphy, Ashley Arter, David Uhl, Tony Vogel, Lynette Barnhart, Shelby Hunt, Nicole, Abby King, Tiffany Daniels, and Alex Lape.

Pledge of Allegiance

Commissioner Levacy asked everyone to rise as able and led the Pledge of Allegiance.

Announcements

Clerk Menningen stated that the motions for the approval of the March 19th meeting minutes would be adjusted if the motion differed from what was on the minutes.

Regular Meeting #12 - 2024
Fairfield County Commissioners' Office
March 26, 2024

Approval of Minutes for March 19, 2024

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the Minutes for the Tuesday, March 19, 2024, meeting.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from the Fairfield County Board of Commissioners

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Board of Commissioners:

2024-03.26.a A Resolution Authorizing the Approval of Proclamations

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Child Protective Services Deputy Director, Sarah Fortner, thanked the Commissioners for the proclamation recognizing Child Abuse Prevention Month. Ms. Fortner spoke about the case mentioned recently in a commissioners' meeting that ultimately led to a child abuse conviction. Ms. Fortner spoke about Caitlin Huffstutler who advocated for the victim when the victim's family would not.

Commissioner Levacy spoke about the difficulty of Child Protective Services positions and thanked the staff for the job they perform daily.

Misty Conkle spoke about the county victim advocacy team. She stated it has been a challenging year and added that the job is emotionally exhausting. Our job is to support the family, the victims, the survivors, and to be their voice in the courtroom. She added that she is grateful to be able to help victims of crime.

Staphanie Hall thanked the Commissioners for recognizing the city law office and spoke about the collaboration between the county and the City of Lancaster's prosecutors, victim advocates, and the Lighthouse personnel and volunteers.

Randall Hunt stated his appreciation of the Commissioners support of Lancaster Fairfield Community Action and for recognizing the need for housing in Fairfield County. He added that there is a training in April for fair housing.

Ms. Cordle added that the Regional Planning Commission administers fair housing for the county.

Commissioner Levacy spoke about those without housing.

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Board of Commissioners:

2024-03.26.b A Resolution Approving to Appropriate from Unappropriated in a Major Expenditure Object Category Relating to the American Rescue Plan Fiscal Recovery Fund #2876

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- 2024-03.26.c A Resolution to Appropriate from Unappropriated in Major Expenditure Object Categories for 911 Wireless, Fund# 2683
- 2024-03.26.d A Resolution to Approve a Memo Expense for Interest Allocation Reimbursements for the Fairfield Department of Health, Fairfield County Parks, & Fairfield County Port Authority, Funds #7012, #7321, #7308, & #7865

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from the Fairfield County Board of Developmental Disabilities

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Board of Developmental Disabilities:

- 2024-03.26.e A Resolution to Approve Additional Appropriations by Appropriating from Unappropriated into a Major Expense Object Category, Fund #2060
- 2024-03.26.f A Resolution to Approve Additional Appropriations by Appropriating from Unappropriated into a Major Expense Object Category, Fund #2060

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of a Resolution from Fairfield County Economic & Workforce Development

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from Fairfield County Economic & Workforce Development:

- 2024-03.26.g Approval for a One Year Renewal of the Space Use Agreement between Fairfield County Commissioners and TeenWorks, LLC, at the Fairfield County Workforce Center

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of a Resolution from the Fairfield County Emergency Management Agency

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Emergency Management Agency:

- 2024-03.26.h A Resolution Authorizing the Reduction of Appropriations in Major Expenditure Object Categories for the EMA Fund #2707 Emergency Management Performance Grant and Account-to-Account Transfer

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from the Fairfield County Engineer

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Engineer:

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Fairfield County Commissioners' Office
March 26, 2024

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| 2024-03.26.i | A Resolution to Approve an Agreement between Fairfield County and CTL Engineering, Inc. |
| 2024-03.26.j | A Resolution to Approve Advertising for the 2024 Resurfacing Project |
| 2024-03.26.k | A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2024-Motor Vehicle for contractual services |
| 2024-03.26.l | A Resolution to Appropriate from Unappropriated in a Major Expenditure Object Category, County Engineer Fund #2024, Motor Vehicle for Materials & Supplies |
| 2024-03.26.m | A resolution to request for appropriations for additional unanticipated receipts of Memo receipts and memo expenses for fund 2050 for annual inspections in various subdivisions as of 03/20/2024. |

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of Resolutions from Fairfield County Family and Children First Council

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from Fairfield County Family and Children First Council:

- | | |
|--------------|--|
| 2024-03.26.n | A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category – Fund # 7521, Family Children First Council |
| 2024-03.26.o | A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category – Fund # 7521, Family Children First Council |
| 2024-03.26.p | A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund #7521 – Family Adult Children First |

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of a Resolution from Fairfield County Job and Family Services

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from Fairfield County Job and Family Services:

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| 2024-03.26.q | A Resolution Regarding a Service Agreement between Functional Training Services, Inc. and Job & Family Services |
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Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Regular Meeting #12 - 2024
Fairfield County Commissioners' Office
March 26, 2024

Approval of Resolutions from the Fairfield County Sheriff

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Sheriff:

- | | |
|--------------|--|
| 2024-03.26.r | A Resolution Authorizing the Acceptance of Two Donated Vehicles from the City of Canal Winchester |
| 2024-03.26.s | A Resolution Authorizing the Approval of a Contract with the Fairfield County Board of Commissioners, the Fairfield County Sheriff's Office, the Hocking County Board of Commissioners, and the Hocking County Sheriff, for Housing Prisoners in the Fairfield County Jail |
| 2024-03.26.t | A Resolution Authorizing the Approval of a Contract with the Fairfield County Board of Commissioners, the Fairfield County Sheriff's Office, the City of Logan, and the Logan Police Department, for Housing Prisoners in the Fairfield County Jail |
| 2024-03.26.u | A Resolution Authorizing the Approval of a Contract with the Fairfield County Board of Commissioners, the Fairfield County Sheriff's Office, the Perry County Board of Commissioners, and the Perry County Sheriff, for Housing Prisoners in the Fairfield County Jail |

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Approval of the Payment of Bills

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution for the Payment of Bills:

- | | |
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| 2024-03.26.v | A Resolution Authorizing the Approval of Payment of Invoices for Departments that Need Board of Commissioners' Approval |
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Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

Adjournment

With no further business, on the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to adjourn at 10:28 a.m.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

The next Regular Meeting is scheduled for 9:00 a.m. on Tuesday, April 2, 2024, in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH.

A Resolution Authorizing the Approval of a Proclamation

WHEREAS, it is the pleasant responsibility of the Fairfield County Board of Commissioners to recognize people, organizations, and occasions; and

WHEREAS, the Commissioners have reviewed and approved the attached proclamation.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS, FAIRFIELD COUNTY, STATE OF OHIO:

Section 1. That the Board of Commissioners approves the attached Proclamation of Recognition.

Prepared by: Rochelle Menningen

Fairfield County Board of Commissioners

A Proclamation Recognizing And Celebrating the Fairfield County Foundation's 35 Years of Accomplishments and Community Impact

WHEREAS, it is the pleasant responsibility of the Fairfield County Commissioners to recognize people, organizations, and occasions of outstanding achievement and significance; and

WHEREAS, the Fairfield County Foundation has engaged in an array of activities and endeavors, and has awarded numerous grants and scholarships since its establishment in 1989; and

WHEREAS, the Fairfield County Foundation, is innovative in building a thriving community that supports a quality of life in the community, by bringing resources and people together, helping create an attractive environment, supporting workforce development and empowerment, and creating an awareness about the importance of inclusion; and

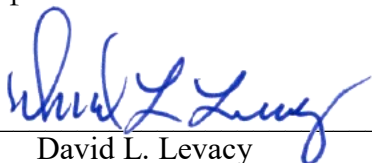
WHEREAS, Fairfield County is continuously growing and evolving and the Fairfield County Foundation addresses developing needs through support of local causes which benefit residents now and will benefit residents for generations to come.

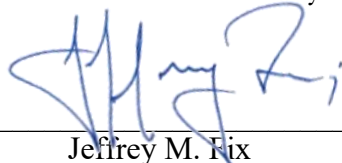
NOW THEREFORE, the Fairfield County Commission does hereby formally declare its recognition of:

35 Years of Accomplishments and Community Impact by the Fairfield County Foundation

All those associated with the Fairfield County Foundation, past and present, including its current Executive Director, Amy Eyman, its Board of Trustees, and staff, are to be commended for their dedication, selfless donation of time and energy, and endless commitment to the community.

IN WITNESS WHEREOF, we have hereunto subscribed our names and caused the seal of the County of Fairfield to be affixed to this Proclamation on the 2nd Day of April in the Year of Our Lord, Two Thousand Twenty-Four.


David L. Levacy
Commissioner


Jeffrey M. Fix
Commissioner


Steven A. Davis
Commissioner

Resolution No. 2024-04.02.a

A Resolution Authorizing the Approval of a Proclamation

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution to approve the establishment of the Violet Township New Community Authority under Ohio Revised Code 349.03 and 349.04

WHEREAS, pursuant to Chapter 349 of the Ohio Revised Code (O.R.C.), Rockford Homes, Inc., an Ohio corporation, petitioned the Board of Commissioners of Fairfield County, Ohio, on February 26, 2024, for the creation of a New Community Authority to be named the Violet Township New Community Authority; and

WHEREAS, said petition stated that the principal office of the Violet Township New Community Authority would be located at 10190 Blacklick Eastern Road, Pickerington, OH 43147; and

WHEREAS, said petition stated that for purposes of the establishment of the Authority of the Violet Township New Community Authority, the City of Lancaster, OH, was identified as the “proximate city”; and

WHEREAS, the Fairfield County Board of Commissioners passed resolution 2024-03.19.b, determining that the petition complied as to form and substance with the requirements of Chapter 349 of the O.R.C.; and

WHEREAS, a hearing was noticed and held as per requirements of Section 349.03 of the O.R.C.; and

WHEREAS, the Fairfield County Board of Commissioners determined at the April 2, 2024, 9:00 a.m. hearing for the creation of the Violet Township New Community Authority that the new community district would be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. That the Fairfield County Board of Commissioners resolve to approve the establishment of the Violet Township New Community Authority and declares the new community authority to be organized and a body politic and corporate.

A resolution to approve the establishment of the Violet Township New Community Authority under Ohio Revised Code 349.03 and 349.04

Section 2. That the Fairfield County Board of Commissioners resolves that the principal office of the Violet Township New Community Authority would be Violet Township, 10190 Blacklick Eastern Road, Pickerington, OH 43147.

Section 3. That the Fairfield County Board of Commissioners resolves that the legal description and boundaries of the Violet Township New Community Authority, commonly known as 12330 Toll Gate Road NW, Pickerington, OH 43147, are as follows:

Situated in the Township of Violet, County of Fairfield, and in the State of Ohio and bounded and described as follows:
Being a part of the Southeast Quarter of Section 25, Township 16, Range 20 of the Refugee Lands and also being a *part* of the Richard A. and Patricia A. Feucht property as described in Vol. 305 Pg. 588 of the Fairfield County Deed Records and being more particularly bounded and described as follows:

Beginning at an iron pin on the line between Violet and Liberty Township, said iron pin also being the Southwest corner of the "Executive Estates" Subdivision as shown in Plat Book 10, Pg. 59 (Fairfield County Plat Records).

Thence N. 1 deg. 06' 52" E. along the line between Violet and Liberty Townships, 600.00 feet to an iron pin marking the Northeast corner of the aforementioned Feucht property.

Thence N. 89 deg. 17' 46" W. along the North line of the aforementioned Feucht property, 2148.49 feet to an iron pin.

Thence S. 0 deg. 01' 50" W. 910.00 feet to an iron pin.

A resolution to approve the establishment of the Violet Township New Community Authority under Ohio Revised Code 349.03 and 349.04

hence N. 89 deg. 51' 36" W., passing an iron pin at 570.00 feet, a total distance of 600.00 feet to a railroad spike in the centerline of Toll Gate Road.

Thence S. 0 deg. 01' 50" W. along the center line of Toll Gate Road, 440.00 feet to a railroad spike.

Thence S. 89 deg. 25' 09" E., passing an iron pin at 30.00 feet and 600.00 feet. a total distance of 2722.93 feet to an iron pin on the line between Violet and Liberty Township.

Thence N. 1 deg. 06' 52" E., along the line between Violet and Liberty Township, 750.00 feet to the place of beginning, containing 72.3914 acres.

Section 4. That the Fairfield County Board of Commissioners resolves that pursuant to Section 349.04 of the O.R.C., the Violet Township New Community Authority Board of Trustees (the "Board") shall consist of seven members, with three of those members to be citizen members appointed by the Commissioners, one member to be appointed by the Commissioners to serve as a representative of local government, and three members to be appointed by the Developer as per defined in the original petition for establishment of the new community district

Board members shall serve two-year overlapping terms, with two if the initial citizen and developer members appointed to serve initial one-year terms. The appointed citizen members are replaced by elected citizen members according to a schedule established by the organizational board. This is done each time the district gains a proportion equal to $(1 / ((\text{number of citizen members})))$ of the totally protected population. This will continue until all appointed citizen members are replaced. The representatives of the developer are replaced in the same manner. The representative of local government is replaced by an elected member once the district gains $\frac{3}{4}$'s of its protected population. Elected members must be qualified electors of the community district, but appointed members do not have to be. Citizen members may not have any financial interest in the development of the area. Appointed members may be removed for malfeasance. Developer appointed members may be removed by the developer without cause.

A resolution to approve the establishment of the Violet Township New Community Authority under Ohio Revised Code 349.03 and 349.04

Section 4. That the Fairfield County Board of Commissioners resolves that surety for the bonds for the Violet Township New Community Authority must be fixed in accordance with Section 349.04 of the O.R.C.

Prepared by: Rochelle Menningen



Ohio

PO Box 630599 Cincinnati, OH 45263-0599

GANNETT

PROOF OF PUBLICATION

Rochelle Menningen
Accounts Payable *Legal Ads*
Fairfield County Commissioners
210 E Main St
Lancaster OH 43130-3854

STATE OF WISCONSIN, COUNTY OF BROWN

The Lancaster Eagle-Gazette, printed and published in Ohio and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

03/15/2024, 03/22/2024, 03/29/2024

and that the fees charged are legal.

Sworn to and subscribed before on 03/29/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$249.66

Order No: 9938336

Customer No: 1049862

PO #: Public Notice 4/2/24

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

Public Notice

Hearing to determine that the Establishment of the Violet Township New Community Authority is conducive to the public's health, safety, convenience, and welfare under O.R.C. Chapter 349. The Fairfield County Board of Commissioners will hold a public hearing to determine the establishment of the Violet Township New Community Authority on April 2, 2024, at 9:00 a.m., held at the Fairfield County Administrative Courthouse, 210 E. Main St., Room 301, Lancaster, OH. The principal office of the Authority shall be 10190 Blacklick Eastern Rd. NW, Pickerington, OH 43147. For purposes of the establishment of the Authority, the proximate city shall be Lancaster, OH. Please visit the county's website at www.co.fairfield.oh.us.

Questions may be directed to Fairfield County Economic Development at 740-652-7160. Publish 3/15/24, 3/22/24, 3/29/24; #9938336

**PETITION FOR ESTABLISHMENT OF
THE VIOLET TOWNSHIP
NEW COMMUNITY AUTHORITY
AS A NEW COMMUNITY AUTHORITY
UNDER OHIO REVISED CODE CHAPTER 349**

Pursuant to Chapter 349 of the Ohio Revised Code, Rockford Homes, Inc., an Ohio corporation (the "Developer"), hereby petitions the Board of Commissioners of Fairfield County, Ohio (the "Commissioners") as the "organizational board of commissioners" within the meaning for Section 349.01(F) of the Ohio Revised Code for the creation of a new community authority (the "Authority"). The Developer is the "developer" within the meaning of Section 349.01(E) of the Ohio Revised Code for the new community district described in paragraph 3 below. Capitalized terms used in the Petition have the meanings give in Section 349.01 of the Ohio Revised Code unless otherwise defined or the context requires a different meaning.

The following information is provided pursuant to R.C. Section 349.03:

Section 1. Name. The proposed Authority shall be named the "Violet Township New Community Authority."

Section 2. Address. The principal office of the Authority shall be 10190 Blacklick Eastern Road, Pickerington, Ohio 43147 or such other location as may hereafter be determined by the Board of Trustees of the Authority.

Section 3. Map and Description of Boundaries. Attached to this Petition as Exhibit A-1 are maps of all the land comprising the Violet Township New Community District (the "District"). Legal descriptions of each of the parcels in the District (collectively, the "Property") are contained in the deeds attached as Exhibit A-2, which include a full and accurate description of the boundaries of the District. All properties within those boundaries will be included in the District. The total acreage to be included in the District will be approximately 137.50 acres, all of which acreage is owned or controlled (within the meaning of Section 349.01(E) of the Ohio Revised Code) by the Developer. All of the Property located within the District is wholly within the boundaries of Fairfield County. The Property to be included in the District is developable, taking into account the existing community, so that, taken together they will be a community characterized by well-balanced and diversified land use patterns, supported by the land acquisition and land development, and the community facilities acquired, constructed, operated and maintained by, the Authority.

Section 4. Zoning Regulations. The zoning regulations are attached hereto as Exhibit B attached hereto and incorporated herein by this reference.

Section 5. Development Plan. Attached to this Petition as Exhibit C is a current plan indicating the proposed development program (the "Program") for the District and Land Acquisition and Land Development activities, Community Facilities, Community Activities, and services which it is proposed that the Authority will undertake under the Program; the proposed method of financing these activities and services (including a description of the bases, timing,

and manner of collecting any proposed community development charges); and the projected total residential population of, and employment within, the new community.

Section 6. **Board Members.** Pursuant to Section 349.04 of the Ohio Revised Code, the board of trustees (the "Board") governing the Authority shall consist of seven members, with three of those members to be citizen members appointed by the Commissioners, three members to be appointed by the Developer, and one member to be appointed by the Commissioners to serve as a representative of local government. The Developer shall utilize its three Board appointments as follows: (i) until the Developer has been fully reimbursed for the costs of its Roadway Infrastructure Improvements up to the Reimbursement Cap (as those terms are defined in Exhibit C hereof), the Developer shall select two Board members, and the Board of Trustees for Violet Township (Fairfield County), Ohio (the "Township") shall select the remaining one Board member; and (ii) after the Developer has been fully reimbursed for the costs of its Roadway Infrastructure Improvements up to the Reimbursement Cap, all three Developer Board members shall be selected by the Board of Trustees of the Township. Board members shall be subject to periodic re-appointment by the Developer, the Township and the Commissioners, respectively, with the Commissioners' re-appointments to be made in accordance with the resolution adopted by the Commissioners under Section 349.04 of the Revised Code.

Section 7. **Preliminary Economic Feasibility Analysis.** Attached to this Petition as Exhibit D is a preliminary economic feasibility analysis for development in the District, including the (a) area development pattern and demand, (b) location and proposed District size, (c) present and future socio-economic conditions, (d) public services provision, (e) financial plan, and (f) a statement of the Developer's management capability.

Section 8. **Environmental Laws.** The Developer will comply with all applicable environmental laws and regulations.

9. For purposes of the establishment of the Authority, the City of Lancaster, Ohio, is the "proximate city" as that term is defined in Section 349.01(M) of the Ohio Revised Code.

Attached Exhibits A, B, C, D, E and F are part of this Petition.

The Developer hereby requests that the Commissioners, as the organizational board of commissioners under Section 349.03 of the Ohio Revised Code, determine that this Petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and further requests that the Commissioners fix the time and place of a hearing on this Petition for the establishment of the Authority. Pursuant to Section 349.03(A) of the Ohio Revised Code, pending determination by the Fairfield County Commissioners that this Petition complies with Section 349.03 of the Ohio Revised Code that hearing must be held not less than thirty nor more than forty-five (45) days after the filing of this Petition pursuant to Section 349.03 of the Ohio Revised Code on this 21st day of February, 2023.

2024 PM per email permission

[remainder of page intentionally left blank]

This Petition is filed with the Clerk of the Board of County Commissioners of Fairfield County, Ohio on this 26th day of February, 2024.

Respectfully submitted,

ROCKFORD HOMES, INC., as Developer

By:  _____

Name: Robert Yoakam

Title: President/CEO

Proximate City Approval

The City of Lancaster, Fairfield County, Ohio, by its Resolution No. 107-23 passed by its City Council on October 23, 2023, has authorized the undersigned, the City Council of the City of Lancaster, to sign this Petition, and the Petition is herewith signed, as evidence of that approval.

City of Lancaster, Ohio

By: David L. Scheffler, Mayor

Date: Oct 30, 2023

EXHIBIT A-1

MAP OF VIOLET TOWNSHIP NEW COMMUNITY DISTRICT

The District is comprised of the property identified and depicted on the attached maps.



	UNITS	COMBINED	SUB AREA 'A'	SUB AREA 'B'
ACRES	ACRES	137.49	100.65	36.81
RIGHT OF WAYS	ACRES	17.54	13.68	3.86
NET DEVELOPABLE AREA	ACRES	119.95	87.00	32.95
TOTAL NO. OF LOTS		239	174	65
OPEN SPACE REQUIRED AT 15%	ACRES	20.42	15.10	5.32
OPEN SPACE PROVIDED	ACRES	70.23	49.76	20.47
OPEN SPACE PROVIDED	%	51.08 %	49.42 %	55.60 %
GROSS DENSITY	DW/AC	1.74	1.73	1.77
NET DENSITY	DW/AC	1.99	2.00	1.97

*SEE EXHIBIT 'F' FOR CBU LOCATIONS. FINAL LOCATIONS TO BE REVIEWED AND APPROVED BY USPS AT INSTALLATION.

ILLUSTRATIVE PLAN

SYCAMORE GROVE

PREPARED FOR: KENNEDY CORP. / PALMIERI ENTERPRISE

DATE: 8/23/2024

EXHIBIT A 1.2

Faris Planning & Design

091



LAND PLANNING
340 N. 31st Street
0 314.487.1754

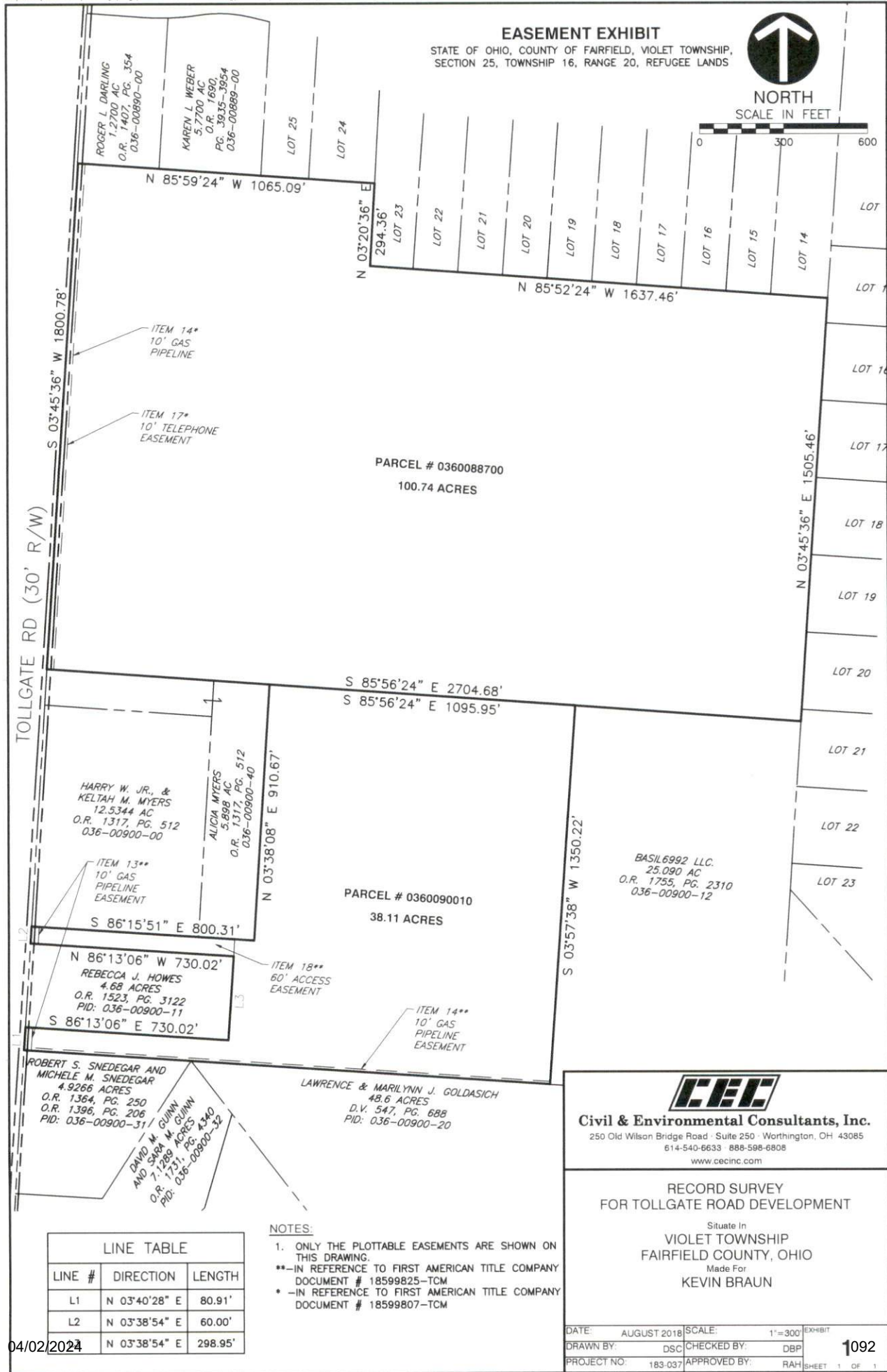
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com

EASEMENT EXHIBIT

STATE OF OHIO, COUNTY OF FAIRFIELD, VIOLET TOWNSHIP,
SECTION 25, TOWNSHIP 16, RANGE 20, REFUGEE LANDS



SCALE IN FEET



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 03°40'28" E	80.91'
L2	N 03°38'54" E	60.00'
	N 03°38'54" E	298.95'

NOTES:

1. ONLY THE PLOTTABLE EASEMENTS ARE SHOWN ON THIS DRAWING.
- **--IN REFERENCE TO FIRST AMERICAN TITLE COMPANY DOCUMENT # 18599825--TCM
- * --IN REFERENCE TO FIRST AMERICAN TITLE COMPANY DOCUMENT # 18599807--TCM



Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 888-598-6808
www.cecinc.com

RECORD SURVEY FOR TOLLGATE ROAD DEVELOPMENT

Situate in
VIOLET TOWNSHIP
FAIRFIELD COUNTY, OHIO
Made For
KEVIN BRAUN

DATE: AUGUST 2018 SCALE: 1"=300' EXHIBIT
DRAWN BY: DSC CHECKED BY: DBP
PROJECT NO: 183-037 APPROVED BY: RAH SHEET 1 OF 1

1092

EXHIBIT A-2

LEGAL DESCRIPTION OF
VIOLET TOWNSHIP NEW COMMUNITY DISTRICT

[Legal Description Attached]



DocId:8045775

Tx:4033289

202100033438

FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LISA MCKENZIE, COUNTY RECORDER
12/21/2021 09:22 AM
DEED 74.00

TRANSFERRED

DEC 21 2021

Cathy L. Brown

County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$ 3800.00

EXEMPT #

Cathy L. Brown
County Auditor, Fairfield County, Ohio

GENERAL WARRANTY DEED

(O.R.C. §5302.05)

Talon Title - C

18599825-TM

Tollgate Road, Ltd., an Ohio limited liability company ("GRANTOR"), for valuable consideration, grants, with general warranty covenants, to Rockford Homes, Inc., an Ohio corporation, whose tax mailing address is 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240, the following REAL PROPERTY:

See Exhibit A attached hereto and incorporated by reference herein.

Parcel Number: 036-00900-10
Also Known As: 12330 Tollgate Road NW, Pickerington, Ohio 43147
Prior Instrument Ref: Volume 1729, Page 2137, Official Records of Fairfield County, Ohio.

Signed this 15th day of December, 2021.

GRANTOR:

Tollgate Road, Ltd.

By: Richard T. Ricketts
Richard T. Ricketts, Authorized Representative

STATE OF OHIO,
COUNTY OF FAIRFIELD, SS:

The foregoing instrument was acknowledged before me this 15th day of December, 2021, by Richard T. Ricketts, as authorized representative of Tollgate Road, Ltd., Grantor.



ELIZABETH HUFFMAN
Notary Public, State of Ohio

My Commission Expires Never Expires

Elizabeth Huffman
Notary Public

This instrument was prepared by:

Richard T. Ricketts, Esq.
Ricketts & Clark Co., LPA
50 Hill Road South
Pickerington, OH 43147

Exhibit "A"

Situated in the Township of Violet, County of Fairfield, and in the State of Ohio and bounded and described as follows:

Being a part of the Southeast Quarter of Section 25, Township 16, Range 20 of the Refugee Lands and also being a part of the Richard A. and Patricia A. Feucht property as described in Vol. 305 Pg. 588 of the Fairfield County Deed Records and being more particularly bounded and described as follows:

Beginning at an iron pin on the line between Violet and Liberty Township, said iron pin also being the Southwest corner of the "Executive Estates" Subdivision as shown in Plat Book 10, Pg. 59 (Fairfield County Plat Records).

Thence N. 1 deg. 06' 52" E. along the line between Violet and Liberty Townships, 600.00 feet to an iron pin marking the Northeast corner of the aforementioned Feucht property.

Thence N. 89 deg. 17' 46" W. along the North line of the aforementioned Feucht property, 2148.49 feet to an iron pin.

Thence S. 0 deg. 01' 50" W. 910.00 feet to an iron pin.

Thence N. 89 deg. 51' 36" W., passing an iron pin at 570.00 feet, a total distance of 600.00 feet to a railroad spike in the centerline of Toll Gate Road.

Thence S. 0 deg. 01' 50" W. along the center line of Toll Gate Road, 440.00 feet to a railroad spike.

Thence S. 89 deg. 25' 09" E., passing an iron pin at 30.00 feet and 600.00 feet, a total distance of 2722.93 feet to an iron pin on the line between Violet and Liberty Township.

Thence N. 1 deg. 06' 52" E., along the line between Violet and Liberty Township, 750.00 feet to the place of beginning, containing 72.3914 acres.

Subject to all legal and existing right of ways, easements, leases, conditions and regulations of record.

The above description was prepared by Malcolm A. Grove, Registered Surveyor S6547, in Dec., 1986.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands and being a 4.1754 acre tract of land out of a 72.3914 acre original tract of land conveyed to Mark A. Wentworth and Melody L. Wentworth by Deed of record In Deed Book 547, page 686, said 4.1754 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorder's Office;

Beginning, for reference, at the intersection of the centerlines of Toll Gate Road with Refugee Road (County Road 7);

Thence, North 00 deg. 01' 50" East, a distance of 1775.25 feet, along the centerline of Toll Gate Road, passing a spike found at a distance of 1335.25 feet, to a spike found at the southwesterly corner of that 12.53 acre tract of and conveyed to R. and P. Feucht in Deed Book 547, page 813;

Thence, South 89 deg. 52' 41" East, a distance of 600.31 feet, along the southerly line of said 12.53 acre tract, passing an iron pin found at a distance of 30.00 feet, to an iron pin found at the southeasterly corner of said 12.53 acre tract, the true point of beginning;

Thence, North 00 deg. 01' 04" East, a distance of 909.84 feet, along the easterly line of said 12.53 acre tract, to an iron pin found at the northeasterly corner of said 12.53 acre tract and being in the South line of a 100.47 acre tract of land conveyed to B. Lemon, et al by a Deed of Record in Deed Book 479, page 330;

Thence, South 89 deg. 38' 14" East, a distance of 200.00 feet, along said South line, to a set iron pin;

Thence, South 00 deg. 01' 03" West, a distance of 909.00 feet, across said 72.3914 acre original tract with a new division line, to a set iron pin;

Thence, North 89 deg. 52' 41" West, a distance of 200.00 feet, across said 72.3914 acre original tract with a new division line, to the true point of beginning, containing 4.1754 acres of land, more or less, subject of all legal easements and rights-of-way. AS RECORDED IN DEED BOOK 579, PAGE 802.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 3.9976 ACRES:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands and being a 3.9976 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. Wentworth and Melody L. Wentworth by Deed of record in Deed Book 547, page 686, said 3.9976 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorder's Office;

Beginning, for reference, at a found spike in the centerline of Toll Gate Road (Township Road 225) at the Southwest corner of the above-mentioned 72.3914 acre tract, said spike being located North 00 deg. 01' 50" East, a distance of 1335.25 feet from the intersection of the centerlines of Toll Gate Road and Refugee Road (County Road 7);

Thence, with the South line of said 72.3914 acre tract South 89 deg. 42' 35" East, a distance of 2082.40 feet to a set iron pin, the true place of beginning and Southwest corner of the herein described 3.9976 acre tract;

Thence, crossing said 72.3914 acre tract, North 00 deg. 20' 33" East a distance of 1350.00 feet to a set iron pin in a North line of said 72.3914 acre tract, also being a South line of a 100.47 acre tract of land conveyed to E. Lemon et al. By Deed of Record in Deed Book 479, page 330;

Thence, with said line, South 89 deg. 38' 14" East, a distance of 129.00 feet to a set iron pin;

Thence, again crossing said 72.3914 acre tract, South 00 deg. 20' 33" West, a distance of 1349.79 feet to a set iron pin in the South line of said 72.3914 acre tract also being the North line of a 48.60 acre tract of land conveyed to L. & M. Goldasich by Deed of record in Deed Book 547, page 688;

Thence, with the South line of said 72.3914 acre tract and the North line of said 48.60 acre tract, North 89 deg. 42' 35" West, a distance of 129.00 feet to the true place of beginning, containing 3.9976 acres, more or less, subject to all legal easements and right-of-ways. AS RECORDED IN DEED BOOK 679, PAGE 40.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 6.0042 ACRES:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands and being a 6.0042 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. Wentworth and

Melody L. Wentworth by Deed of Record in Deed Book 547, page 686, said 6.0042 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorders Office;

Beginning, for reference, at a found spike in the centerline of Toll Gate Road (Township Road 225) at the Southwest corner of the above-mentioned 72.3914 acre tract, said spike being located North 00 deg. 01' 50" East, a distance of 1335.25 feet from the centerlines of Toll Gate Road and Refugee Road (County Road 7);

Thence, with the South line of said 72.3914 acre tract South 89 deg. 42' 35" East, a distance of 1888.69 feet to a set iron pin, the true place of beginning and Southwest corner of the herein described 6.0042 acre tract;

Thence, crossing said 72.3914 acre tract, North 00 deg. 20' 33" East, a distance of 1350.32 feet to a set iron pin in a North line of said 72.3914 acre tract, also being a South line of a 100.47 acre tract of land conveyed to E. Lemon et.al. by Deed of Record In Deed Book 479, page 330;

Thence, with said line, South 89 deg. 38' 14" East, a distance of 193.71 feet to a set iron pin;

Thence, again crossing said 72.3914 acre tract, South 00 deg. 20' 33" West, a distance of 1350.00 feet to a set iron pin in the South line of said 72.3914 acre tract also being the North line of a 48.60 acre tract of land conveyed to L. & M. Goldasich by Deed of Record in Deed Book 547, page 688;

Thence, with the South line of said 72.3914 acre tract and the North line of said 48.60 acre tract, North 89 deg. 42' 35" West, a distance of 193.71 feet to the true place of beginning, containing 6.0042 acres, more or less, subject to all legal easements and right-of-ways. AS RECORDED IN DEED BOOK 579, PAGE 40.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 5.0101 ACRES:

Situated in Violet Township, Fairfield County, Ohio, and being a part of the Southeast quarter of Section 25, Township 16, Range 20, Refugee Lands, and being a 5.0101 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. and Melody L. Wentworth by Deed of Record in Deed Book 547, page 686, Fairfield County Recorder's Office, said 5.0101 acre tract being more particularly described as follows:

Beginning at a set spike in the centerline of Toll Gate Road, said spike being located North 00 deg. 01' 50" East, a distance of 1416.3 feet from the intersection of the centerlines of Toll Gate Road and Refugee Road, said spike also being in a West line of the above-mentioned 72.3914 acre tract;

Thence, with the centerline of Toll Gate Road and said West line of said 72.3914 acre tract, North 00 deg. 01' 50" East, a distance of 298.95 feet to a set spike;

Thence, crossing said 72.3914 acre tract, the following three (3) courses and distances:

South 89 deg. 51' 36" East, a distance of 730.02 feet to a set iron pin, passing an iron pin set for reference at a distance of 30.00 feet;

South 00 deg. 01' 50" West, a distance of 298.95 feet to a set iron pin;

North 89 deg. 51' 36" West, a distance of 730.02 feet (passing an iron pin set for reference at a distance of 700.02 feet) to the place of beginning;

The above described tract contains 5.0101 acres, more or less, subject to all legal easements and rights of ways. AS RECORDED IN DEED BOOK 567, PAGE 599.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 15.0928 ACRES:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands, and being a 15.0928 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. Wentworth and Melody L. Wentworth by Deed of Record in Deed Book 547, page 686, said 15.0928 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorder's Office;

Beginning, for reference, at a found spike in the centerline of Toll Gate Road (Township Road 225) at the Southwest corner of the above-mentioned 72.3914 acre tract, said spike being located North 00 deg. 01' 50" East, a distance of 1335.25 feet from the intersection of the centerlines of Toll Gate Road and Refugee Road (County Road 7);

Thence, with the South line of said 72.3914 acre tract South 89 deg. 42' 35" East, a distance of 2211.40 feet to a set iron pin, the true place of beginning and Southwest corner of the herein described 15.0928 acre tract;

Thence, crossing said 72.3914 acre tract, North 00 deg. 20' 33" East, a distance of 1349.79 feet to a set iron pin in a North line of said 72.3914 acre tract, also being a South line of a 100.47 acre tract of land conveyed to E. Lemon et. al. By Deed of Record in Deed Book 479, page 330;

Thence, with said line, South 89 deg. 38' 14" East, a distance of 485.00 feet to a found iron pin at the Northeast corner of said 72.3914 acre tract, said iron pin being in the East line of Section 25, said section line also being the West line of Executive Estates Subdivision as shown on the recorded plat thereof in Plat Book 10, page 59;

Thence, with an East line of said 72.3914 acre tract and the West line of said Executive Estates Subdivision, South 00 deg. 09' 20" West, a distance of 599.91 feet to a found iron pin at the Southwest corner of said subdivision also being a corner of said 72.3914 acre tract, said iron pin also being the Northwest corner of an 11.78 acre tract of land conveyed to J. & E. Clark by Deed of Record in Deed Book 503, page 334;

Thence, with another East line of said 72.3914 acre tract, and the West line of said 11.78 acre tract, South 00 deg. 09' 08" West, a distance of 749.08 feet to a found iron pin at the Southeast corner of said 72.3914 acre tract also being the Northeast corner of a 48.60 acre tract of land conveyed to L. & M. Goldasich by Deed of Record in Deed Book 547, page 688;

Thence, with the South line of said 72.3914 acre tract and the North line of said 48.60 acre tract, North 89 deg. 42' 35" West, a distance of 489.45 feet to the true place of beginning, containing 15.0928 acres, more or less, subject to all legal easements and right-of-ways. AS RECORDED IN DEED BOOK 567, PAGE 729.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 0.082 ACRES:

Situated in the State of Ohio, Fairfield County, Violet Township, also being a part of the southeast quarter of Section 25, Township 16, Range 20 Refugee Lands, and being a portion of a 38.11 acre tract as conveyed to Michael D. & Mandy S. Stenson as described in Official Record 692, Page 852, and being more particularly described as follows:

Commencing at the intersection of Refugee Road (right-of-way varies) and Toll Gate Road NW (30' wide right-of-way).

said point also being the southwest corner of the southeast quarter of Section 25, thence,

Along the centerline of Toll Gate Road NW, also being along the north-south half section line of Section 25, North 00° 29' 10" West, for a distance of one thousand three hundred thirty-four and fifty-one one-hundredths feet (1,334.51') to a point; said point being along the centerline of Toll Gate Road NW, said point also being along the north-south half section line of Section 25, said point also being a southwesterly corner of said 38.11 acre tract, said point also being the northwesterly corner of a 3.447 acre tract as conveyed to Robert S. & Michele M. Snedegar as described in Official Record 1364, Page 250, Tract One: said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Continuing along the centerline of Toll Gate Road NW, also being along the north-south half section of Section 25, North 00° 29' 10" West, for a distance of eighty and eighty-five one-hundredths feet (80.85') to a point, said point being a northwesterly corner of said 38.11 acre, said point also being a southwesterly corner of a 5.010 acre tract as conveyed to H. Michael Howes and Rebecca Doll-Howes as described in Deed Book 567, Page 599; thence,

Along a portion of a northerly line of said 38.11 acre tract, also being along a portion of the southerly line of said 5.0101 acre tract, North 89° 37' 28" East, for a distance of forty-five and six one-hundredths feet (45.06') to an iron pin set; thence,

Along a new division line through said 38.11 acre tract, South 01° 00' 50" West, for a distance of eighty-one and one one-hundredths feet (81.01') to an iron pin set, said point being along a southerly line of said 38.11 acre tract, said point also being along the northerly line of said 3.447 acre tract; thence,

Along a portion of a southerly line of said 38.11 acre tract, also being along a portion of the northerly line of said 3.447 acre tract, South 89° 47' 55" West, for a distance of forty-two and ninety-four one-hundredths feet (42.94') to the point of beginning, containing 0.082 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in June, 2006.

Iron pins are to be set after final construction of roadway improvements, and are to be 5/8" diameter rebar 30" long with yellow plastic identification caps stamped "Kleingers & Assoc".

Basis of bearings for the above-described courses is the centerline of Refugee Road being North 90° 00' 00" West as shown on "Huntington Hills" subdivision plat as recorded in Plat Book 10, Page 91.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 0.069 ACRES:

Situated in State of Ohio, Fairfield County, Violet Township, also being a part of the southeast quarter of Section 25, Township 16, Range 20 Refugee Lands, and being a portion of a 38.11 acre tract as conveyed to Michael D. & Mindy S. Stenson as described in Official Record 692, Page 852, and being more particularly described as follows:

Commencing at the intersection of Refugee Road (right-of-way varies) and Toll Gate Road NW (30' wide right-of-way), said point also being the southwest corner of the southeast quarter of Section 25; thence,

Along the centerline of Toll Gate Road NW, also being along the north-south half section line of Section 25, North 00° 29' 10" West, for a distance of one thousand seven hundred fourteen and eighty-one-hundredths feet (1,714.81') to a point; said point being along the centerline of Toll Gate Road NW, said point also being along the north-south half section line of Section 25, said point also being a southwesterly corner of said 38.11 acre tract, said point also being the northwesterly corner of a 5.0101 acre tract as conveyed to H. Michael Howes & Rebecca Doll-Howes as described in Deed Book 567, Page 599; said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Continuing along the centerline of Toll Gate Road NW, also being along the north-south half section line of Section 25, North 00° 29' 10" West, for a distance of sixty and twenty one-hundredths feet (60.20') to a point, said point being a

northwesterly corner of said 38.11 acre tract, said point also being the southwesterly corner of a 12.5344 acre tract as conveyed to Harry W. Myers Jr. & Keltah M. Myers as described in Official Record 1317 Page 512; thence,

Along a portion of a northerly line of said 38.11 acre tract, also being along a portion of the southerly line of said 12.5344 acre tract, North 89° 37' 20" East, for a distance of fifty and zero one-hundredths feet (50.00') to an iron pin set; thence,

Along a new line through said 38.11 acre tract, said line being parallel and 50.00' distant to the centerline of Toll Gate Road NW, South 00° 29' 10" East, for a distance of sixty and twenty one-hundredths feet (60.20') to an iron pin set, said point being along a southerly line of said 38.11 acre tract, said point also being along the northerly line of said 5.0101 acre tract; thence,

Along a portion of a southerly line of said 38.11 acre tract, also being along a portion of the northerly line of said 5.0101 acre tract, South 89° 37' 28" West, for a distance of fifty and zero one-hundredths feet (50.00') to the point of beginning, containing 0.069 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License NO. 7978, based on a survey performed by Kleingers & Associates in June, 2006.

Iron pins are to be set after final construction of roadway improvements, and are to be 5/8" diameter rebar 30" long with yellow plastic identification caps stamped "Kleingers & Assoc".

Basis of bearings for the above-described courses is the centerline of Refugee Road being North 90° 00' 00" West as shown on "Huntington Hills" subdivision plat as recorded in Plat Book 10, Page 91.

Commonly Known As: 12330 Toll Gate Road Northwest, Pickerington, OH 43147

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY: FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY SAK DATE 12/20/21

036-00900.10



2021040800
FILED FOR RECORD IN
FAIRFIELD COUNTY, OH
LION WORKS, COUNTY RECORDER
04/21/2021 01:07 PM
DEED 34.00

TRANSFERRED

REAL ESTATE CONVEYANCE

FEE \$ 6880.00

APR 14 2021

EXEMPT #

Jon A. Slaty, Jr.
County Auditor Fairfield County, Ohio

Jon A. Slaty, Jr.
County Auditor Fairfield County, Ohio

Return Documents To: Midwest Home Title Agency, LLC, 495 Executive Campus Drive, Westerville,
Ohio 43082
Order No.: 2098261

GENERAL WARRANTY DEED

By a Limited Liability Company

KNOW ALL MEN BY THESE PRESENTS; That **Mason Family, Ltd.**, the grantor, a limited liability company organized and existing under the laws of the State of Ohio for Ten Dollars (\$10.00) and other good and valuable consideration paid, grants with general warranty covenants, to **Rockford Homes, Inc.**, the following Real Property:

Situated in the State of Ohio, County of Fairfield and Township of Violet and being situated in the northeast quarter of Section No. 25, Township No. 16, Range No. 20 Refugee Lands and bounded and described as follows:

Beginning at a point 13.47 chains south of a stone at the northwest corner of the northeast quarter of section No. 25; thence from said beginning point south on the half section line 27.32 chains to the southwest corner of said quarter section; thence south 89° 42' east 40.98 chains to a stone at the southeast corner of said quarter section; thence north on the Section line 22.81 chains to a point; thence north 89° 38' west 24.81 chains to a point; thence north 25' west 4.46 chains to a stone; thence North 89° 45' west 16.15 chains to the place of beginning containing 100.74 acres more or less as surveyed by T. R. Schopp December 6 and 7, 1911

Reference being had to Volume 10 Survey 3625 Records Fairfield County Engineer's Office and to Volume 225, Page 453 of the Deed Records of Fairfield County, Ohio.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY AA DATE 4/13/21
036-00887-00

Parcel No: 0360088700

Known As: 12648-12650 NorthWest Toll Gate Road, Pickerington, OH
43147

Tax Mailing

Address:

999 Polaris Parkway
Suite 200
Columbus, Ohio 43240

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record.

Prior Instrument Reference: Book 687, Page 475 of the Deed Records of Fairfield County, OH.

Signature(s) and Notary Acknowledgment on Next Page

Executed this 9th day of April, 2021.

Mason Family Ltd.

By: Gary Armentrout
Its: Manager

State of, Ohio
County of, Franklin SS:

The foregoing instrument was acknowledged before me this 9th day of April, 2021 by
Gary Armentrout of **Mason Family Ltd.** on behalf of said limited
liability company.

Johnna Evans
Notary Public



JOHNNA EVANS
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

This instrument prepared by:
Paul C. Thompson, Esq., 4040 Embassy Parkway, Suite 310
Return Documents To: Midwest Home Title Agency, LLC, 495 Executive Campus Drive, Westerville,
Ohio 43082

EXHIBIT B

ZONING REGULATIONS APPLICABLE TO
VIOLET TOWNSHIP NEW COMMUNITY DISTRICT

[Township Zoning Code Attached]

**DEVELOPMENT TEXT FOR SYCAMORE GROVE PLANNED RESIDENTIAL
DISTRICT, TOLLGATE ROAD
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO**

Revised December 2020 – Trustees Consideration

Applicant: Rockford Homes, Inc.

Developer: Rockford Homes, Inc. 990 Polaris Parkway, Ste. 200
Columbus, OH 43240

Engineer/Planner: Todd Faris, Landscape Architect, Faris Planning and Design
Michael Reeves, PE, Kimley-Horn Engineering

Property: 100.685 acres, 12648 Tollgate Road NW, Pickerington, Ohio
Mason Family Ltd. (current property owner)

36.814 acres, 12330 Tollgate Road NW, Pickerington, Ohio
Tollgate Road, Ltd. (current property owner)

Tax Parcel Nos.: 0360088700 (100.65 ac); 0360090010 (36.81 ac)

Notes: In the event a standard, use, provision or requirement is not provided under this planned district text, the standards, use, provisions and requirements set forth in the Violet Township Zoning Resolution as applicable shall apply.

The applicant reserves the right to alter the name of the community from "Sycamore Grove" based on further market analysis.

Exhibit Table:

- I. Engineering Plan Exhibits
 - Subarea A (+/-100.685 acres) Engineering Plan Exhibits
 - A-1 Existing Conditions and Demolition Plan
 - A-2 Record Survey
 - A-3 Site Plan and Phasing
 - A-4 Utility Plans
 - A-5 and A-6 Sight Distance
 - Subarea B (+/-36.814 acres) Engineering Plan Exhibits
 - A-1 Existing Conditions and Demolition Plan
 - A-2 Record Survey
 - A-3 Site Plan and Phasing
 - A-4 Utility Plan

II. Development, Illustrative and Landscape Plan Exhibits

A-1.1 – Development and Illustrative Plan, including data table, reserves, typical lot and wetlands.

Exhibit B - Tollgate Frontage and Landscape Concept Plan

Exhibit C – Tot Lot Concept Plan

Exhibit D – Tollgate South Gathering Space Concept Plan

Exhibit E – Entry Feature Enlargement

Exhibit F – CBU Locations and Details

III. Miscellaneous Text Exhibits

Exhibit G – Pool Fence and Yard Fence Specifications

Exhibit H – Open Space areas to be fined mowed and succeeding to natural.

Exhibit I - Morrison Sign Company – Model Home Signage Exhibit

Exhibit J – Bollard Location Exhibit

Exhibit K – Conservation Education Plaque Location Exhibit

Project Narrative:

The Sycamore Grove Planned Residential District consists of approximately 137.50+/- acres located east of Tollgate Road NW, south of Mamie Drive and west of Saylor Road to be developed under this uniform zoning text and the accompanying development plans. The northern most parcel (PN 0360088700) consists of 100.685 acres and is herein referred to as Subarea A. The southern-most parcel consists of 36.814 acres (PN 0360090010) and is herein referred to as Subarea B. It is planned that both Subareas are to be developed by Rockford Homes and are subject to this zoning application and the development standards specified herein and on the attached plans. Both parcels are currently zoned R-2, Single Family Residential and are currently farmed, with existing residences and accessory buildings. A stream corridor, woods, wetlands and topographical changes are the natural conditions that characterize the existing site. Plan Exhibit sheet A-1 documents existing conditions and shows existing buildings to be removed, current farmed areas, the stream corridor, wooded areas to be removed and expected to remain and topographical changes on site.

Currently located adjacent to the proposed development are the following:

- To the West – Tollgate Road borders the property, along with existing large lot single-family homes, which are zoned R-2.
- To the North – Large lot single-family homes developed with Mamie Road as the Tollgate Estates subdivision, which is zoned R-2.
- To the South – Undeveloped, wooded acreage, agricultural lands, along with large lot, single-family homes, which are zoned R-2.
- To the East – Subdivision style development across the Liberty Township line named the Executive Estates, which is zoned R-2.

Applicant Rockford Homes is requesting to rezone the property to Planned District-Residential, with a uniform and consistent development plan, text and standards that shall apply to the entire 137.50+/- acre tract and both subareas. The proposed development will consist of 239 detached single-family homes on fee simple lots. The lots will be a minimum of 65' x 130' in Subarea A and 65' x 120' in Subarea B to provide a variety of lots and home sizes. The development will have a gross density of +/-1.74 du/ac and a net density of +/- 1.99 du/ac. All homes shall have a minimum two-car garage. The homes and lot sizes are designed to meet changing demands in the housing market for updated and amenitized homes on more manageable lot sizes with greater common Open Space. Such lot sizes and quality homes equate to value in the market, while allowing the community to structure Open Spaces in larger configurations for more common enjoyment, to preserve natural areas and to buffer neighboring properties. With such lot sizes and development pattern, the percentage of Open Space that is preserved significantly exceeds more traditional large lot development and typical single-family code standards.

As the Subareas are in different ownership currently, they could be developed and built by different developers. However, regardless of the final developer of record for each Subarea, the standards of this development text shall apply uniformly to this planned residential district.

Acreage	137.50
Number of Lots	239
Gross Open Space Areas/Percentage	70.23+/- acres (51.07%)
(Includes ponds E and F, wetlands, buffers and stream corridor.)	
Right-of-Way Acres	17.54+/- acres
Net Density	1.99+/- du/ac
Gross Density	1.74+/- du/ac

Permitted Uses:

All lots in the development (both Subareas A and B) shall be used for single-family residential purposes and related features and amenities depicted on development plans and shall meet the requirements set forth in this text. Not more than one home is

permitted on each lot. No building shall be erected, altered, placed or permitted to remain in any lot that would exceed two and one-half (2-1/2) stories in height or thirty-eight (38) feet from the finish grade of the building. Permitted improvements on lots shall consist of room additions and structures which include an attached garage, an uncovered, covered and/or enclosed patio, pergolas and yard fences both as specified for individual lots and to protect in-ground swimming pools as needed and as further described herein and in the Declaration of Covenants, Conditions, Easements and Restrictions (the "Homeowners' Association Documents").

The development will consist of development areas, Open Spaces, the natural stream corridor, wooded reserves/No Build Zones, buffers, entrance way amenities and other features screening the development from the public roadway, paths, mounding and screening, a playground, a community gathering area, and stormwater facilities (ponds) to be owned and maintained by the homeowners' association. The Open Spaces shall be improved as depicted on plans to promote active and passive uses and the enjoyment of natural areas. Open Spaces are further described herein.

Cluster mailbox (CBU) locations are permitted subject to USPS regulations, local Postmaster approval and subject to review by the zoning officer at the time of final development plan. Preliminary cluster mailbox (CBU) locations and details are shown on Exhibit F.

Home occupation uses may be permitted in accordance with the provisions of the Violet Township Zoning Resolution.

Well-maintained, on-lot vegetable gardens for personal, household consumption are permitted under standards described herein.

Model Homes:

Up to two model homes per subarea (four total model homes with two each in both Subareas A and B) shall be permitted as uses during the development and sales periods in the Sycamore Grove Planned District. Usage of the model homes in the respective subareas shall terminate when the zoning certificates of compliance have been issued for ninety percent (90%) of the lots within each subarea. In addition to the construction of model homes within the development, the applicant will limit the associated signage for model homes to one sign per model home not to exceed twelve (12) square feet. The sign shall not be located closer than ten (10) feet from the edge of the right-of-way and landscaped at the base. Permitted model home signage specifications are included in Morrison Sign Company Text Exhibit I under this text as provided.

Prohibited Uses:

No other structure including detached accessory buildings with the exception of those listed as permitted uses herein shall be constructed, erected, placed or permitted to remain upon any lot or in any common area, Open Space, buffer area or No Build Zone, as defined herein, that are owned by the Homeowners' Association and regulated under

community covenants and deed restrictions. The word "structure" as used herein includes anything on a lot which may affect the appearance of such lot, including but not limited to, an above-ground swimming pool, barn, greenhouse, coop, cage, animal run, storage shed, outbuilding, house trailer, or any other temporary or permanent improvement on such lot. No temporary storage unit shall be allowed on any lot, except that temporary portable storage units that are related to home remodeling shall be allowed for a period not to exceed two weeks to facilitate such remodeling. However, notwithstanding the foregoing, above ground yard fences or those safety fences associated with in-ground pools are specifically defined as permitted uses within this text.

No building shall be located on any lot outside the established front building setback line under this text or nearer to a side yard line than the minimum building setback lines shown on the recorded plat; provided however, if the appropriate governmental authority shall grant a variance to such setback lines, then the requirements hereof may be modified. No portion of any lot nearer to any street than the building setback lines shown on the recorded plat shall be used for any purposes other than that of a lawn. Nothing herein contained, however, shall be construed as preventing the use of such portion of the lots for walks, drives, planting of trees or shrubbery, growing of flowers or other ornamental plants, or for small statuary, entrance ways, fountains or similar ornamentations for the purpose of beautifying said lots.

No trade or commercial activity shall be conducted upon any lot except for permitted Home Occupations with a Conditional Use Permit, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners to any of said lots in the Subdivision.

Notwithstanding the foregoing, the developer, its successors and assigns, may perform its development activities within the subdivision and the developer may maintain a home sale model within the subdivision and may conduct sales activities from such model in accordance with the requirements and provisions of the Violet Township Zoning Resolution Section 3AA8(E)(1).

Commercial agricultural production and uses are prohibited on any lot or Open Space area in developed phases and after the overall site is fully developed. Ongoing crop planting and harvesting operations may continue within undeveloped phases as the site transitions from current farming to final development in phases. However, well maintained gardens for personal consumption are permitted but must be located in the rear yard at least ten feet from an adjoining lot line. Agricultural uses such as raising of chickens, poultry, or any other livestock shall be prohibited.

Utilities/Public Service

Utilities:

All utilities shall be underground except for telephone and cable pedestal and electric transformers. All utilities shall be constructed in accordance with the engineering drawings approved by Fairfield County Engineer.

Waterline:

An existing water line is in place on the east side of Tollgate Road maintained by Fairfield County Utilities that will provide service to the site.

Sanitary Sewer:

The proposed sanitary sewer to serve the Sycamore Grove planned district is located adjacent to Sycamore Creek on Fairfield County Parcel 0360090033 owned by Ignacio Castellanos adjacent to Refugee Road. An existing 18-inch sewer was extended to the north side of Refugee Road. A proposed 15-inch sewer will connect to the existing manhole and route through an easement to the southwest corner of Subarea B. The sewer will extend through the development to serve Subareas A and B. (See utility plan Exhibits A-4)

Storm Water Facilities, Controls and Drainage:

Existing drainage generally flows from northeast to southwest on the northern parcel (Subarea A) and from the north to the southeast and southwest on the southern parcel (Subarea B). Four retention ponds are proposed in the western portion of Subarea A, with one additional pond incorporated into the large central Open Space. Two ponds are located at the southern portion of Subarea B. Preliminary storm water calculations, sizing and design are depicted in plan Exhibits, and are subject to adjustment based on the outcome of the zoning process and final regulatory and engineering approval by the Fairfield County Engineer's office. (See utility plan Exhibits A-4)

All storm water retention ponds shall be constructed by the developer and shall include the installation of a safety ledge within the ponds as approved by the Fairfield County Engineer's Office and/or in compliance with any adopted subdivision regulations. All storm water sewer structures and storm water retention ponds shall be a part of the drainage maintenance district per the Fairfield County Subdivision Regulations. Every storm water retention pond shall have a minimum of one (1) fountain or bubbler located within each pond for aeration. Plan Exhibits detail which ponds will include fountains or bubblers. (See illustrative site plan, A-1.1) The storm water retention ponds, facilities, lines, structures and fountains/bubblers shall be maintained by the HOA.

Note on utility locations and No Build Zones: The No Build Zone designations in this text and on development plans are subject to adjustment with final engineering plans, and the allowance for the placement of utilities, street and utility crossings, storm water facilities, positive drainage needs and tree plantings, along with ongoing maintenance as necessary but no build areas shall

be restored after such placement and otherwise be kept in a natural or appropriately programmed state.

Safety Services:

Fire and EMS service shall be provided by Violet Township Fire Department and law enforcement shall be provided by the Fairfield County Sheriff.

Design Standards for the Development:

- Subarea A 100.685 ac; 174 Total Lots
65' x 130' (minimum)
- Subarea B 36.814 ac; 65 Total Lots
65' x 120' (minimum)
- Lot Size
 - Minimum Lot Width (at the Building Line) Sixty-Five (65)
 - Minimum Lot Areas 8,450 square feet (Subarea A)
7,800 square feet (Subarea B)
- Building Setbacks
 - Front (Building Line) 30 feet
 - Minimum Side Yard 7.5 feet each side
 - Minimum Rear Yard 25 feet
- Minimum Home Size
 - One-story 1,550 square feet (excluding garage)
 - Two-story 1,800 square feet (excluding garage)
- Maximum Lot Coverage 45%
- Maximum Building Height 38 feet
- Driveway Setback 2 feet minimum

Architectural Standards:

- Exterior Finishes for all Homes: All homes shall have exterior finishes consisting of brick, stone, cultured stone, wood, stucco, cementitious fiber siding, Hardie

Plank and vinyl siding with a nominal thickness of 0.42 gauge or foam backed "Crane Board" or similar materials. Model homes shall include 25% natural and/or masonry treatments on front elevations in order to demonstrate the mix of materials expected in the community.

- Exterior Paint Colors: Earth tones and neutral colors shall predominate as the overall color scheme for the homes, and on exteriors for the siding, doors, shutters, facias, cornices, soffits and miscellaneous trim, however, accent colors that are complementary and/or are part of an overall architectural style shall also be permissible.
- Porches: Front porches shall be encouraged, but not required, on the homes based on their architectural style. Garages may extend up to two feet forward from the front plane of the living space of the homes, but this shall only be allowed in cases where a porch is also utilized that is at least two-thirds as wide as the home measured against the width of the front living space of the home. When a porch is included that is less than at least two-thirds as wide as the front living space of the home, or no porch is utilized, the garages shall be even with the front plane of the home or recessed behind the front plane of the home.
- Chimneys: Direct vent and cantilevered chimneys are permitted as well as wood burning fireplaces with a foundation. All chimneys shall be constructed of exterior finishes allowed by the home.
- Windows: Windows located on all four sides of the house must be treated in the same manner as the windows at the front of the house. All windows shall be traditional single, fixed, double hung or casement style.
- Shutters: Shutters shall be used judiciously and not on every window. Exterior shutters shall be painted and may be solid paneled (raised panel) or louvered.
- Garages and Driveways: All homes shall have a minimum of two (2) car attached garage. All homes will have a minimum of four (4) parking spaces on each lot, two (2) within the garage and two (2) in front of the garage on driveways. Driveways shall have a minimum depth of 20 feet from the face of the garage to the public right-of-way.
- Shingles: All homes shall have dimensional type shingles.
- Skylights and Roof-top Solar Panels: Skylights in the roof and roof-top solar panels are permitted provided they are not located at the front façade of the home and are not visible from the street.

- **Gutters and Downspouts:** Gutters and downspouts may be constructed of extruded aluminum. All drainage from the gutters and downspouts shall be underground and either taken to the street or other drainage facilities subject to the approval of Fairfield County. Walkouts may have rear downspouts which drain to the rear yard swales.
- **Mailboxes:** Central mailbox locations shall be incorporated into the development plan in available Open Space as generally depicted on development plans, (see Exhibit F) subject to postal regulations and review at the final development plan stage with the township zoning officer.
- **House Numbers:** House numbers shall be located consistently throughout the development, clearly on the front of the homes (or on attached garages) and in a location readily visible from the street.
- **Note:** The home elevation examples submitted with this PRD application are meant to be illustrative of the type and style of homes that comply with the standards of the zoning text and could be built at Sycamore Grove. However, such home elevations are examples only, and are subject to change, refinement, customization, substitution and/or upgrading as customer and market demands evolve. Whether the home elevations are built as shown, or other models and elevations are chosen and built, all homes constructed shall meet the standards of and comply with this PRD development text.

Miscellaneous Standards:

- **Homeowners' Association:** Every owner of a lot shall be required to become a member in a forced funded homeowners' association. (HOA) The homeowners' association responsibilities are set forth in general terms in this text and shall be further detailed within the Declaration of Covenants and Restrictions at the time of the final development plan approval when development and engineering details are finalized. The HOA duties include but shall not be limited to: enforcing deed restrictions; collecting and budgeting fees to carry on its responsibilities; ownership, maintenance and protection of Open Spaces, including all common and community areas, wooded areas, wetlands, and stream corridors; enforcing "No Build Zones"; maintaining playground and community amenities, storm water ponds, entry features and related foliage, and to maintain street trees when the responsible homeowner fails to do so. Sample declarations and deed restrictions are attached to this application and are meant to be illustrative of the HOA's duties, and scope of authority. The final Declaration of Covenants and Restrictions shall be revised as necessary and reviewed by the Violet Township Trustees upon zoning approval, and at the time of final development plan approval, and prior to their recording at the Fairfield County Recorder's Office.

- **Utility Meters/HVAC:** All utility meters shall not be located in the front of the lot but shall be located at the side or rear of the structure, and shall be located a minimum of 5 feet from the front façade. HVAC condensers and similar mechanical fixtures shall be located at the rear of the home and shielded from the street.
- **Trash Containers:** Trash containers shall be stored within the garage or outside in an area that is screened. In no case shall they be stored or located within the front of the house.
- **Fencing on Lots:** Pool fencing shall be permitted on lots, which is required by law to surround an in-ground swimming pool. Such fencing shall be in accordance with the Violet Township Zoning Resolution. Such pool fencing is specified in deed restrictions, and generally shall enclose an area not in excess of two (2) times the water surface of an in-ground swimming pool. Pool fences shall be constructed of metal or aluminum with a black finish. Other backyard fencing is permitted on lots as yard and security fencing not to exceed forty two (42) inches in height and designed as equestrian style, wood smooth board, (one inch by six inch boards), with three rails as specified in deed restrictions, with optional wire mesh back, left natural or stained black. Fences may not extend closer to the street line than the front yard building setback line. On corner lots, fences shall not extend closer to the street than the building line. Any pool fencing and on-lot fencing shall be constructed of the style in accordance with the homeowners' association documents and specifications, and shall be the same as specified in Text Exhibit G, attached hereto.) No chain link fences are permitted. Fencing shall not obstruct or impede the drainage and/or flood routing on the lot. Fencing on lots is subject to further regulations, requirements and restrictions by the Fairfield County Engineer with regard to platted easements and/or the prohibition of structures including fencing within such easements.
- **Swimming Pools and Spas/Hot Tubs:** Above ground swimming pools shall be prohibited. All swimming pools must be in-ground construction and fenced in accordance with the requirements and provisions of the Violet Township Zoning Resolution. No spa/hot tub measuring more than fifty (50) square feet shall be constructed or maintained above the finished grade of the Subdivision. Spas/hot tubs maybe permitted as long as they are fenced and screened from the adjoining property owners. All swimming pools and spas/hot tubs shall be located in the rear yard and no closer than fifteen (15) feet from the rear and side yard property lines in accordance with the requirements and provisions of the Violet Township Zoning Resolution. Swimming pools and spas shall be drained, refilled and maintained in accordance with the requirements and provisions of the Violet Township Zoning Resolution.

- Pergolas on individual lots: A pergola is a garden feature detached from the house forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice, and is defined as a permitted use on lots within this planned district. Pergolas may be constructed in the rear of the lot, but not within the applicable side and rear yard setbacks. Pergolas are prohibited in the front or side of the house. Pergolas may be constructed within six (6) inches of the house.
- Antennas: Television and radio antennas including dish-type satellite signal receiving earth station over twenty-four (24) inches in diameter shall be prohibited on the exterior of any house or building, except as otherwise governed and/or provided under federal regulations. No towers of any kind, including, but not limited to, television, radio and/or microwave towers, shall be erected, placed or maintained on any lot in the Subdivision. Any antennas not prohibited above shall none the less be placed in such a manner so as to be hidden from sight from ground level.
- Recreational Equipment: Recreation equipment, including but not limited to swing sets, slides, jungle gyms and other similar equipment shall be permitted on lots only if such equipment is not located within the front, side or rear yard setbacks.
- Vehicles Not in Use: Inoperable vehicles shall be stored within an enclosed structure and not outside.
- Pleasure and Utility Vehicle and Equipment Parking and Storage: No truck, trailer, boat, camper, or other recreational vehicles, commercial vehicles (including commercial vehicles used for daily commuting) or utility vehicles and equipment, including mowers, tractors, and other lawn or garden equipment, shall be parked or stored on any lot unless it is in a garage; provided, however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed seventy-two (72) hours in any period of thirty (30) days. The word "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as an automobile vehicle by an owner of a lot and his/her family. Parking in mowed, grassed or other unimproved or undesignated parking areas is prohibited.
- Waste Disposal: No lot shall be used or maintained as dumping ground for rubbish, trash, scrap or used materials, debris and similar items. Trash, garbage or other waste shall not be kept except for composting of organic material/waste or in a sanitary container. All composting areas or equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and

screened from view from the street and abutting properties. Composting of organic material/waste shall be limited to an area no larger than thirty (30) square feet, shall be restricted to covered containers/enclosed compost structures and not located any closer than within (ten) 10 feet of any adjoining property line.

- Outside Storage: No open storage of trash, debris, scrap or used materials, equipment, building materials or similar materials shall be stored or maintained on any lot in the Subdivision.
- Tree Lawns: Tree lawns located within the street right-of-way between the edge of pavement of the street and the street right-of-way shall be maintained by the contiguous lot owner. Tree lawns will be planted with grass.
- Street Trees:
 - a. Street trees shall be required on both sides of internal streets spaced at the average rate of one (1) tree per thirty-five (35) feet. At least one (1) tree shall be planted and maintained between the front façade of each home and the public sidewalk, uniformly located not less than five (5) feet from the edge of right-of-way to meet street tree commitments.
 - b. All street trees shall be 2.5 inches in caliper measured six (6) inches above the grade at installation.
 - c. Street trees/front yard trees shall be maintained by the contiguous lot owner or the HOA when there is not a contiguous lot owner. In the event a tree is removed, dies or is damaged, the lot owner shall replace such tree during the current planting season or, if such removal or damage occurs during winter months, during the next planting season, with tree(s) of a like number and variety. The HOA shall be secondarily responsible for this maintenance standard should the homeowner with the initial responsibility not perform this function. After providing written notice, the HOA may replace such removed, dead or damaged trees and charge the homeowner a reasonable fee for such services.

Lot owners shall be responsible for all maintenance and clean up associated with such street trees, which maintenance and clean up shall be completed within a reasonable time.

- Multi-Purpose Asphalt Paths: All asphalt paths within the Open Spaces shall be maintained by the HOA.

- Sidewalks: All sidewalks in the front or the side of the homes shall be maintained by the individual lot owners. Sidewalks that are adjacent to Open Spaces shall be maintained by the homeowners' association. Sidewalks within rights-of-way or to be used in public spaces shall be five (5) feet in width or otherwise shall meet county development standards and subdivision design specifications.

A private sidewalk will be connected from the front door or porch of the home to either the driveway or public sidewalk within the road right-of-way. These sidewalk connections from the front door or porch to the driveway or public sidewalk are to be maintained by the lot owner.

- Driveways: Driveways shall be eighteen (18) feet or less in width at right-of-way line. Sideloaded driveways shall be setback at least two (2) feet from the property line.
- Wetland Buffers: Wetlands buffers shall be provided for all wetlands required to be retained under the U.S. Army Corps of Engineers or OEPA permits. The buffer areas shall have a width not less than 25 feet, measured from the edge of the designated wetland, once established. The buffer area shall not be disturbed other than as is necessary to establish a natural landscape. During the development process, wetlands may be altered as allowed and in compliance with federal and state permitting regulations. Final wetlands delineation shall be subject to U.S. Army Corps of Engineers or the OEPA permitting. Wetland buffers are shown with this rezoning application (engineering Exhibit A-1.1 and A-3), but are meant only to demonstrate a preliminary evaluation at this stage and are subject to further wetlands delineation and permitting requirements at the final engineering stage of development, prior to final platting. Similarly, wetlands or wetlands buffers shown on lots only represent preliminary evaluations, and current location, as well as the intent is to preserve all wetlands, subject to final delineation and exact location determinations. Lots may be shifted with final engineering plans to protect wetlands or wetland buffers once exact locations are surveyed. No wetland buffer shall be located within any lot area within this planned district.
- Stream Buffer/Stream Corridor Protection: A riparian buffer shall be provided along the entire length and on both sides of the perennial stream channel identified on development plans. The buffer area shall have a width not less than fifty (50) feet, measured from the stream bank. The identified stream is located within areas designated as Open Space and the No Build Zone as shown on development plans.(Exhibit A-3) This buffer area shall be restricted from development, subject to permissible street crossing and utility placement, and managed to promote growth of vegetation indigenous to the area and capable of maintaining the structural integrity of the stream banks. The stream buffer is

placed in designated Open Space accessible for public use for passive and active recreation and is a preserved natural site amenity as defined in code sections 3V3-02 (C)(1) and (2). No buildable portion of any lots will include the stream corridor protection zone. The stream corridor protection zone will be designated on the final plat as a no build and no disturb zone.

- No Build Zones - In general, "No Build Zones" and/or "No Disturb Zones" mean that most perimeter and other Open Space areas, (the perimeter portions of reserves A, I, the perimeter portions of reserve G, and most of reserve C away from Tollgate Road) and the stream corridor protection setback of fifty (50) feet on either side of the stream as shown on development plans (engineering Exhibit A-3) in portions of reserves A, C and D are to be left in a natural state and/or allowed to revert to a natural state after the development period. Within No Build Zones no structures and no alterations of any kind may be permitted, except those necessary for the development process as specifically provided for herein. Healthy trees in these areas are to be undisturbed, with the allowance for the removal of dead, dying or hazard trees in keeping with good forestry practices. The No Build Zone designations in this text and on development plans are subject to the allowance for the placement of utilities, street, pedestrian and utility crossings, storm water facilities, and tree plantings, along with ongoing maintenance as necessary but no build areas shall be restored after such placement and otherwise be kept in a natural state. (See engineering Exhibit A-3 for No Build Zone areas.) No Build Zones are to be owned and maintained by the HOA.
- During the sales process, the applicant and/or developer of record for each Subarea will disclose via a Notification Addendum that certain lots border or are near the designated Stream Corridor Protection Zone, that this is a no-disturb and no-build zone, encroachments and alterations are prohibited and violations of this area are subject to enforcement under the HOA documents and the approved zoning for the property.
- Lighting:
 - a. Street Lights: The developer shall install street lights within the development that complies with the requirements of the Fairfield County Subdivision Regulations. The cost of the electricity shall be paid for and the street lights shall be maintained by the HOA.
 - b. Entry lighting: Low-voltage shielded up-lighting may be located within entry reserves as accent lighting for the entry sign and landscaping.

- c. Exterior Home Lighting: Low-voltage shielded up-lighting may be used on the exterior of the home and landscaping as accent lighting. Outdoor lighting for safety, security and walkways to and from the home shall be cut-off shielded down-lighting.
- Vacant Lots: All unplatted, undeveloped and/or vacant lots that have been platted shall be mowed and maintained during the development period prior to their being developed, unless used as agricultural in case of unplatted areas. Such lots and areas shall be kept free of debris and no construction materials shall be stored on the vacant lots, provided however, these construction materials may be staged within proximity to the construction trailer provided such area is not visible from public view. Agricultural uses of the areas of the property that are not yet subject to a final plat may continue to be used for such agricultural activity. No platted lot may be used for agricultural purposes other than the exception herein for gardens for household consumption.
- Easements: Structures including fences and pergolas are not permitted within platted easements.
- Phasing: The developers anticipate moving forward with the first phase in early 2021. The subdivision will generally develop in five (5) separate phases of approximately 45 to 60 homes on average built and sold per year for approximately six (6) years. The number of homes built per year and the total development period may change due to market conditions. The subdivision will generally be constructed beginning from the west to east as phases are added. (See engineering Exhibit A-3 for proposed phase lines). Agricultural uses of the areas of the property that are not yet subject to a final plat may continue to be used for such agricultural activity. Any existing structures, including houses or barns and their associated improvements, such as walkways and driveways, shall be removed in their entirety as development proceeds. All existing septic and wells will be abandoned per the regulations of the Fairfield County Department of Health.

Circulation/Vehicular and Pedestrian:

- Vehicular Access: The development will have two (2) vehicular access street connections, both to/from the west from Tollgate Road. The northern access is limited to a Right-in/Right-out design. Internal street connections connect the northern and southern development subareas and future stub streets are provided to the south and east.
- Pedestrian: The development consists of sidewalks on both sides of the street installed per county development standards where placed in rights-of-way or unless otherwise noted on the development plan. All sidewalks in the public right-of-way shall meet county subdivision regulations and standard designs. A five (5)

foot wide multi-purpose asphalt path is depicted on development plans and shall be installed as generally depicted along Tollgate Road for future connection. Paths connect the playground and central Open Space to the sidewalk system in Subarea A in four directions. A concrete path connects the community gathering area in Subarea B and the central Open Space to the sidewalk system in four directions. All sidewalks in the front or side of homes shall be maintained by the individual lot owners. Sidewalks and paths that are adjacent to or located within Open Spaces shall be maintained by the homeowners' association.

Open Spaces:

The development includes Open Spaces consisting of 70.23+/- acres and 51.07+/-% of the site on a gross basis. As noted on engineering cover sheet site statistics Exhibits, acreages for stormwater basins E and F, and the stream corridor are included in this Open Space calculation. All Open Spaces, including all Open Space reserves, facilities within Open Spaces, ponds, storm water facilities, playground equipment, entry features, natural areas, community amenities and anything within such reserves and areas are to be owned and maintained by the HOA after the development period and conveyed by the developer to the HOA at such time when ninety percent (90%) of the homes are transferred to lot owners. The Open Spaces, and areas such as the stream corridor, are intended for passive and active recreational uses and enjoyment of preserved natural features, as well as to establish and protect trees, wooded areas, wetlands, stream corridors, other natural features. The main purpose of perimeter Open Space is to provide buffers for neighboring properties and preserve trees and other natural features. Much of the perimeter areas and stream corridor are to be enforced as No Build Zones as detailed above and on engineering plan Exhibit A-3.

Prior to the Open Spaces being transferred to the HOA they will be maintained by the developer. The Open Spaces will remain as Open Space in perpetuity with effective protections and enforcement rights as reflected in covenants and deed restrictions, this text and/or included on plat commitments.

The improvements/amenities located within the Open Spaces shall be constructed at such time as the phase or section that includes each Open Space is developed and platted. These shall include the entry features and improvements along Tollgate Road and other enhancements to buffer areas depicted as plan commitments, the playground area depicted in Subarea A, Reserve E and the community gathering patio and green space depicted in Subarea B, Reserve G.

To the extent possible the developer intends to maintain the existing tree rows and woods located along the perimeter of the entire development and property, within the stream corridor setback, and other areas, subject to final engineering, street and utility locations, grading and storm and sanitary sewer placement and maintenance. Outside of the areas designated for removal as depicted on engineering Exhibit A-1, wooded areas are expected to remain subject to the allowances noted in this text. Exact tree stands, trees

and natural locations to be preserved within No Build Zones are to be delineated on final development plans as they are subject to such utility installation and crossings determined at the time of final engineering.

In Subarea A, trees are also to be maintained along the eastern and portions of the southern and northern property lines as buffers to neighboring owners and subject to "No Build Zone" provisions as identified in development plans, on final plats and within deed restrictions. Installations along Tollgate Road and the western border area of Subarea B against the existing Myers property, which are more managed and "manicured" in appearance, are not included in the No Build Zone designation. The commitments for both the Tollgate Road improvements and Subarea B western property buffer are detailed within this text and depicted on development plans. (See Plan Exhibits B, E, D and A-1.1 the illustrative plan Exhibit.) In general, internal Open Spaces and portions of the entry and Tollgate Road areas are to be fine mowed to allow turf areas for active recreation and in some cases to allow access.

Text Exhibit H an overall Development Plan exhibit as color-shaded and attached to this text depicts the different maintenance plans and treatment for different Open Space areas and shows areas to be: a) finely mowed; b) "bush-hog" mowed twice per year to establish meadow areas; and c) left in a natural state.

After the completion of the development infrastructure, and subject to ongoing utility maintenance needs, the existing trees, shrubs and plantings in common areas and all reserves shall be maintained by the HOA and shall not be disturbed or removed except for dead or decayed trees that pose a danger to the health, safety and welfare to the public and homeowners.

The placement of structures by homeowners, temporary or permanent of any kind, or other installations such as bridges, paths, recreational equipment, gardens, sheds, or storage, or any other alterations, changes in grading, tree removal, the dumping of yard waste or anything else, shall be prohibited in any common area, Open Space, wetlands, the stream corridor, established buffer areas and No Build Zones, as defined herein. This provision is not meant to include the committed improvements of paths, bridges or recreational structures to be installed by the developer.

Wood bollards, un-painted and in their natural color and of at least 36" in height and 4"x4" in width shall be placed at the rear lot corners of the lots and areas depicted on Text Exhibit J, an overall Development Plan exhibit as marked and attached to this text. In general terms, such bollard placement is meant to delineate private lot lines from common open spaces, No Build Zones and protected natural areas and is shown at roughly one in every three to one in every two lots, with greater frequency where private lots border protected natural areas.

During the sales process, the applicant and/or developer of record for each Subarea will disclose via a Notification Addendum that certain lots border or are near the designated Stream Corridor Protection Zone, that this is a no-disturb and no-build zone,

encroachments and alterations are prohibited and violations of this area are subject to enforcement under the HOA documents and the approved zoning for the property

Such prohibitions shall be enforced by the Homeowners' Association and regulated under community covenants and deed restrictions.

Perimeter Property Buffers

Subarea A:

100-foot perimeter buffer and No Build Zone along the northern property line.

100-foot buffer along the eastern and the eastern most portion of the southern property line, where existing tree buffers are to be maintained as No Build Zones.

The Tollgate Road frontage treatment as depicted on landscape plan Exhibits B and E.

Subarea B:

50-foot perimeter buffer and No Build Zone along the southern property line.

A minimum 75-foot perimeter buffer and No Build Zone along the eastern property line. The buffer widens to greater than 75 feet outside of Lots 52 through 57.

A uniform 75-foot buffer, which includes mounding, fencing and plantings as depicted on detail plan Exhibits, established along the western property line with the existing Myers property. (See Exhibits A-1.1 and D)

Note: The No Build Zone designations in this text and on development plans are subject to the allowance for the placement of utilities, street, pedestrian and utility crossings, storm water facilities, and tree plantings, along with ongoing maintenance as necessary but no build areas shall be restored after such placement and/or otherwise be kept in a natural state. (See engineering Exhibit A-1-.1 and site plan sheet A-3 for No Build Zone areas.)

General Commitments within Open Spaces:

Tollgate Road Rural Character: Along Tollgate Road, several commitments are made to increase interest, screen the homes from the road and maintain a rural character. An asphalt path shall be installed in a meandering pattern between undulating serpentine mounds averaging two to three feet in height. A black cross-buck fence with a double bottom rail is to be installed with lengths as depicted on plan Exhibits. The fence run is broken every 100 feet with stone columns installed with real stone and not pre-cast concrete elements. The mounds are to be planted with ornamental flowering shrubs and trees to provide a mix of colors for both fall and spring seasonal interest. Buffering techniques and drifts of evergreen and deciduous trees, along with mound placement are utilized to screen the backs and sides of homes from the public view from Tollgate Road. From the road view Lots 1, 4, 15, 16, 17, 18, 19, 20 and 21 are substantially screened with this approach. Flowering ornamental trees and shrubs frame an opening in the rail

fence between entry streets to provide views of the featured pond along the road. (See Exhibits B and E, as well A-1.1)

Entry Features: Community entry features include yard arm signage on stylized stone columns with cupolas (four total, two each at both entry streets) connecting to the cross-buck fence and stone columns treatment running the length of Tollgate Road. Mass plantings of flowering shrubs and perennials frame the entry areas at both entries to provide seasonal color. The entry features are reminiscent of earlier, rural community designs. (See Exhibits B, E)

Playground description: Subarea A, Reserve E is designed with playground equipment for younger children and mowed green spaces for more active recreation. In addition to the playground equipment, the area includes tree and shrub plantings, privacy mounds, benches, and paths connecting in four (4) directions as depicted on plan Exhibits A-1.1, and C.

Community Gathering Area: Subarea B, Reserve G features a concrete patio with seat walls and views to both an active recreational green space and a large pond with a fountain. Butterfly gardens, mounding and trees and other plantings provide interest and privacy to frame the gathering area. Connecting paths to the community's sidewalk system are provided. (See Exhibit D)

Conservation Education Signage/Plaques: Text Exhibit K, an overall Development Plan exhibit attached hereto, depicts potential locations, written examples and the general design of conservation education signage that is to be placed at the site to promote the protection and understanding of such features as the stream corridor, wetlands, woods, historic sites, natural themed play areas, and/or wildlife areas. The applicant commits that between 6 to 8 of such conservation education plaques of comparable type and design as those identified in Text Exhibit K will be placed on the site, consistent with the intent of this section, with the exact numbers of plaques, locations and messaging on the plaques to be determined by the applicant in consultation with the zoning officer as part of the final development plan.

Open Space Descriptions and Purposes:

Subarea A includes Reserves A through F amounting to +/- 49.76 acres gross Open Space (49.40%) as depicted on development plan Exhibits and engineering site statistics cover sheets. The reserves include passive and active Open Spaces for recreational uses, ponds, entry features, natural areas, preserved buffer areas and active play areas to be enjoyed by the residents and permanently owned and maintained by the HOA.

Reserve Details and Purposes:

Reserve A +/-24.59 acres – Includes a portion of the stream corridor and 100-foot wide stream setback, a 100-foot perimeter buffer on the northern eastern and southern property lines controlled as a No Build Zone, three existing wetlands protected and enhanced with buffering, and a turf grass area between lots off roads E and C, all within

Subarea A. The portion of Reserve A along Tollgate Road includes a walking path, mounding, trees and other plantings and entry feature details, as depicted on development plan Exhibits (See Exhibits A-1.1, A-3, B and E). Reserve A shall also include a 10-foot wide by 130-foot long grass strip between lots 44 and 45, generally located across from the multi-use path in Reserve E, that is to be owned and fine mowed by the HOA. This strip shall be delineated from adjacent lots by the wood bollards as specified herein, along each bordering lot line. The purpose of this 10-foot by 130-foot grass strip is to provide for both emergency, utility easement and maintenance access from the street system to the balance of Reserve A.

Reserve B: +/- 2.02 acres – Includes Tollgate Road entry features, a pond feature framed by mounding and plantings, and accessible from the walking path along Tollgate Road and between the two (2) entry streets. (See Exhibits A-1.1, A-3 and B)

Reserve C: +/- 8.13 acres – This area includes Tollgate Road mounding, path, fencing and plantings, a 100-foot stream corridor buffer, ponds B and C, an existing wetlands with buffering, as well as a 100-foot perimeter buffer maintained as a wooded and natural no build/disturb zone against the neighboring property. (See Exhibits A-1.1 and A-3.)

Reserve D: +/- 6.24 acres – This area includes large pond D with a fountain, and a 100-foot stream corridor protection zone, an existing wetland with buffering and natural no build/no disturb zone behind lots. (See Exhibits A-1.1 and A-3.)

Reserve E: +/-8.71 acres – This area includes the playground described above and depicted in plans (Exhibit C), benches, mounds, connecting paths in four (4) directions and mowed active recreation turf areas. The path system surrounds two-thirds of the large basin.

Reserve F: +/-0.07 acres – This Open Space area is to be maintained as mowed turf to provide space between lot lines and active recreation area. (See Exhibit A-3)

Subarea B:

Reserves G, H and I amount to +/-20.47 acres gross Open Space (55.6%) as depicted on development plan Exhibits that includes passive and active Open Spaces to be enjoyed by residents, ponds with fountains or bubbler features, significant perimeter buffers and fencing for neighboring owners and a community gathering area, all to be permanently owned and maintained by the HOA.

Reserves Details and Purposes:

Reserve G: +/-8.91 acres – Includes the community gathering space with features described above and large pond F, which includes a fountain, as well as a 50-foot perimeter and tree preservation buffer along the neighboring property to the south. (See landscape Exhibit D.) There are significant street views to the features of this Open Space area from the street system.

The reserve also includes a 75-foot buffer for the neighboring property to the west (existing Myers parcels). This buffer includes a high mound of an average of eight (8) feet, significant tree and shrub plantings incorporated into the mounding and a three-rail wood fence of rural character extending along the entire Myers parcel property line from north to south. Breaks in this mounding system shall be allowed for storm water facilities, and to ensure positive drainage, including but not limited to the placement of storm water catch basins in location as needed. In addition, a separate open space easement area between lot 3 and lot 4 of approximately thirty (30) feet in width and one hundred and twenty feet (120) feet in depth, shall be utilized to provide a sanitary sewer easement, lines and facilities to service the neighboring Myers property parcels. This easement area shall be owned and maintained by the HOA, fine mowed and kept free of obstructions or any other use with the exception of the sanitary sewer easement and use by the HOA to access the established buffer area for ongoing maintenance. The fence continues to partially extend to the west along the southern Myers property line toward Tollgate Road until existing topography creates a physical barrier. (See A-1.1.)

Reserve H: +/-4.18 acres – This area includes mowed Open Space between rear lot lines that is designed for active play with a pedestrian path connecting in four) directions. The turfed area is accessible from sidewalks on road D. (See engineering Exhibit A-3)

Reserve I: +/- 7.38 acres – This area includes pond G, along with a protected wetlands and 75-foot (minimum) and 50-foot buffer areas between lot lines and the eastern and southern neighboring properties, respectively. (See Exhibit A-3)

Open Space Notes:

Trees, shrubs and plantings in landscaped areas installed during the development period, including along Tollgate Road, within entry features or all internal common and reserve areas, and along the perimeter buffer with the Myers property in Subarea B shall be replaced with a like number and variety and maintained as needed by the HOA to address dead or diseased plant material.

Several stormwater ponds are accessible via paths or sidewalks and/or accessible based on turf grass treatment around them in conjunction with path or walk access. Ponds A and B are path and/or sidewalk accessible in Subarea A. Pond E is surrounded on two-thirds of its border by an adjacent pedestrian path. Pond F includes path access and significant aesthetic treatments to incorporate pond views as a water feature into programmed community Open Space. Only ponds E and F are included in Open Space calculations in this text or as shown on engineering or landscape cover sheets under site statistics.

Flood plains, and floodway areas are limited on this site, but excluded from Open Space calculations. The stream corridor protection setback that is established with a 50-foot buffer on either side of the on-site stream, is located in designated Open Space, is restricted from development as a No Build Zone per 3V3-02 (2), and is to be preserved

as a natural site amenity after the development period for both active and passive recreation, and public use.

Outside of the stream corridor and other protected natural areas such as tree rows, woods and wetlands that are to be in a natural state, other perimeter and buffer areas are to be "bush-hog" mowed twice per year during the development period in order to control invasive plants and establish naturalized meadow areas. Such areas are delineated on Text Exhibit H, as it is attached and made part of this development text.

All Open Space and reserve areas have been measured preliminarily and are subject to minor adjustment based on final engineering and surveying required for plat creation.

Divergences from District Standards:

I. Divergence from 3V3-02 (D)(1): Arrangement of Areas:

This section calls for perimeter lots within the planned district to conform to the dimensions of lots previously developed or platted in a neighboring, contiguous property or existing subdivision [3V3-02 (D)(1)]. The properties contiguous to the subject property generally conform to R-2 zoning standards. Where a 100-foot landscape buffer is provided, along with a No Build Zone deed restriction over such perimeter buffer as noted on the recorded plat, the requirements of section 3V3 02 (D)(1) are relaxed as specified under 3V3 02 (D)(4). Outside of the 100-foot perimeter buffer areas, the applicant is requesting divergences from the requirements of 3V3-02 (D)(1) to allow the lot arrangement and dimensions specified below and on plan Exhibits for the following lots:

- For the eastern property perimeter of Subarea B (Lots 52 to 57 inclusive: A total of six (6) lots on the eastern perimeter of Subarea B.) A minimum perimeter buffer of 75 feet is maintained between property lines in this area, with the nearest off-site dwelling located at a significant distance.
- For the southern property perimeter of Subarea B (Lots 17 and 65; A total of two (2) lots on the southern perimeter of Subarea B.) A minimum perimeter buffer of 50 feet is maintained between property lines in this area, with the nearest off-site dwelling located at a significant distance.
- For the western property perimeter of Subarea B (Lots 1 to 13 inclusive; Thirteen (13) total lots on the western perimeter of Subarea B.) A minimum perimeter buffer of 75 feet is maintained between property lines in this area, with a substantial buffer of mounds, trees, landscaping and fencing to be installed based on conversations with the neighboring property owner.

Justification: The overall perimeter buffers of the proposed community are substantial and compare favorably with other recent township development approvals. Where subdivision development pre-exists, the most substantial buffers

are provided. On the northern perimeter border of Subarea A, the development plan calls for a 100-foot landscape buffer and No Build Zone, which meets code – 3V3-02 (D)(4). The 100-foot buffer creates substantial distances between the proposed homes and the existing Mamie Drive homes. The closest home is approximately 240 feet from the Sycamore Grove rear lot lines, with most homes being more than 350 feet or more in distance. In addition, the committed Open Space buffer is restricted as a No Build Zone within Sycamore Grove, so the distance and natural areas between the Sycamore Grove lot lines and the perimeter property line are to be maintained. 100 foot or greater buffers are maintained with the other property perimeter borders on the balance of Subarea A.

In Subarea B, on the eastern and southern property perimeters, where a 75-foot buffer and a 50-foot buffer are provided respectively any existing residences are substantial distances from the property line and existing woods screen much of those properties from the site. On the western property perimeter, the developer has committed to substantial mounding of 8 feet in height, as well as tree screening as depicted in plan Exhibits and the installation of three-rail, 42-inch wood fencing to buffer the current neighboring property on the Sycamore Grove side of the property line. Overall, in Subarea B, utilizing a combination of adequate buffers and screening techniques allows the site plan to deliver significant internal Open Spaces and a community gathering area, while still providing for the necessary storm water ponds areas and protecting existing high-quality woods.

II. Lot Dimensions Divergence:

Divergences are requested from the provisions of the Zoning Resolution standards from the current underlying R-2 lot dimensions as follows:

- Minimum front setback of fifty (50) feet diverged to minimum of thirty (30) feet
- Minimum rear setback of fifty (50) feet diverged to a minimum of twenty-five (25) feet
- Minimum side yard setback of fifteen (15) feet for all lots is diverged to seven and a half (7-1/2) feet each side yard for a total of fifteen (15) feet.
- Minimum lot width of one hundred twenty (120) feet is diverged to a minimum of sixty-five (65) feet as depicted.
- Minimum lot size of 30,000 square feet is diverged to a minimum of 8,450 square feet in Subarea A (130-foot depths) and minimum of 7,800 square feet in Subarea B (120-foot depths).
- Maximum lot coverage is permitted up to 45% for buildings to allow deeper ranch footprints for morning rooms and garage bump-out options.

Justification: The lot width standards, setbacks, yard requirements, and lot coverage under this development plan and text interrelate and are written consistent with the

inherent flexibility of planned district law to enable this community to concentrate development in specific areas in order to allow the maximization of perimeter Open Space, the preservation of natural and greater than typical common areas on this unique site.

Section 3V1-01, the Objectives for Planned Residential Districts under the Township Zoning Resolution supports this approach by encouraging a reduction in lot dimensions, yards and setbacks when specific goals are met:

- a.) "a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards and building setbacks and acre requirements"
- b.) "a more useful pattern of Open Space and recreation areas..."
- c.) "a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns."
- d.) "a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets."

The plan for Sycamore Grove achieves all these planned district code objectives, and thus justifies adjustments in base lot standards. The lot sizes offered provide an alternative to traditional large lot development that meets market demand, while still maintaining and exceeding area home values. Much greater Open Space is provided (over three times greater) compared with traditional large lot sites and code specified Open Space of 15%. Natural tree stands and existing vegetation, woods, wetlands, sloped topography and the existing stream corridor are preserved and protected off private lots in keeping with section 3V1-01(c). It is significantly more efficient and cost effective over time to maintain and service the development of lots that are clustered, with shorter street, sewer and storm water lines and other utility runs than what it takes to manage the equivalent number of homes in the large lot development that drives inefficient maintenance costs.

The Sycamore Grove plan is also contemplated under section **3V3-02(E) Yards**, which states, "Unless otherwise provided on Development Plan and the Subdivision Plat...", meaning planned district plans and texts may specify other than typical code district standards as have been proposed under this text and the development plan. This approach to lot and yard dimensions meets the goals of creating appropriate buffers for neighboring properties, conserving and protecting existing natural areas and providing a passive and active recreation system for the common enjoyment of residents. The preservation of perimeter and common Open Space in this manner benefits existing neighboring properties and community residents alike. This approach also benefits the

community in providing a unique site plan that far exceeds the code required 15% Open Space by providing 51% Open Space and a total of 70+/- Open Space acres on a gross basis. Such Open Space percentages above code requirements can only be achieved with smaller lot sizes that are also consistent with changing market demands and the needs of today's homebuyers whose most precious commodity is time. These buyers seek to trade large yard spaces and required maintenance effort and cost for other endeavors and the enjoyment of common and natural areas.

Section 3V1-01 has been utilized and lot standards different than base code have been approved previously in such township developments as Meadowmoore Reserve, the Estates at Lake Forest, Heron Crossing West and Heron Crossing. In the case of Meadowmoore Reserve, 30-foot front setbacks and 7-1/2 foot side yards were approved for a substantial portion of that development, the same as is being requested at Sycamore Grove. Meadowmoore saw the approval of divergences in lot width and rear yard setbacks as well. In comparison, the Meadowmoore plan committed to 20% Open Space. The Estates at Lake Forest included many of the same or comparable lot standards as Sycamore Grove but produced approximately 11% Open Space on site. Lot areas at Sycamore Grove range from 8,450 sf to 7,800 sf, which is similar to lot areas approved for the Heron Crossing sites of between 9,100 sf and 7,150 sf.

The significant Open Space, which substantially exceeds the code standard, is the main reason and rationale for the lot dimension divergences as proposed. Substantial perimeter Open Space buffering for neighbors and significant internal Open Spaces can be set aside under the Sycamore Grove plan by allowing lot sizes that the market supports and home buyers desire to limit their maintenance time and costs. Such an approach does not sacrifice property value. The developer projects average starting price points at \$350,000 and higher, which exceeds the current township average home value, as well as average home and property values on the perimeter of this subject site.

Additional PRD Development Text Commitments by the Applicant/Developer Rockford Homes

Traffic Mitigation

Applicant/Developer (Rockford Homes) traffic improvements and commitments from site designs and the completed 12648 Toll Gate Road Traffic Impact Study, prepared for Rockford Homes by Smart Services, Incorporated (The "TIS") as submitted to Fairfield County Engineer's Office and the Ohio Department of Transportation, January 2020, first revision April 2020, and second revision December 2020.

Developer Design Commitment:

At Toll Gate Road and the north site development access, this access shall be limited to right-in, right-out movements only, with designs, plans and construction as approved by the Fairfield County Engineer's Office.

April 2020 revisions:

On Toll Gate Road at the south site development access, a 285-foot southbound left turn lane is to be installed by the developer with designs, plans and construction as approved by the Fairfield County Engineer's Office.

December 2020 revisions:

Regarding the SR 204 and Toll Gate Road intersection, at the direction of and as approved by the Fairfield County Engineer's Office and ODOT, the Applicant shall perform additional signal warrant analysis and signalized capacity analysis to be added when accepted and approved to the TIS findings.

- These two additional analyses will be utilized to identify an overall, global solution to the SR 204 and Toll Gate intersection that will comply with ODOT design and safety standards and will be constructed by ODOT or third parties.
- The Sycamore Grove developer(s) will make a fair share contribution to the Fairfield County Engineer based on the outcome of the two analyses and the developer's proportionate responsibility related to site traffic generated and flow to the intersection at full build out as documented by the TIS. (+/-11.7% of traffic flow at 2030 "Build" at AM and PM Peak)
- Such contribution is to be held in an escrow by the County and under agreement with ODOT until ODOT or a third party acts on and commences intersection improvements at SR 204 and Toll Gate Road.
- Under this PRD Development Text, the Applicant Rockford Homes stipulates to this proportionate contribution based on attributable traffic flow to the SR 204 and Toll Gate intersection as documented by the TIS as a

condition to zoning approval and its ongoing responsibility for a proportionate share of traffic improvements related to approval of the related development plan at 239 single-family units and applicable traffic safety regulations.

- The Applicant acknowledges that the TIS review by the Fairfield County Engineer and ODOT remains open beyond Township zoning approval and applicable and additional findings may be included and current findings revised by those regulatory agencies. All defined commitments and contribution amounts shall be included and specified as part of the Final Development Plan, if known and the TIS is finalized and concluded at the time of Final Development Plan approval.

Commitments to Property Owner at 12361 Toll Gate Road NW

Applicant Rockford Homes makes the following commitments to Mr. Aaron Graves in relation to the property owned by Roger A Graves, Trustee and Patricia A Graves, Trustee, located at 12361 Toll Gate Road NW (Parcel Number 0360089510)(“the Graves Property”):

- **Verification of Sanitary Sewer Location and Sizing:** Rockford to provide Mr. Aaron Graves with engineering information on the location and elevation of the most likely sanitary sewer manhole that the Graves Property could tap into in the future and Rockford to verify that the elevation of such sanitary sewer is adequate to service the Graves Property, should the Graves decide to access the sanitary sewer system in the future. Initial preliminary engineering estimates to be verified, finalized and communicated to Mr. Graves with the final development plan filing.
- **Screening behind lots 16 through 23, SW side Subarea A:** Per Mr. Aaron Graves request, Rockford agrees to specify and install spruce trees in its landscape plan to screen the rear of the referenced lots not already screened by the existing wooded area on the development plan. Details and exact tree placement are to be provided on the landscape plan with final development plan filing.

EXHIBIT C

PROPOSED CURRENT DEVELOPMENT PROGRAM AND PLAN

A. Proposed New Community Development Plan

(i) Site Description

The District of the Authority is located within the boundaries of the Township all within Fairfield County. As proposed, the District will include approximately 137.499 +/- acres in the Township located on the property bounded as described by the information supplied in Section 3 above and Exhibits A-1 and A-2.

(ii) The New Community Development Plan

The primary goal of the District's Program is to provide for a residential single family development and other mixed uses as may be approved by the Township in the future and associated Community Facilities (defined below), Community Activities and infrastructure necessary to fulfill the desired and future needs of the community. The Program currently provides for the development of single family residential uses (the "Development"). In addition, the District will include public spaces, road infrastructure improvements, sanitary infrastructure improvements and varying uses of parkland within the Program.

The Authority is expected to fund Community Facilities, as defined herein, which may include but not be limited to roads, curbs, gutters, sidewalks, lighting, landscaping, and storm-water retention and recreation basins and related improvements in or adjacent to the District according to the Program for the District.

B. Proposed Land Acquisition and Land Development Activities

The Developer has acquired control, by deed, purchase contract or option to purchase agreement, of all the land in the District. A map of the land is attached to this Petition as Exhibit A-1 and a full and accurate description of the boundaries of the District is attached to this Petition as Exhibit A-2. Zoning approvals for development within the District have been obtained in accordance with the zoning regulations adopted for the area within the boundaries of the District, including the zoning regulations of the Township, for comprehensive development as a new community, as documented in Exhibit C to this Petition.

(i) Existing Resources

There currently exists an 8 inch and 15 inch sanitary main on Refugee Road with sufficient capacity to service the District once extended. Water also currently exists along the Tollgate Road directly adjacent to the District's entry. All necessary utilities services required to support the District can be provided by existing agencies and utilities once necessary upgrades and expansion are implemented in accordance with the Program. Emergency services for fire, police and EMS will be provided pursuant to agreements contemplated by the Authority, Township and County.

(ii) Development

The Development within the District is currently expected to include single family residential units to be constructed in multiple phases, as dictated by market forces at the time of development of such phases. Throughout the District, public roadways will be structured so they may be available for uses that benefit the community, creating an environment that will be attractive to visitors and to members of surrounding communities.

(iii) Public Space, Open Space and Park Space

The District will be an integrated new community authority environment with a number of public improvements within the District or spaces that benefit the District pursuant to the Plan. The allocation of public space, open space and park space within the District will establish an underlying fabric that will connect the area together and maintain a functionally interrelated and integrated development and add a sense of community within the District.

C. Proposed Community Facilities

In connection with the Development, certain public improvements will be made to support the private improvements, which public improvements may include but are not limited to streets, roads, curbs, gutters, lighting, traffic signals, sidewalks, utilities, open park space, recreation facilities, parking facilities, off-site improvements, storm water management and site preparation for those improvements and the operation and maintenance of the aforementioned improvements, together with all other necessary and appropriate appurtenances or such other community facilities, including both public and private facilities, that may be permitted under Chapter 349 of the Revised Code (collectively, the “Community Facilities”).

Subject to change based upon market conditions, feasibility, and the desires of the Developer, working together cooperatively, the initial anticipated Community Facilities include Roadway Projects, including but not limited to, roadway construction of (i) **Project R-1**: Tollgate Road improvements including a widening of Tollgate Road and culvert bridge improvements in accordance with the approved Township and County development plans, and (ii) **Project R-2**: a contribution from the Developer to the Ohio Department of Transportation for the traffic impact to State Route 104 and Tollgate Road (the “Roadway Infrastructure Improvements”). Project R-1 is depicted in Attachment 1 to this Exhibit C.

Additional improvements not included within the definition of “Community Facilities, anticipated to be paid for by the Developer include:

(1) Sanitary Sewer Projects, including but not limited to, construction of (i) the extension of the sanitary main line from Refugee Road to the Program site at the approved County depth to service additional acreage to the North of the Program, (ii) all of the internal sanitary lines to service the individual residential lots in phases as dictated by the Final Development and Engineering Plans.

(2) Water Main Projects, including but not limited to, construction of (i) the extension of the water main from Tollgate Road through the Program, (ii) all of the internal water lines to

service the individual residential lots in phases as dictated by the Final Development and Engineering Plans.

Notwithstanding anything to the contrary in this Petition, neither the Developer nor its successors, assigns or affiliates shall be entitled to reimbursement for any costs associated with the water and sewer improvements described in (1) and (2) above from revenues derived from the Charge (defined below), and those water and sewer improvements are not included within the definition of "Community Facilities."

D. Proposed Community Services

In connection with the Development, the District may provide certain services in the future to support its purposes and the Community Facilities (collectively, the "Community Services"). Such services may include, but are not limited to maintenance, landscaping and other community improvement services for the benefit of the District's residents.

E. Proposed Method of Financing the Community Facilities and Services

As mutually agreed upon by the Developer, Township and District, all or a portion of the Land Development Activities, Community Facilities and Community Activities, as allowed and appropriate under Ohio law, is expected be financed using revenues and receipts from one or more of the following sources, including but not limited to: (i)(a) "community development charge," as defined in Section 349.01(L) of the Ohio Revised Code and levied by the Board pursuant to Section 349.06(Q) of the Ohio Revised Code, based on the assessed valuation of each parcel in the District and (ii) any other revenues or funds received by the Authority and used as determined by the Authority.

(i) The Charge. The community facilities charge (the "Charge") shall initially be equal to four-and-one half (4.5) mills multiplied by the assessed value of each chargeable parcel in the District. The Charge shall be used to finance Community Facilities (as described below), and to provide the Board with an annual amount equal to ten thousand dollars \$10,000 to fund maintenance and operational expenses associated with the Community Services (the "Annual Board Allowance"). The Annual Board Allowance shall be used for maintenance, landscaping and other community improvement services that are not provided by the Township in its ordinary operations, as well as legal and other professional fees incurred by the Authority. Nothing herein shall obligate the Township to provide any services within the District that are outside the scope of the services that the Township provides to areas located outside of the District.

Until the Developer is reimbursed for its actual Roadway Infrastructure Improvement costs up to one million dollars (\$1,000,000) (the "Reimbursement Cap"), and after the payment of the Annual Board Allowance, (i) 0.50 mills shall be made available to the Township for general maintenance of the District and adjacent areas, including but not limited to, road repair, snow removal, and general District improvements; provided, however, that nothing herein shall obligate the Township to provide any services within the District that are outside the scope of the services that the Township provides to areas

located outside of the District; and (ii) the remaining 4.0 mills shall be made available to the Developer to reimburse the Developer up to the Reimbursement Cap for the Roadway Infrastructure Improvement costs. Subject only to (i) the funds from the Charge used for the administration of the District, (ii) the Annual Board Allowance, and (iii) the 0.50 mills made available to the Township as noted above, the Developer shall have a priority right to all funds generated from the Charge, up to the Reimbursement Cap. Further, the amount of the Charge shall not be increased or decreased until the Developer has been fully reimbursed up to the Reimbursement Cap, unless agreed upon in writing by the Developer.

After the Developer is fully reimbursed the amount of the Reimbursement Cap, the Board shall pass a resolution to lower the Charge to three (3.0) mills, with 2.0 mills made available to the Township for general maintenance and improvements within the District, and 1.0 mills used for the Annual Board Allowance; provided, however, that nothing herein shall obligate the Township to provide any services within the District that are outside the scope of the services that the Township provides to areas located outside of the District. The Charge shall not be increased above three (3.0) mills unless at least seventy-five percent (75%) of property owners within the District vote in favor of an increase.

(ii) Charge Covenant Filing. The Charge will be a lien against the property pursuant to the Declaration of Covenants and Restrictions for the Violet Township New Community Authority (the "Declaration") to be filed with the Fairfield County Recorder by the Developer or a successor entity to the Developer and by one or more owners of real property within the District, and the Charge will be submitted to the Fairfield County Auditor to be placed on the tax list and duplicate as permitted under R.C. Section 349.07 or, at the option of the Authority, directly collected. The Authority will join the Declaration by means of resolution and will be bound by the restrictions and covenants contained within the Declaration. The Declaration shall include references to the Developer reimbursement limitations described in (C) above.

(iii) The Reimbursement Obligation. Upon establishment of the Authority and the Board, the Board will pass a resolution committing the Authority to reimburse the Developer for the projected costs of constructing the Roadway Infrastructure Improvements, up to the Reimbursement Cap. Not later than 12 months after completion of construction of the Roadway Infrastructure Improvements by or on behalf of the Developer, its affiliates, successors and/or assigns, the Developer shall certify to the Board the amount of the total costs incurred by the Developer in connection with such Roadway Infrastructure Improvements that the Developer shall be reimbursed for from Charge revenues or that shall be made available to pay costs of debt issued to reimburse the Developer for such purpose. The certification shall be substantially in the form attached hereto as Exhibit F, or such other form as determined by the Developer and reasonably acceptable to the Authority. Upon receipt of a completed certification, the Board shall reimburse the Developer from Charge revenues, as further described in the Declaration. This obligation to reimburse the Developer for the Developer's Roadway Infrastructure Improvements shall be an Obligation of the Authority, as defined in the Declaration and as authorized in Section 349.06(I) of the Act.

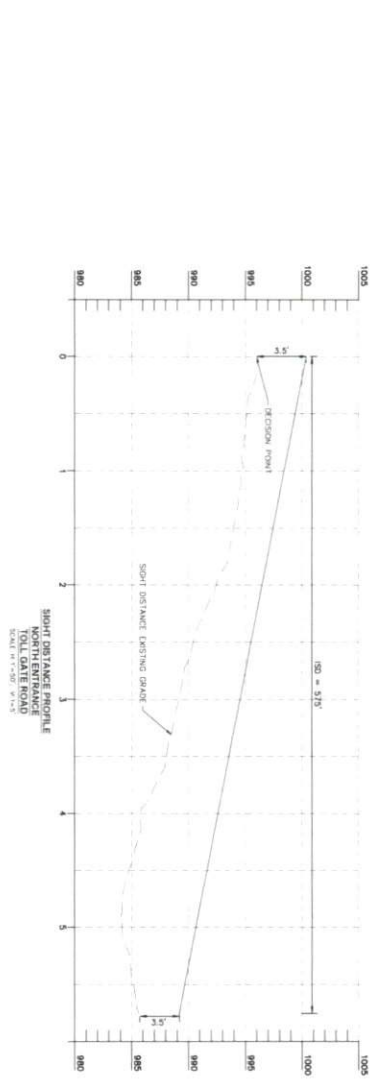
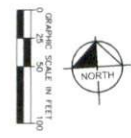
F. Projected Total Population and Employment within the District

Upon completion of the Project, the District is projected to include approximately 239 residential units. The Developer anticipates a total population of 478 or 2 residents per unit within the District. Because the District will consist of residential units, total employment within the District is anticipated to be zero.

ATTACHMENT 1 TO EXHIBIT C

Project R-1

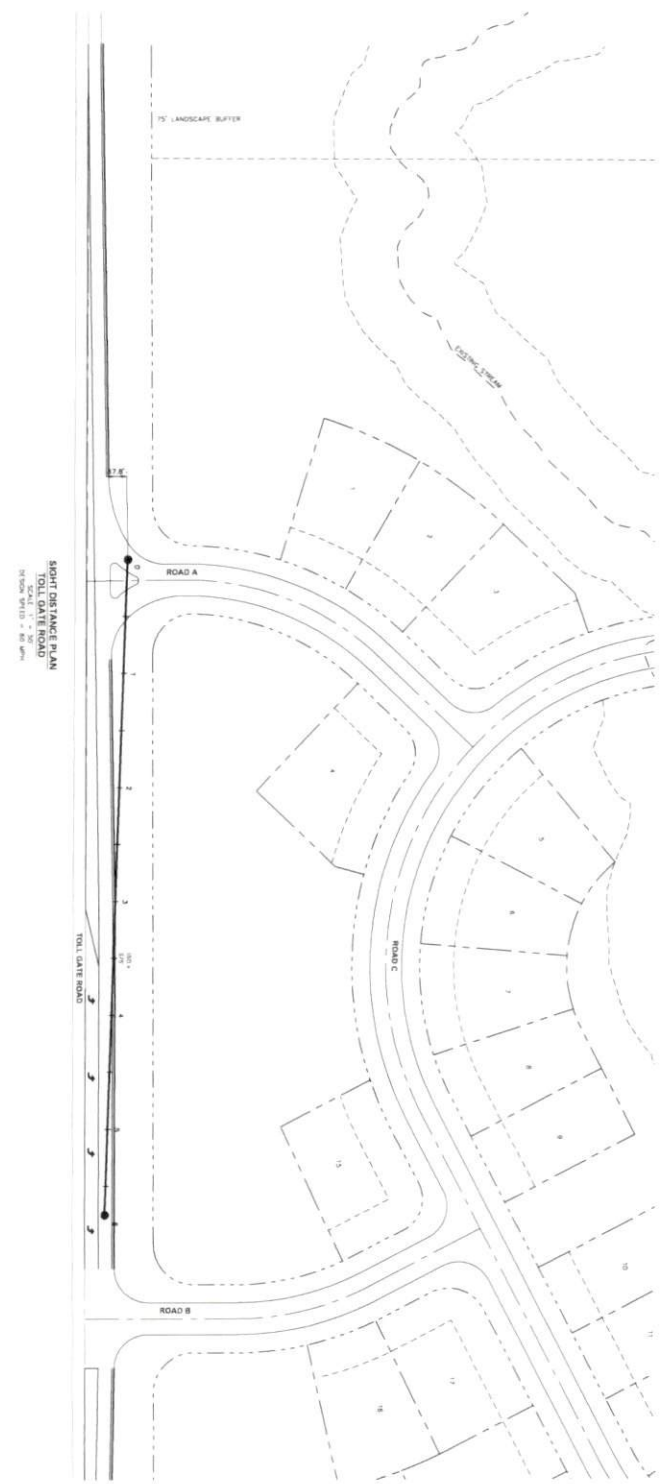
(see attached)



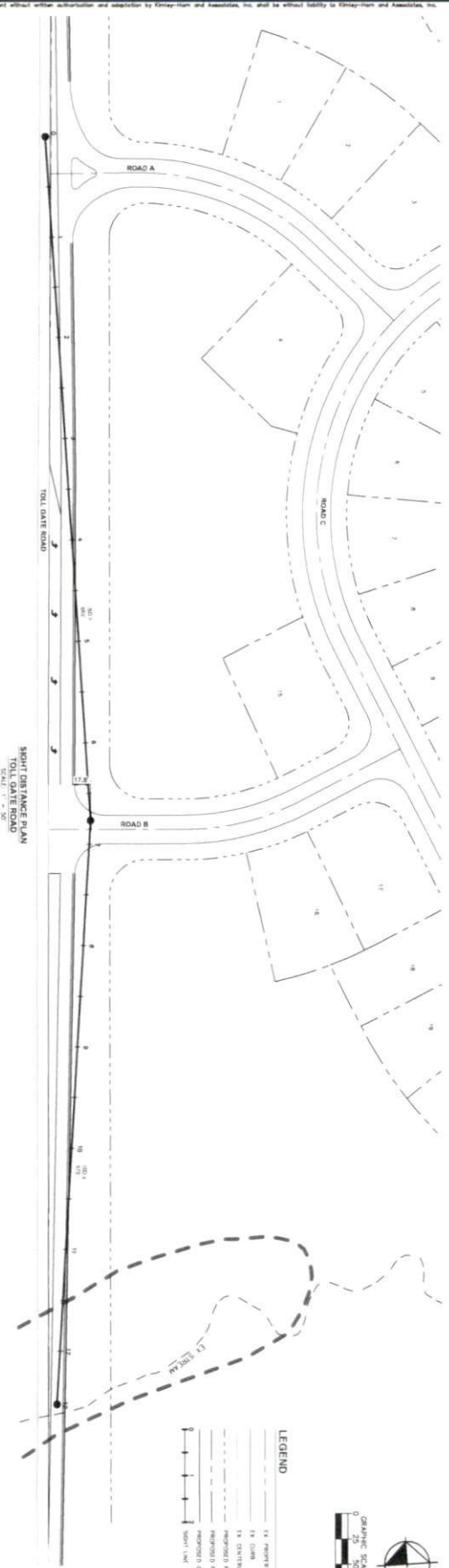
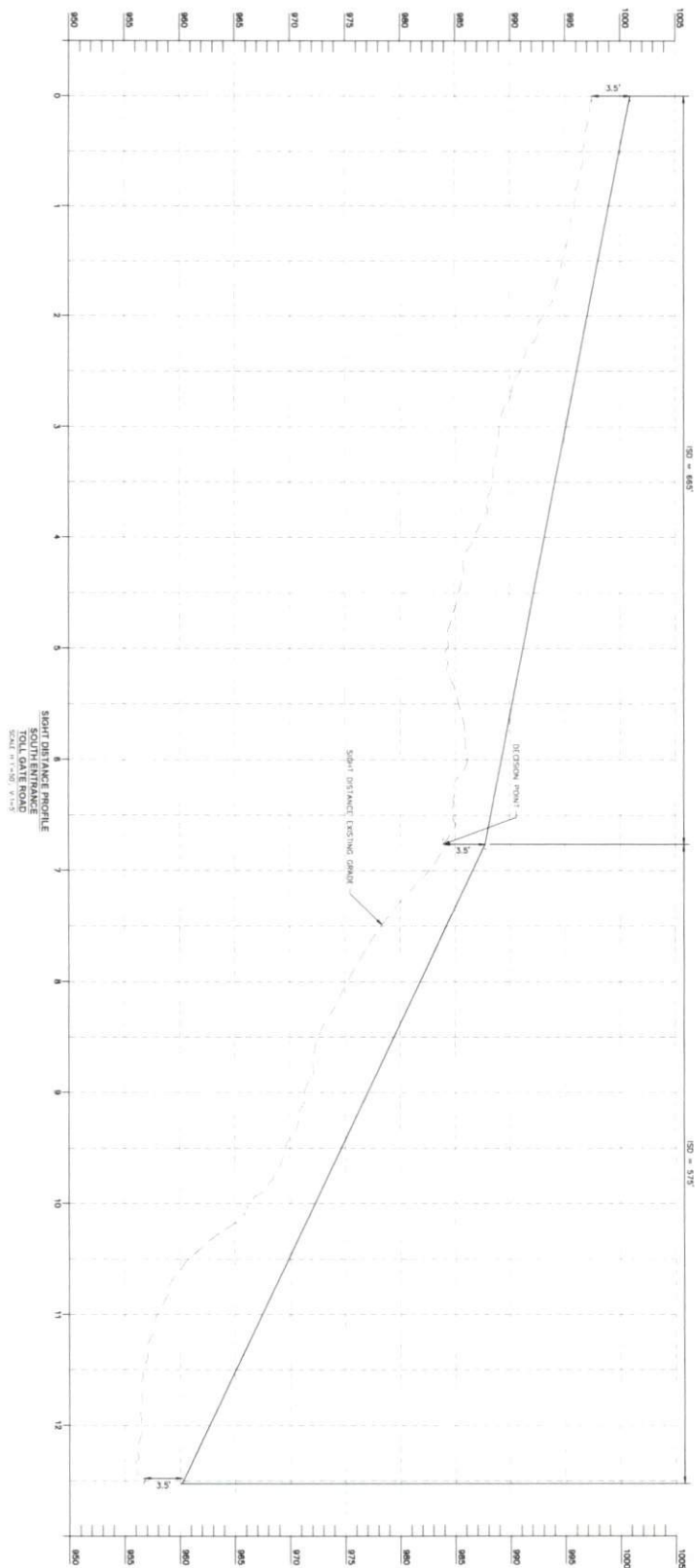
SHORT DISTANCE PROFILE
 NORTH ENTRANCE
 TOLL GATE ROAD
 TOLL GATE ROAD

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED PROPERTY LINE
---	PROPOSED CORNER
---	TOLL GATE



SHORT DISTANCE PLAN
 TOLL GATE ROAD
 TOLL GATE ROAD
 TOLL GATE ROAD



LEGEND

- 1" = PROPERTY LINE
- 1" = EXISTING
- 1" = PROPOSED
- 1" = PROPOSED TO PROPERTY LINE
- 1" = PROPOSED TO CORNER
- 1" = SIGHT LINE

GRAPHIC SCALE IN FEET
0 20 40 60 80 100

NORTH

EXHIBIT D

PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

Overview

The Developer seeks to utilize the Act to facilitate the creation of the Authority, in order to finance, construct, operate and maintain the Community Facilities, which will support the Project subject to market adjustments and other normal development feasibility considerations. Over the past few years, the Developer has conducted extensive financial analysis of the Project, utilizing multiple sources, including the Developer's history with similar projects in other Central Ohio communities. As a result of this analysis, the Developer has completed a development plan for the Project that is generating strong interest from the construction lending community.

Area Development Pattern and Demand

The subject property is located in Violet Township (Fairfield County), Ohio, which is part of the Columbus Metropolitan Statistical Area ("MSA"). The Township is located entirely within Fairfield County.

More specifically, the property is located east of Tollgate Road, south of Mamie Drive and west of Saylor Road, known as tax year 2021 Fairfield County permanent parcel numbers 0360088700 and 0360090010. The property is currently used as farm land and vacant land. Fairfield County is the fourth fastest growing county in Ohio (source: U.S. Census Bureau), and as a result, the demand for housing in the County is high.

The proposed development would attempt to capitalize on the current need for additional housing in the Township. It is anticipated that the price points and location of the housing will be extremely attractive and competitive with other local developments.

Present and Future Socio-Economic Conditions

a. Employment Centers

Employment in Violet Township is focused on retail, office and light industrial uses. Violet Township, like Fairfield County in general, is a "bedroom community," with the majority of its residents commuting into Columbus and/or other surrounding areas to work. With the commercial development spreading throughout the Central Ohio region, however, it is likely that Violet Township will see additional commercial/industrial development, most likely along the I-70 and U.S. 33 corridors.

(b) Area Amenities

The proposed District is approximately half of a mile to Tollgate Elementary School and approximately one and a half miles to Pickerington North High School. The proposed District is

also located within a few miles of a Kroger grocery store, downtown Pickerington and numerous desirable retail sites and restaurants.

(c) Economic Patterns

A 2022 report from Vogt Strategic Insights, funded by the Building Industry Association of Central Ohio, concluded that the home construction in the Greater Columbus area needs to double over the next decade in order to meet demand. The report stated that 14,000 to 19,000 homes should be built each year instead of the 8,000 to 9,000 the region has added annually over the past decade. The report further projects that the 10-county Greater Columbus region will add 145,000 to 202,000 jobs through 2032. The Developer believes the type and price point of the housing planned for the District will fit well with the expected growth in population. According the U.S. Bureau of Labor Statistics, the unemployment rate for the Columbus MSA was 2.7% as of November 2022, compared to the rate of Ohio (4.2%) and the national average (3.4%). These trends are expected to continue in the near future.

(d) Census Data

Recent census data for the County is attached.

EXHIBIT E

DEVELOPER'S MANAGEMENT CAPACITY

Rockford Homes, Inc. ("Rockford Homes") was founded in 1985 by Robert E. Yoakam Sr. and has been serving customers for over 38 years providing the excellent quality construction and service that has become synonymous with the Rockford Homes brand. Rockford Homes has grown to become Central Ohio's largest privately held home builder by serving its customers in the best locations at competitive prices. Rockford has been directed by great leadership developing various developments and thousands of new construction projects across the region. Rockford Homes was named the Building Industry Association (BIA) Building of the Year in both 2022 and 2016. Rockford is currently led by **Robert Yoakam** as President/CEO, who has been with the company for 12 years, and **Corey Theuerkauf** as Vice President of Land, who has been with the company for 20 years. Both Robert and Corey have led the land acquisition and development of various communities and negotiation of financial mechanisms creating a public/private partnership with several municipalities achieving projects that are economically feasible and something to be proud of. Robert also currently serves on the New Community Authority board for the City of Hilliard.

EXHIBIT F

Form of Certification of Community Facilities Costs

No. ____

(For Community Facilities Costs)

To: Board of Directors of the Violet Township New Community Authority

Attention: _____, _____

Subject: Written Requisition for Community Facilities Costs pursuant to the terms of the New Community Authority Petition filed on _____, 202_ and the New Community Authority Declaration of Covenants recorded on _____, 202_ (collectively, the "NCA Documents").

Pursuant to the terms of the NCA Documents, approval of this requisition (the "Written Requisition") certifies the total of Community Facilities Costs for reimbursement to Rockford Homes, Inc. ("Rockford") in the amount of \$1,000,000 for the purposes set forth in Item I attached hereto. Unless otherwise defined herein, all capitalized terms set forth but not defined in this Written Requisition have the respective meanings assigned to them in the NCA Documents.

The undersigned authorized representative of Rockford does hereby certify on behalf of Rockford that:

- (i) I have read the NCA Documents and definitions relating thereto and have reviewed appropriate records and documents relating to the matters covered by this Written Requisition;
- (ii) The disbursement herein requested is for an obligation properly incurred, is a proper charge as Rockford's Community Facilities Costs (as defined in the NCA Documents), and has not been the basis of any previous reimbursement request;
- (iii) Rockford is in material compliance with all provisions and requirements of the NCA Documents;
- (iv) The reimbursement requested hereby does not include any amount which is being retained under any holdbacks or retainages provided for in any applicable agreement;
- (v) Rockford has, or the appropriate parties on Rockford's behalf have, asserted or their its entitlement to all available manufacturer's warranties to date upon acquisition of possession of or title to the Community Facilities or any part thereof which warranties have vested in Rockford;
- (vi) Rockford is either (i) not aware of any attested account claim from any subcontractor, material supplier or laborer who has performed labor or work or has furnished materials for the Community Facilities for which reimbursement is requested pursuant to this Written Requisition; or (ii) has provided security discharging any known attested account claims.

EXECUTED this ____ day of _____, 202_.

By: _____

Printed: _____

Title

ITEM I

Requisition No. _____ for the Community Facilities

Pay to _____

Amount \$ _____

For Account of:

Account Number:

Wiring Instructions:

For the purpose of reimbursing the following payments previously paid by Rockford Homes for the Community Facilities:

Name of Vendor	Service Rendered	Time Period	Cost of Service Rendered
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1.

2.

Resolution No. 2024-04.02.b

A Resolution to Approve the Establishment of the Violet Township New Community Authority under Ohio Revised Code 349.03 and 349.04

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A Resolution Authorizing the Approval Bid Award for the Workforce Center - OU Engineering Lab

WHEREAS, The Board of County Commissioners owns the existing building known as the workforce center, and plans to perform remodeling and construction work to prepare the building for that intended use; and

WHEREAS, the opening of sealed bids on March, 13th, 2024, for the Workforce Center- OU Engineering Lab resulted in the following base bids, and

- | | |
|--------------------------------|----------------|
| • Gutknecht Construction | \$1,466,000.00 |
| • Miles-McClellan Construction | \$1,515,406.00 |
| • Elford | \$1,590,000.00 |

WHEREAS, the Facilities Manager and County Administrator have reviewed the bids received and are recommending that the Board award the bid for the construction and renovation of the Workforce Center- OU Engineering Lab, to Gutknecht Construction, for the base bid amount, plus Addendums 1 and 2 for a total of \$1,566,000, and

WHEREAS, funds have been placed in the capital projects fund for the specific purpose of the construction and renovation of the Workforce Center- OU Engineering Lab, and a purchase order encumbering the funds for the services has been acquired; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. The Board of County Commissioners accepts the bids as presented and hereby awards the most responsive and responsible bid to Gutknecht Construction.

Section 2. The Clerk of the Board of Commissioners will provide a signed reproduction copy to the Gutknecht Construction for record.

Signature Page

Resolution No. 2024-04.02.c

A Resolution Authorizing the Approval Bid Award for the Workforce Center - OU Engineering Lab

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A Resolution to Authorize the County Administrator to Approve Contracts, Change Orders, Appropriations, and Invoices for the Ohio University (OU) Engineering Lab Project at the Fairfield County Workforce Center

WHEREAS, the Fairfield County Board of Commissioners approve construction projects and related matters for construction projects; and

WHEREAS, the OU Engineering Lab project has components that are time sensitive; and

WHEREAS, the County Administrator has authority to approve Administrative Approvals in accordance with resolutions 2023-10.10.a and 2021-11.23.b.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. That the Fairfield County Board of Commissioners authorizes the County Administrator to approve contracts, change orders, appropriations, and invoices for the 2024 OU Engineering Lab Project at the Fairfield County Workforce Center.

Prepared by: Rochelle Menningen

Prosecutor's Approval Page

Resolution No.

A Resolution to Authorize the County Administrator to Approve Contracts, Change Orders, Appropriations, and Invoices for the Ohio University Engineering Lab Project at the Fairfield County Workforce Center

(Fairfield County Commissioners)

Approved as to form on 4/1/2024 1:19:41 PM by Amy Brown-Thompson,



Amy Brown-Thompson
Prosecutor's Office
Fairfield County, Ohio

Resolution No. 2024-04.02.d

A Resolution to Authorize the County Administrator to Approve Contracts, Change Orders, Appropriations, and Invoices for the Ohio University Engineering Lab Project at the Fairfield County Workforce Center

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution to appropriate from unappropriated funds in major expenditure object categories for Fund# 1001.

WHEREAS, additional appropriations are needed for the CORSA insurance premium payable in Budget Year 2024; and

WHEREAS, appropriate from unappropriated funds will allow proper accounting in the major expenditure object category of contractual services.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. The Fairfield County Board of Commissioners appropriate from unappropriated into the following categories:

Contractual Services	\$ 9,082	12100108
----------------------	----------	----------

For Auditor's Office Use Only:

Section 1.

\$9,082 12100108 552015 insurance liability

A resolution to appropriate from unappropriated funds in major expenditure object categories for Fund# 1001.

For Auditor's Office Use Only:

Section 1.

\$9,082 12100108 552015 insurance liability

Resolution No. 2024-04.02.e

A resolution to appropriate from unappropriated funds in major expenditure object categories for Fund# 1001.

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution authorizing a fund to fund transfer for the 2nd Quarter 2024 Allocation for the Multi County Juvenile Detention Center (MCJDC).

WHEREAS, the Board of Commissioners approved the 2024 Allocation of \$394,229 for MCJDC to be disbursed in quarterly payments, and

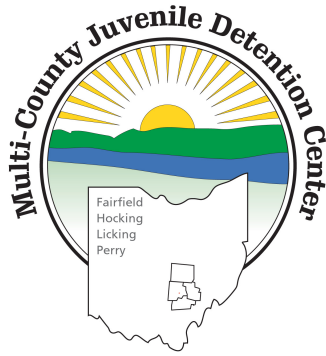
WHEREAS, it is necessary to transfer the cash to meet obligations.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. That the transfer of funds in the amount of \$98,557.25 hereby authorized as follows:

From: 12100149 700008 GRF transfers out
To: 73756401 439100 MCJDC transfers in

Prepared by: Staci Knisley
cc: Commissioners' Office, MCJDC



Dana Moore, Superintendent

INVOICE

TO: Fairfield County Board of Commissioners
ATTN: Stacy Knisley staci.knisley@fairfieldcountyohio.gov

FROM: Multi-County Juvenile Detention Center
Lancaster, Ohio 43130

DATE: January 8, 2024

Fairfield County share of costs, contributions to the District for operations for **2024**:

1ST QUARTER: \$98,557.25

2ND QUARTER: \$98,557.25

3RD QUARTER: \$98,557.25

4TH QUARTER: \$98,557.25

Total 2024 Contributions: \$394,229.00

***Please remit payment to: Multi-County Juvenile Detention Center
FUND TO FUND TRANSFER***

Thank you!

Resolution No. 2024-04.02.f

A resolution authorizing a fund to fund transfer for the 2nd Quarter 2024 Allocation for the Multi County Juvenile Detention Center (MCJDC).

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution authorizing a fund to fund transfer to the Fairfield County Family Adult Children First Council for Multi-Youth Committee, 2nd payment for the 2024 Allocation

WHEREAS, the Board of Commissioners approved the 2024 Allocation of \$125,000 to be transferred quarterly; and

WHEREAS, it is necessary to transfer the 2nd payment of 2024 to meet obligations.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. That the transfer of funds in the amount of \$31,250 hereby authorized as follows:

From: 12100149 700109 GRF transfers out
To: 60815920 439100 MSY transfers in

Prepared by: Staci Knisley

Signature Page

Resolution No. 2024-04.02.g

A resolution authorizing a fund to fund transfer to the Fairfield County Family Adult Children First Council for Multi-Youth Committee, 2nd payment for the 2024 Allocation

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution to approve a reimbursement for share of costs for Ethernet Services paid to AT&T as a memo expenditure for fund# 2060 - Fairfield County Board of Developmental Disabilities

WHEREAS, the Board of Commissioners pays AT&T directly for Ethernet Services for Fairfield County Board of Developmental Disabilities (FCBDD); and

WHEREAS, FCBDD is responsible for reimbursing the General Fund for their share of costs; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1: That the Fairfield County Auditor reflect the following memo receipt:

00100110 434000 Charges for Services - \$1,095.00

This amount represents monies owed to the General Fund for FCBDD's share of Ethernet Services originally paid by the Board of Commissioners as denoted in the attached documentation.

Section 2: That the Fairfield County Board of Commissioners approves the following expenditure of other expenses and requests that the Fairfield County Auditor accomplish the transaction as if a regular County Auditor warrant reimbursing the General Fund for FCBDD's share of costs

Memo expenditure as referenced in supporting documentation:

Vendor # 2280 Fairfield County Commissioners

Account: 52367181 553000

Amount: \$ 1,095.00

Prepared by: Cathy Anderson
cc: Staci Knisley, Cathy Anderson

From: Knisley, Staci A <staci.knisley@fairfieldcountyohio.gov>
Sent: Wednesday, March 20, 2024 3:37 PM
To: McCullough, Todd J <todd.mccullough@fairfielddd.com>
Cc: Gussler, Emylee Noel <emylee.gussler@fairfieldcountyohio.gov>
Subject: Ethernet - Quarterly 1/9-4/8

Todd,
Please reimburse the Board of Commissioners by resolution memo transactions.

Ethernet Services from AT & T

Monthly Access Charges & Dates		pd 2/1/24	pd 2/29	pd 3/28	
Department	Location	1/9-2/8	2/9-3/8	3/9-4/8	Quarterly Subtotal
DD	7140 Reynoldsburg-Baltimore Rd	\$365.00	\$365.00	\$365.00	\$1,095.00

Fairfield Co \$1,095.00
BDD
responsible
for:

Thanks!

Staci A. Knisley, Budget Officer/Airport Clerk
Fairfield County Commissioners

210 E. Main St., 3rd Floor 740-652-7093 (t) 740-687-6048 (f)
Lancaster, OH 43130
<https://fairfieldcountyohio.gov> Staci.Knisley@fairfieldcountyohio.gov



Resolution No. 2024-04.02.h

A resolution to approve a reimbursement for share of costs for Ethernet Services paid to AT&T as a memo expenditure for fund# 2060 - Fairfield County Board of Developmental Disabilities

(Fairfield County Board of Developmental Disabilities)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

Creation of the Fairfield County Workforce Advisory Board to approve credit-bearing programs to be offered in Fairfield County.

WHEREAS, Governor Mike DeWine signed a two-year budget (H.B. 33) for fiscal 2024-2025 on July 25, 2023; and

WHEREAS, Sec. 3357.131 of that bill includes language requiring the creation of the Fairfield County Workforce Advisory Board to approve credit-bearing workforce programs offered in Fairfield County; and

WHEREAS, the Workforce Advisory Board is made up of five members: an appointee of the Fairfield County Commissioners that shall be appointed by the Fairfield County Commissioners, a representative from Hocking College that shall be appointed by the Fairfield County Commissioners, a representative of the Fairfield County Educational Service Center that shall be appointed by the Fairfield County Commissioners and the Ohio University Vice Provost for Regional Higher Education and Partnerships; and

WHEREAS, it is proposed that the four appointees designated by the Fairfield County Commissioners to serve a three-year term beginning January 1, 2024 are:

- Rick Szabrak, Fairfield County Representative and Chair of the Committee
- Jarrod Tudor, Hocking College Representative
- Marie Ward, Fairfield County Education Services Center Representative
- Jennifer Friel, Area 20 Workforce Development Board Representative

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. that the Fairfield County Commissioners approve the creation of the Fairfield County Workforce Advisory Board.; and

Section 2. that the Fairfield County Commissioners approve the three-year terms for Rick Szabrak, Jarrod Tudor, Marie Ward, and Jennifer Friel

Prepared by: Angel Conrad
cc: Economic and Workforce Development

_____ moved to amend as follows:

1 Delete lines 59586 through 59613 and insert:

2 "Sec. 3357.131. (A) As used in this section:

3 (1) "Community college" has the same meaning as in section
4 3333.168 of the Revised Code.

5 (2) "County board" means the board of county commissioners
6 of Fairfield county.

7 (3) "Degree or program" means any of the following:

8 (a) An academic program that grants a student college
9 credit;

10 (b) A certificate program that grants a student college
11 credit;

12 (c) An associate's degree issued pursuant to section
13 3333.04 of the Revised Code;

14 (d) A bachelor's degree issued pursuant to section 3333.051
15 of the Revised Code.

16 (4) "Qualifying university" means a state university, as
17 defined in section 3345.011 of the Revised Code, that operates a
18 branch campus in Fairfield county;

19 (5) "Workforce advisory board" means an advisory board
20 established by the county board to address workforce issues in
21 Fairfield county. The advisory board shall consist of the
22 following members:

23 (a) An individual appointed by the county board, who shall
24 serve as chairperson of the advisory board;

25 (b) A representative of the local board of the local area
26 that includes Fairfield county, who shall be appointed by the
27 county board. As used in this division, "local area" and "local
28 board" have the same meanings as in section 6301.01 of the
29 Revised Code.

30 (c) A representative of a technical college established
31 under this chapter that is not co-located with an institution of
32 higher education, who shall be appointed by the county board;

33 (d) A representative of the educational service center that
34 has a majority of the territory of Fairfield county, who shall
35 be appointed by the county board;

36 (e) The vice provost for regional higher education and
37 partnerships of a qualifying university.

38 A member of the advisory board appointed by the county
39 board serves at the pleasure of the county board.

40 A member of the workforce advisory board may designate an
41 individual to serve in the member's place on the advisory board.

42 (B) Notwithstanding anything to the contrary in this
43 chapter, subject to the approval of the chancellor of higher
44 education, a community college that is not co-located with an
45 institution of higher education may develop and offer a degree
46 or program in Fairfield county if all of the following apply:

47 (1) The college creates a document that demonstrates there
48 is a workforce need in the county, which shall include a request
49 for a degree or program.

50 (2) The college submits the document to the workforce
51 advisory board. The workforce advisory board shall review the
52 document and vote on all of the following:

53 (a) Whether the document demonstrates a legitimate
54 workforce need in Fairfield county;

55 (b) Whether to support an institution of higher education
56 offering the degree or program in Fairfield county;

57 (c) Which institution of higher education to recommend to
58 the chancellor to offer the degree or program in Fairfield
59 county.

60 (3) If the advisory board unanimously votes that the
61 document demonstrates a legitimate workforce need in Fairfield
62 county and to support an institution of higher education
63 offering the degree or program in the county, it shall transmit
64 that fact and its recommended institution to the chancellor.

65 (C) Nothing in this section precludes a qualifying
66 university from developing or expanding degrees or programs at
67 the university's branch campus in Fairfield county.

68 Nothing in this section replaces or supersedes existing
69 processes for the development and approval of degrees or
70 programs."

71 The motion was agreed to.

72 SYNOPSIS

73 Community college programs in Fairfield County

74 R.C. 3357.131

75 Makes changes to a provision of the Senate-passed version
76 that establishes a provision to permit a community, state
77 community, or technical college that is not co-located with an
78 institution of higher education to offer a degree or program in
79 Fairfield County as follows:

80 1. Permits a community, state community, or technical
81 college that is not co-located with an institution of higher
82 education, subject to the Chancellor of Higher Education's
83 approval, to develop and offer a degree or program that grants
84 college credit if:

85 - The college creates a document that demonstrates a
86 workforce need in the county;

87 - The college submits the document to a workforce advisory
88 board established by the Fairfield County board of county
89 commissioners;

90 - The workforce advisory board reviews the document and
91 votes on: (a) whether it demonstrates a legitimate workforce
92 need, (b) whether to support an institution of higher education
93 offering the degree or program, and (c) which institution to
94 recommend to offer the degree or program;

95 - If the workforce advisory board unanimously votes the
96 document demonstrates a workforce need and to support an
97 institution offering the degree or program, it must transmit
98 that fact and its recommended institution to the Chancellor.

99 2. Establishes a workforce advisory board for Fairfield
100 County, which consists of:

101 - An individual, who serves as chairperson, appointed by
102 the board of county commissioners;

103 - A representative of the local workforce board of the area
104 that includes Fairfield County, appointed by the board of county
105 commissioners;

106 - A representative of Hocking College, appointed by the
107 board of county commissioners

108 - A representative of the Fairfield County Educational
109 Service Center, appointed by the board of county commissioners;
110 and

111 - The Vice Provost for Regional Higher Education and
112 Partnerships of Ohio University.

113 3. Permits a workforce advisory board member to designate
114 an individual to serve in the member's place;

115 4. States that nothing in the provision precludes Ohio
116 University from developing or expanding degrees or programs at
117 its Lancaster branch campus;

118 5. States that the provision does not replace or supersede
119 existing processes for the development or approval of degrees or
120 programs.

Prosecutor's Approval Page

Resolution No.

Creation of the Fairfield County Workforce Advisory Board to approve credit-bearing programs to be offered in Fairfield County.

(Fairfield County Economic & Workforce Development)

Approved as to form on 3/26/2024 3:00:08 PM by Amy Brown-Thompson,



Amy Brown-Thompson
Prosecutor's Office
Fairfield County, Ohio

Resolution No. 2024-04.02.i

Creation of the Fairfield County Workforce Advisory Board to Approve
Credit-Bearing Programs to be Offered in Fairfield County

(Fairfield County Economic & Workforce Development)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution authorizing the approval of an advance from the general fund to EMA – Fund 2708 State Homeland Security Grant Program Grant (SHSP)

WHEREAS, a grant has been awarded to the EMA to assist local efforts in preventing, protecting against, mitigating, responding to and recovering from acts of terrorism and other threats; and

WHEREAS, an advance is necessary in the amount of \$11,465.00 for the purpose of paying vendors in a timely fashion; and

WHEREAS, grant monies will be reimbursed as spent; and

WHEREAS, said advance shall be repaid to the General Fund when monies are received.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

SECTION 1. Request the Fairfield County Commissioners make the following advance:

DEBIT	1001 090000 General Fund Advance	<\$11,465.00>
CREDIT	2708 223001 SHSP Grant	\$11,465.00

SECTION 2. Request that the advance be paid back to the General Fund, no later than December 15, 2024.

Prepared by: Christy Noland (3/28/2024)

cc: EMA
Commissioners – Christina Foster

Signature Page

Resolution No. 2024-04.02.j

A resolution authorizing the approval of an advance from the general fund to EMA – Fund 2708 State Homeland Security Grant Program Grant (SHSP)

(Fairfield County Emergency Management Agency)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution to appropriate from unappropriated in a major expenditure object category for EMA; 2708, State Homeland Security Grant.

WHEREAS, additional appropriations are needed in the major expenditure object category for 2708, State Homeland Security Grant; and

WHEREAS, appropriating from unappropriated will allow proper accounting in the major expenditure object category.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. The Fairfield County Board of Commissioners appropriate from unappropriated into the following category:

\$11,465.00; 12270822, Capital Outlay

Prepared by: Christy Noland

**Appropriate from Unappropriated
For Auditor's Office Use Only:**

Section 1:

\$11,465.00 12270822 574000 G0004 Equipment

Signature Page

Resolution No. 2024-04.02.k

A resolution to appropriate from unappropriated in a major expenditure object category for EMA; 2708, State Homeland Security Grant.

(Fairfield County Emergency Management Agency)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS

WHEREAS, appropriate from unappropriated into major expense category of Contractual Services for org# 12201507 is necessary for the expenses; and

WHEREAS, we need more appropriations in our Contractual Services for expenses that the agency needs paid. We did not budget enough for 2024.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. Request that the Fairfield County Commissioners Appropriate from Unappropriated funds in the amount of \$5,000.00 for the major expense object categories:

12201507 Contractual Services \$5,000.00

For Auditor's Office Use Only:

Section 1.

12201507 550000 Other Purchased Services \$5,000.00

Prepared by: Morgan Fox Fiscal Officer

Resolution No. 2024-04.02.I

A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS

(Fairfield County Job and Family Services)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018

WHEREAS, Fairfield County Job & Family Services and the Fairfield County Children Services Agency merged operations effective October 1, 1995, and

WHEREAS, Fairfield County Job & Family Services expended funds and expects to expend funds from the public assistance fund for costs attributable to the Children Services division of Job and Family Services, and

WHEREAS, the Children Services division has received funds to cover these costs and such funds have been deposited in the children services fund (2072) as required, and

WHEREAS, it is necessary for the public assistance fund (2018) to recover costs from the children services fund (2072),

NOW THEREFORE,

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS,
COUNTY OF FAIRFIELD, STATE OF OHIO:**

Section 1. That the Fairfield County Auditor reflect the following memo receipt:

12201807-434007 REIMCS (Reimbursement from Children Services)

\$ 492,883.94

This amount represents costs owed to the PA fund.

Section 2. That the Fairfield County Board of Commissioners approves the following expenditure of shared costs and requests that the Fairfield County Auditor accomplish the transaction as if a regular County Auditor warrant, reimbursing the public assistance fund for costs incurred by the Children Services division.

A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018

Memo expenditure as referenced in supporting documentation:

Vendor: 06396 Job and Family Services

Account: 12207207 900000 reimburse Public Assistance

Amount: \$ 492,883.94

Subject to final quarterly reconciliation from ODJFS

Prepared by: Josh Crawford, Deputy Director of JFS Finance

Cc: JFS Finance

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
Adult Protective Service JFSCAAPS								
	JFSSSF24 - GRF	JFSFA776		510050	720.00	160.44	0.00	880.44
		JFSSAS700	JFSSAS723	426053	(10.90)	(21.00)	0.00	(31.90)
		JFSSAS700	JFSSAS723	501001	27,371.79	27,482.22	0.00	54,854.01
		JFSSAS700	JFSSAS723	521092	1,077.01	1,092.72	0.00	2,169.73
				Total:	29,157.90	28,714.38	0.00	57,872.28
Benefit Bridge Non-TANF JFSCABNT								
	JFSSSF23 - GRF	JFSFA681		510050	314.42	592.48	0.00	906.90
		JFSFA686		510050	1,540.25	0.00	0.00	1,540.25
		JFSFA688		510050	1,145.00	0.00	0.00	1,145.00
		JFSSAI105	JFSSAI126	426053	0.00	(17.48)	0.00	(17.48)
		JFSSAI105	JFSSAI126	501001	6,588.35	6,744.14	0.00	13,332.49
		JFSSAI105	JFSSAI126	510050	4.17	0.00	0.00	4.17
		JFSSAI105	JFSSAI126	521092	173.10	109.77	0.00	282.87
				Total:	9,765.29	7,428.91	0.00	17,194.20
Benefit Bridge TANF Admin JFSCABTA								
	JFSCTF23 - 3V60	JFSFA674		510050	0.00	197.98	0.00	197.98
		JFSSAI105	JFSSAI124	426053	0.00	(26.23)	0.00	(26.23)
		JFSSAI105	JFSSAI124	501001	9,884.50	10,118.22	0.00	20,002.72
		JFSSAI105	JFSSAI124	510050	6.25	0.00	0.00	6.25
		JFSSAI105	JFSSAI124	521092	259.70	164.69	0.00	424.39
				Total:	10,150.45	10,454.66	0.00	20,605.11
Benefit Bridge TANF Reg JFSCABTR								
	JFSCTF23 - 3V60	JFSFA660		510050	0.00	524.41	0.00	524.41
		JFSFA661		510050	2,310.00	5,185.00	0.00	7,495.00
		JFSFA662		510050	2,668.62	1,122.11	0.00	3,790.73
		JFSFA664		510050	0.00	100.66	0.00	100.66
		JFSFA667		510050	1,450.68	5,558.72	0.00	7,009.40
		JFSFA668		510050	550.00	688.50	0.00	1,238.50
		JFSFA669		510050	7,515.98	778.00	0.00	8,293.98
		JFSSAI105	JFSSAI125	426053	0.00	(8.75)	0.00	(8.75)
		JFSSAI105	JFSSAI125	501001	3,296.15	3,374.09	0.00	6,670.24
		JFSSAI105	JFSSAI125	510050	2.08	0.00	0.00	2.08
		JFSSAI105	JFSSAI125	521092	86.60	54.92	0.00	141.52
				Total:	17,880.11	17,377.66	0.00	35,257.77

CCMEP TANF Reg - CDJFS Lead JFSCACMP

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
	JFSCCTF24 - 3V60	JFSFA402		203300	0.00	19.33	0.00	19.33
		JFSFA402		510050	149.15	278.00	0.00	427.15
		JFSFA403		510050	13,842.02	12,348.47	0.00	26,190.49
		JFSFA404		203300	0.00	15,578.99	0.00	15,578.99
		JFSFA404		203310	0.00	28,465.00	0.00	28,465.00
		JFSFA404		510050	55,615.31	14,465.38	0.00	70,080.69
		JFSSAI106	JFSSAI119	426053	0.00	(2.94)	0.00	(2.94)
		JFSSAI106	JFSSAI119	501001	1,100.06	1,126.04	0.00	2,226.10
		JFSSAI106	JFSSAI119	510050	0.70	0.00	0.00	0.70
		JFSSAI106	JFSSAI119	521092	28.90	18.32	0.00	47.22
		JFSSAI106	JFSSAI120	426053	0.00	(29.15)	0.00	(29.15)
		JFSSAI106	JFSSAI120	501001	10,984.53	11,244.26	0.00	22,228.79
		JFSSAI106	JFSSAI120	510050	6.95	0.00	0.00	6.95
		JFSSAI106	JFSSAI120	521092	288.60	183.02	0.00	471.62
				Total:	82,016.22	83,694.72	0.00	165,710.94
<u>Child Care Administration JFSCAADM</u>								
	JFSCCD24 - 3H70	JFSSAI500	JFSSAI503	426053	0.00	(52.46)	0.00	(52.46)
		JFSSAI500	JFSSAI503	501001	19,769.01	20,236.45	0.00	40,005.46
		JFSSAI500	JFSSAI503	510050	12.50	0.00	0.00	12.50
		JFSSAI500	JFSSAI503	521092	519.40	329.38	0.00	848.78
				Total:	20,300.91	20,513.37	0.00	40,814.28
<u>Child Care Collections JFSCACCR</u>								
	JFSCCD24 - 3H70	JFSFA940		452525	(159.05)	(13,304.35)	0.00	(13,463.40)
				Total:	(159.05)	(13,304.35)	0.00	(13,463.40)
<u>Child Care Non-Admin JFSCACCA</u>								
	JFSCCD24 - 3H70	JFSSAI500	JFSSAI500	426053	0.00	(43.71)	0.00	(43.71)
		JFSSAI500	JFSSAI500	501001	16,472.86	16,862.36	0.00	33,335.22
		JFSSAI500	JFSSAI500	510050	10.42	0.00	0.00	10.42
		JFSSAI500	JFSSAI500	521092	432.80	274.47	0.00	707.27
		JFSSAI500	JFSSAI501	426053	0.00	(5.83)	0.00	(5.83)
		JFSSAI500	JFSSAI501	501001	2,196.11	2,248.05	0.00	4,444.16
		JFSSAI500	JFSSAI501	510050	1.39	0.00	0.00	1.39
		JFSSAI500	JFSSAI501	521092	57.70	36.58	0.00	94.28
				Total:	19,171.28	19,371.92	0.00	38,543.20
<u>Child Care Reimbursements JFSCACCS</u>								
	JFSSSF24 - GRF	JFSFA319		510051	247.00	230.75	0.00	477.75
				Total:	247.00	230.75	0.00	477.75

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
<u>Child Welfare Services JFSCACWS</u>								
	JFSSSF24 - GRF	JFSSAS760	JFSSAS753	426053	(3.79)	(7.31)	0.00	(11.10)
		JFSSAS760	JFSSAS753	501001	9,522.15	9,560.57	0.00	19,082.72
		JFSSAS760	JFSSAS753	521092	374.67	380.13	0.00	754.80
		JFSSAS760	JFSSAS761	426053	(45.01)	(86.78)	0.00	(131.79)
		JFSSAS760	JFSSAS761	501001	113,061.09	113,517.26	0.00	226,578.35
		JFSSAS760	JFSSAS761	521092	4,448.67	4,513.55	0.00	8,962.22
		JFSSAS760	JFSSAS764	426053	(2.84)	(5.49)	0.00	(8.33)
		JFSSAS760	JFSSAS764	501001	7,142.86	7,171.68	0.00	14,314.54
		JFSSAS760	JFSSAS764	521092	281.06	285.15	0.00	566.21
		JFSSAS760	JFSSAS769	426053	(95.71)	(184.51)	0.00	(280.22)
		JFSSAS760	JFSSAS769	501001	240,402.92	241,372.87	0.00	481,775.79
		JFSSAS760	JFSSAS769	521092	9,459.25	9,597.24	0.00	19,056.49
		JFSSAS760	JFSSAS770	426053	(7.58)	(14.62)	0.00	(22.20)
		JFSSAS760	JFSSAS770	501001	19,044.29	19,121.12	0.00	38,165.41
		JFSSAS760	JFSSAS770	521092	749.34	760.27	0.00	1,509.61
		JFSSAS760	JFSSAS771	426053	(5.21)	(10.04)	0.00	(15.25)
		JFSSAS760	JFSSAS771	501001	13,091.07	13,143.89	0.00	26,234.96
		JFSSAS760	JFSSAS771	521092	515.10	522.61	0.00	1,037.71
		JFSSAS760	JFSSAS774	426053	(4.74)	(9.14)	0.00	(13.88)
		JFSSAS760	JFSSAS774	501001	11,901.43	11,949.45	0.00	23,850.88
		JFSSAS760	JFSSAS774	521092	468.29	475.12	0.00	943.41
		JFSSAS760	JFSSAS778	426053	(5.69)	(10.96)	0.00	(16.65)
		JFSSAS760	JFSSAS778	501001	14,280.71	14,338.33	0.00	28,619.04
		JFSSAS760	JFSSAS778	521092	561.91	570.11	0.00	1,132.02
		JFSSAS760	JFSSAS780	426053	(1.90)	(3.66)	0.00	(5.56)
		JFSSAS760	JFSSAS780	501001	4,758.57	4,777.77	0.00	9,536.34
		JFSSAS760	JFSSAS780	521092	187.23	189.97	0.00	377.20
		JFSSAS760	JFSSAS781	426053	(3.32)	(6.39)	0.00	(9.71)
		JFSSAS760	JFSSAS781	501001	8,332.50	8,366.12	0.00	16,698.62
		JFSSAS760	JFSSAS781	521092	327.86	332.64	0.00	660.50
		JFSSAS760	JFSSAS784	426053	(5.21)	(10.04)	0.00	(15.25)
		JFSSAS760	JFSSAS784	501001	13,091.07	13,143.89	0.00	26,234.96
		JFSSAS760	JFSSAS784	521092	515.10	522.61	0.00	1,037.71
		JFSSAS760	JFSSAS787	426053	(2.37)	(4.57)	0.00	(6.94)
		JFSSAS760	JFSSAS787	501001	5,948.22	5,972.21	0.00	11,920.43

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/AgencyUse by Quarter

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LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
JFSSSF24 - GRF								
		JFSSAS760	JFSSAS787	521092	234.04	237.46	0.00	471.50
		JFSSAS760	JFSSAS797	426053	(1.89)	(3.65)	0.00	(5.54)
		JFSSAS760	JFSSAS797	501001	4,758.57	4,777.77	0.00	9,536.34
		JFSSAS760	JFSSAS797	521092	187.23	189.97	0.00	377.20
		JFSSAS760	JFSSAS798	426053	(2.84)	(5.49)	0.00	(8.33)
		JFSSAS760	JFSSAS798	501001	7,142.86	7,171.68	0.00	14,314.54
		JFSSAS760	JFSSAS798	521092	281.06	285.15	0.00	566.21
Total:					490,881.02	492,883.94	0.00	983,764.96
<u>CSEA Transfer JFSCACSX</u>								
JFSOLS24 - GRF								
		JFSFA050		426053	0.00	(88.78)	0.00	(88.78)
		JFSFA050		501001	13,273.68	14,642.54	0.00	27,916.22
		JFSFA050		521092	2,799.99	1,995.68	0.00	4,795.67
Total:					16,073.67	16,549.44	0.00	32,623.11
<u>CSEA TRANSFER TO PA JFSCACTR</u>								
JFSOLS24 - GRF								
		JFSFA907		471000	(52,331.76)	(16,073.67)	0.00	(68,405.43)
Total:					(52,331.76)	(16,073.67)	0.00	(68,405.43)
<u>FAET - 100% JFSCAFST</u>								
JFSCF124 - 3840								
		JFSSAI300	JFSSAI308	426053	0.00	(2.92)	0.00	(2.92)
		JFSSAI300	JFSSAI308	501001	1,100.03	1,126.04	0.00	2,226.07
		JFSSAI300	JFSSAI308	510050	0.70	0.00	0.00	0.70
		JFSSAI300	JFSSAI308	521092	28.90	18.32	0.00	47.22
Total:					1,129.63	1,141.44	0.00	2,271.07
<u>Food Assistance Earnings JFSCAFSE</u>								
JFSSSF24 - 5B60								
		JFSFA163		471000	0.00	(27,232.40)	0.00	(27,232.40)
Total:					0.00	(27,232.40)	0.00	(27,232.40)
<u>Food Assistance JFSCAFSP</u>								
JFSCFB24 - 3840								
		JFSSAI300	JFSSAI300	426053	0.00	(45.18)	0.00	(45.18)
		JFSSAI300	JFSSAI300	501001	17,022.87	17,425.39	0.00	34,448.26
		JFSSAI300	JFSSAI300	510050	10.77	0.00	0.00	10.77
		JFSSAI300	JFSSAI300	521092	447.26	283.64	0.00	730.90
		JFSSAI300	JFSSAI302	426053	0.00	(2.92)	0.00	(2.92)
		JFSSAI300	JFSSAI302	501001	1,098.06	1,124.03	0.00	2,222.09
		JFSSAI300	JFSSAI302	510050	0.70	0.00	0.00	0.70
		JFSSAI300	JFSSAI302	521092	28.85	18.30	0.00	47.15
Total:					18,608.51	18,803.26	0.00	37,411.77
JFSOLS24 - GRF								
		JFSFA751		885500	8,803.88	8,803.88	0.00	17,607.76
Total:					8,803.88	8,803.88	0.00	17,607.76

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Food Assistance Refunds JFSCAFSR								
	JFSSFB24B - 3840	JFSFA980		470604	(15,258.09)	(17,577.26)	0.00	(32,835.35)
				Total:	(15,258.09)	(17,577.26)	0.00	(32,835.35)
Income Maintenance JFSCASIM								
	JFSSSF24 - GRF	JFSFA750		887500	(8,803.88)	(8,803.88)	0.00	(17,607.76)
		JFSSAI300	JFSSAI300	426053	0.00	(45.17)	0.00	(45.17)
		JFSSAI300	JFSSAI300	501001	17,022.87	17,425.38	0.00	34,448.25
		JFSSAI300	JFSSAI300	510050	10.76	0.00	0.00	10.76
		JFSSAI300	JFSSAI300	521092	447.24	283.62	0.00	730.86
		JFSSAI300	JFSSAI302	426053	0.00	(2.91)	0.00	(2.91)
		JFSSAI300	JFSSAI302	501001	1,098.05	1,124.02	0.00	2,222.07
		JFSSAI300	JFSSAI302	510050	0.69	0.00	0.00	0.69
		JFSSAI300	JFSSAI302	521092	28.85	18.28	0.00	47.13
				Total:	9,804.58	9,999.34	0.00	19,803.92
Medicaid Incentives JFSCAMDI								
	MCDFMP24 - 3F01	JFSFA161		471000	0.00	(606.28)	0.00	(606.28)
				Total:	0.00	(606.28)	0.00	(606.28)
Medicaid Income Maintenance JFSCAMIM								
	MCDSMT24 - GRF	JFSFA650		887500	(12,027.38)	(12,027.38)	0.00	(24,054.76)
		JFSSAI200	JFSSAI210	426053	0.00	(39.45)	0.00	(39.45)
		JFSSAI200	JFSSAI210	501001	17,490.66	17,766.94	0.00	35,257.60
		JFSSAI200	JFSSAI210	510050	12.14	0.00	0.00	12.14
		JFSSAI200	JFSSAI210	521092	140.54	60.51	0.00	201.05
		JFSSAI200	JFSSAI211	426053	0.00	(21.85)	0.00	(21.85)
		JFSSAI200	JFSSAI211	501001	8,236.43	8,431.17	0.00	16,667.60
		JFSSAI200	JFSSAI211	510050	5.21	0.00	0.00	5.21
		JFSSAI200	JFSSAI211	521092	216.39	137.23	0.00	353.62
		JFSSAI200	JFSSAI214	426053	0.00	(1.46)	0.00	(1.46)
		JFSSAI200	JFSSAI214	501001	550.01	563.01	0.00	1,113.02
		JFSSAI200	JFSSAI214	510050	0.35	0.00	0.00	0.35
		JFSSAI200	JFSSAI214	521092	14.44	9.15	0.00	23.59
		JFSSAI200X	JFSSAI210X	426053	0.00	(23.10)	0.00	(23.10)
		JFSSAI200X	JFSSAI210X	501001	3,454.69	3,810.94	0.00	7,265.63
		JFSSAI200X	JFSSAI210X	521092	728.75	519.43	0.00	1,248.18
		JFSSAI201	JFSSAI210	426053	0.00	(46.75)	0.00	(46.75)
		JFSSAI201	JFSSAI210	501001	17,615.95	18,032.48	0.00	35,648.43
		JFSSAI201	JFSSAI210	510050	11.14	0.00	0.00	11.14

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	MCDSMT24 - GRF	JFSSAI201	JFSSAI210	521092	462.84	293.51	0.00	756.35
		JFSSAI201	JFSSAI211	426053	0.00	(0.70)	0.00	(0.70)
		JFSSAI201	JFSSAI211	501001	263.35	269.57	0.00	532.92
		JFSSAI201	JFSSAI211	510050	0.17	0.00	0.00	0.17
		JFSSAI201	JFSSAI211	521092	6.92	4.39	0.00	11.31
				Total:	37,182.60	37,737.64	0.00	74,920.24
Medicaid JFSCAMDC								
	JFSOLS24 - GRF	JFSFA651		885500	12,027.38	12,027.38	0.00	24,054.76
				Total:	12,027.38	12,027.38	0.00	24,054.76
	MCDFMT24 - 3F01	JFSSAI200	JFSSAI210	426053	0.00	(118.34)	0.00	(118.34)
		JFSSAI200	JFSSAI210	501001	52,471.99	53,300.81	0.00	105,772.80
		JFSSAI200	JFSSAI210	510050	36.43	0.00	0.00	36.43
		JFSSAI200	JFSSAI210	521092	421.62	181.53	0.00	603.15
		JFSSAI200	JFSSAI211	426053	0.00	(21.86)	0.00	(21.86)
		JFSSAI200	JFSSAI211	501001	8,236.43	8,431.19	0.00	16,667.62
		JFSSAI200	JFSSAI211	510050	5.21	0.00	0.00	5.21
		JFSSAI200	JFSSAI211	521092	216.41	137.24	0.00	353.65
		JFSSAI200	JFSSAI214	426053	0.00	(1.46)	0.00	(1.46)
		JFSSAI200	JFSSAI214	501001	550.02	563.03	0.00	1,113.05
		JFSSAI200	JFSSAI214	510050	0.35	0.00	0.00	0.35
		JFSSAI200	JFSSAI214	521092	14.46	9.17	0.00	23.63
		JFSSAI200X	JFSSAI210X	426053	0.00	(23.11)	0.00	(23.11)
		JFSSAI200X	JFSSAI210X	501001	3,454.70	3,810.95	0.00	7,265.65
		JFSSAI200X	JFSSAI210X	521092	728.77	519.44	0.00	1,248.21
				Total:	66,136.39	66,788.59	0.00	132,924.98
Medicaid NET Federal JFSCAMNF								
	MCDFMT24 - 3F01	JFSFA850		510050	63,277.82	69,412.10	0.00	132,689.92
		JFSSAI200	JFSSAI217	426053	0.00	(11.66)	0.00	(11.66)
		JFSSAI200	JFSSAI217	501001	4,392.24	4,496.10	0.00	8,888.34
		JFSSAI200	JFSSAI217	510050	2.78	0.00	0.00	2.78
		JFSSAI200	JFSSAI217	521092	115.41	73.19	0.00	188.60
				Total:	67,788.25	73,969.73	0.00	141,757.98
	MCDSMT24 - GRF	JFSFA850		510050	63,277.82	69,412.09	0.00	132,689.91
		JFSSAI200	JFSSAI217	426053	0.00	(11.65)	0.00	(11.65)
		JFSSAI200	JFSSAI217	501001	4,392.23	4,496.09	0.00	8,888.32
		JFSSAI200	JFSSAI217	510050	2.77	0.00	0.00	2.77

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	MCDSMT24 - GRF	JFSSAI200	JFSSAI217	521092	115.39	73.17	0.00	188.56
				Total:	67,788.21	73,969.70	0.00	141,757.91
<u>Medicaid Refunds JFSCAMDR</u>								
	MCDMP24 - 3F01	JFSFA985		451502	(342.86)	(100.00)	0.00	(442.86)
				Total:	(342.86)	(100.00)	0.00	(442.86)
<u>Medicaid Unwinding Regular JFSCAMUR</u>								
	JFSSSTFO - 5CV3	JFSFA229		501001	2,869.96	0.00	0.00	2,869.96
		JFSSAI203	JFSSAI229	426053	0.00	(46.63)	0.00	(46.63)
		JFSSAI203	JFSSAI229	501001	17,572.89	17,988.40	0.00	35,561.29
		JFSSAI203	JFSSAI229	510050	11.11	0.00	0.00	11.11
		JFSSAI203	JFSSAI229	521092	461.70	292.79	0.00	754.49
				Total:	20,915.66	18,234.56	0.00	39,150.22
<u>Non-Reimbursable Expenditures JFSCANNR</u>								
	JFSOLS24 - GRF	JFSFA899		592003	(193.75)	(193.75)	0.00	(387.50)
		JFSFA899		426053	(16,108.29)	0.00	0.00	(16,108.29)
		JFSFA899		510050	4,839.83	9,387.17	0.00	14,227.00
		JFSFA903		471000	(126,290.25)	0.00	0.00	(126,290.25)
				Total:	(137,752.46)	9,193.42	0.00	(128,559.04)
<u>PCSA TRANSFER TO PA JFSCAPTR</u>								
	JFSOLS24 - GRF	JFSFA905		471000	(1,267,617.09)	(485,615.13)	0.00	(1,753,232.22)
				Total:	(1,267,617.09)	(485,615.13)	0.00	(1,753,232.22)
<u>RMS CCMEP WIOA Youth Out Sch JFSCAYOU</u>								
	JFSOLS24 - GRF	JFSSAI400	JFSSAI424	426053	0.00	(2.92)	0.00	(2.92)
		JFSSAI400	JFSSAI424	501001	1,100.03	1,126.04	0.00	2,226.07
		JFSSAI400	JFSSAI424	510050	0.70	0.00	0.00	0.70
		JFSSAI400	JFSSAI424	521092	28.90	18.32	0.00	47.22
				Total:	1,129.63	1,141.44	0.00	2,271.07
<u>RMS Reemploy Srv Elig Assess JFSCARSP</u>								
	JFSOLS24 - GRF	JFSSAI400	JFSSAI489	426053	0.00	(14.57)	0.00	(14.57)
		JFSSAI400	JFSSAI489	501001	5,492.26	5,622.13	0.00	11,114.39
		JFSSAI400	JFSSAI489	510050	3.47	0.00	0.00	3.47
		JFSSAI400	JFSSAI489	521092	144.31	91.51	0.00	235.82
				Total:	5,640.04	5,699.07	0.00	11,339.11
<u>RMS WIOA ADULT JFSCAWEO</u>								
	JFSOLS24 - GRF	JFSSAI400	JFSSAI416	426053	0.00	(5.83)	0.00	(5.83)
		JFSSAI400	JFSSAI416	501001	2,196.11	2,248.05	0.00	4,444.16
		JFSSAI400	JFSSAI416	510050	1.39	0.00	0.00	1.39
		JFSSAI400	JFSSAI416	521092	57.70	36.58	0.00	94.28

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Total:					2,255.20	2,278.80	0.00	4,534.00
<u>STATE CHILDREN HEALTH INC PROG JFSCASCH</u>								
MCDFSH24 - 3F01		JFSSAI201	JFSSAI210	426053	0.00	(148.52)	0.00	(148.52)
		JFSSAI201	JFSSAI210	501001	55,967.81	57,291.18	0.00	113,258.99
		JFSSAI201	JFSSAI210	510050	35.39	0.00	0.00	35.39
		JFSSAI201	JFSSAI210	521092	1,470.47	932.52	0.00	2,402.99
		JFSSAI201	JFSSAI211	426053	0.00	(2.22)	0.00	(2.22)
		JFSSAI201	JFSSAI211	501001	836.68	856.47	0.00	1,693.15
		JFSSAI201	JFSSAI211	510050	0.53	0.00	0.00	0.53
		JFSSAI201	JFSSAI211	521092	21.98	13.93	0.00	35.91
Total:					58,332.86	58,943.36	0.00	117,276.22
<u>TANF ADC Collections JFSCATAC</u>								
JFSSTF24B - 3V60		JFSFA912		451502	(382.86)	(140.00)	0.00	(522.86)
Total:					(382.86)	(140.00)	0.00	(522.86)
<u>TANF ADC Incentives JFSCAADC</u>								
JFSCTF24 - 3V60		jfsfa160		471000	0.00	(167.94)	0.00	(167.94)
Total:					0.00	(167.94)	0.00	(167.94)
<u>TANF Administration JFSCACC2</u>								
JFSCTF24 - 3V60		JFSFA120		510050	2,139.98	0.00	0.00	2,139.98
		JFSSAI100	JFSSAI116	426053	0.00	(99.10)	0.00	(99.10)
		JFSSAI100	JFSSAI116	501001	37,341.90	38,224.85	0.00	75,566.75
		JFSSAI100	JFSSAI116	510050	23.61	0.00	0.00	23.61
		JFSSAI100	JFSSAI116	521092	981.10	622.17	0.00	1,603.27
		JFSSAI102	JFSSAI100	426053	0.00	(23.31)	0.00	(23.31)
		JFSSAI102	JFSSAI100	501001	8,784.47	8,992.19	0.00	17,776.66
		JFSSAI102	JFSSAI100	510050	5.55	0.00	0.00	5.55
		JFSSAI102	JFSSAI100	521092	230.80	146.36	0.00	377.16
Total:					49,507.41	47,863.16	0.00	97,370.57
<u>TANF Regular JFSCATFR</u>								
JFSCTF24 - 3V60		JFSFA104		510051	8,790.87	1,316.83	0.00	10,107.70
		JFSFA170		426053	(392.06)	0.00	0.00	(392.06)
		JFSFA170		510050	9,924.28	1,344.26	0.00	11,268.54
		JFSFA171		510050	18,994.99	23,779.01	0.00	42,774.00
		JFSFA172		510050	9,485.42	10,015.84	0.00	19,501.26
		JFSFA242		510050	3,561.80	2,238.02	0.00	5,799.82
		JFSFA440		510050	13,552.00	768.00	0.00	14,320.00
		JFSSAI100	JFSSAI117	426053	0.00	(37.89)	0.00	(37.89)

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	JFSCTF24 - 3V60	JFSSAI100	JFSSAI117	501001	14,276.75	14,614.32	0.00	28,891.07
		JFSSAI100	JFSSAI117	510050	9.03	0.00	0.00	9.03
		JFSSAI100	JFSSAI117	521092	375.10	237.87	0.00	612.97
		JFSSAI102	JFSSAI114	426053	0.00	(29.15)	0.00	(29.15)
		JFSSAI102	JFSSAI114	501001	10,984.53	11,244.26	0.00	22,228.79
		JFSSAI102	JFSSAI114	510050	6.95	0.00	0.00	6.95
		JFSSAI102	JFSSAI114	521092	288.60	183.02	0.00	471.62
		JFSSAI102	JFSSAI115	426053	0.00	(5.83)	0.00	(5.83)
		JFSSAI102	JFSSAI115	501001	2,196.11	2,248.05	0.00	4,444.16
		JFSSAI102	JFSSAI115	510050	1.39	0.00	0.00	1.39
		JFSSAI102	JFSSAI115	521092	57.70	36.58	0.00	94.28
				Total:	92,113.46	67,953.19	0.00	160,066.65
<u>Title XX - Base Subsidy JFSCAXXB</u>								
	JFSCSS24 - 3960	JFSSAI700	JFSSAI701	426053	0.00	(23.31)	0.00	(23.31)
		JFSSAI700	JFSSAI701	501001	8,784.47	8,992.19	0.00	17,776.66
		JFSSAI700	JFSSAI701	510050	5.55	0.00	0.00	5.55
		JFSSAI700	JFSSAI701	521092	230.80	146.36	0.00	377.16
				Total:	9,020.82	9,115.24	0.00	18,136.06
<u>WEEKLY DRAW DEPOSITS FOR PA JFSCAWKD</u>								
	JFSOLS24 - GRF	JFSFA908		470950	(1,206,529.24)	(778,107.12)	0.00	(1,984,636.36)
				Total:	(1,206,529.24)	(778,107.12)	0.00	(1,984,636.36)
<u>WIA TRANSFER TO PA JFSCAWTR</u>								
	JFSOLS24 - GRF	JFSFA906		471000	(32,985.94)	0.00	0.00	(32,985.94)
				Total:	(32,985.94)	0.00	0.00	(32,985.94)
				LAA23 Total:	(1,489,530.99)	(118,041.20)	0.00	(1,607,572.19)
				Grand Total:	(1,489,530.99)	(118,041.20)	0.00	(1,607,572.19)

Resolution No. 2024-04.02.m

A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018

(Fairfield County Job and Family Services)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2015 reimbursing Fund 2018

WHEREAS, Fairfield County Job & Family Services and the Fairfield County Child Support Enforcement Agency merged operations January 1, 2000, and

WHEREAS, Fairfield County Job & Family Services has been expending funds from the public assistance fund for costs attributable to the Child Support Enforcement Agency (CSEA) division, and

WHEREAS, the CSEA has received funds to cover these costs and such funds have been deposited in the CSEA fund (2015) as required, and

WHEREAS, it is necessary for the public assistance fund (2018) to recover the costs from the CSEA fund (2015), and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1: That the Fairfield County Auditor reflect the following memo receipt, for costs owed to the PA fund:

12201807-434008 (Reimbursement from the CSEA) \$16,549.44

Section 2. That the Fairfield County Board of Commissioners approves the following expenditure of shared costs and requests that the Fairfield County Auditor accomplish the transaction as if a regular County Auditor warrant, reimbursing the public assistance fund for costs incurred by the CSEA.

Memo expenditure as referenced in supporting documentation:

Vendor: 06396 Job and Family Services

Account: 12201507 900000 Reimburse Public Assistance

Amount: \$16,549.44

Subject to final quarterly reconciliation from ODJFS

Prepared by: *Josh Crawford Deputy Director JFS Finance*

cc: JFS Finance

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
Adult Protective Service JFSCAAPS								
	JFSSSF24 - GRF	JFSFA776		510050	720.00	160.44	0.00	880.44
		JFSAS700	JFSAS723	426053	(10.90)	(21.00)	0.00	(31.90)
		JFSAS700	JFSAS723	501001	27,371.79	27,482.22	0.00	54,854.01
		JFSAS700	JFSAS723	521092	1,077.01	1,092.72	0.00	2,169.73
				Total:	29,157.90	28,714.38	0.00	57,872.28
Benefit Bridge Non-TANF JFSCABNT								
	JFSSSF23 - GRF	JFSFA681		510050	314.42	592.48	0.00	906.90
		JFSFA686		510050	1,540.25	0.00	0.00	1,540.25
		JFSFA688		510050	1,145.00	0.00	0.00	1,145.00
		JFSSAI105	JFSSAI126	426053	0.00	(17.48)	0.00	(17.48)
		JFSSAI105	JFSSAI126	501001	6,588.35	6,744.14	0.00	13,332.49
		JFSSAI105	JFSSAI126	510050	4.17	0.00	0.00	4.17
		JFSSAI105	JFSSAI126	521092	173.10	109.77	0.00	282.87
				Total:	9,765.29	7,428.91	0.00	17,194.20
Benefit Bridge TANF Admin JFSCABTA								
	JFSCTF23 - 3V60	JFSFA674		510050	0.00	197.98	0.00	197.98
		JFSSAI105	JFSSAI124	426053	0.00	(26.23)	0.00	(26.23)
		JFSSAI105	JFSSAI124	501001	9,884.50	10,118.22	0.00	20,002.72
		JFSSAI105	JFSSAI124	510050	6.25	0.00	0.00	6.25
		JFSSAI105	JFSSAI124	521092	259.70	164.69	0.00	424.39
				Total:	10,150.45	10,454.66	0.00	20,605.11
Benefit Bridge TANF Reg JFSCABTR								
	JFSCTF23 - 3V60	JFSFA660		510050	0.00	524.41	0.00	524.41
		JFSFA661		510050	2,310.00	5,185.00	0.00	7,495.00
		JFSFA662		510050	2,668.62	1,122.11	0.00	3,790.73
		JFSFA664		510050	0.00	100.66	0.00	100.66
		JFSFA667		510050	1,450.68	5,558.72	0.00	7,009.40
		JFSFA668		510050	550.00	688.50	0.00	1,238.50
		JFSFA669		510050	7,515.98	778.00	0.00	8,293.98
		JFSSAI105	JFSSAI125	426053	0.00	(8.75)	0.00	(8.75)
		JFSSAI105	JFSSAI125	501001	3,296.15	3,374.09	0.00	6,670.24
		JFSSAI105	JFSSAI125	510050	2.08	0.00	0.00	2.08
		JFSSAI105	JFSSAI125	521092	86.60	54.92	0.00	141.52
				Total:	17,880.11	17,377.66	0.00	35,257.77

CCMEP TANF Reg - CDJFS Lead JFSCACMP

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
	JFSCTF24 - 3V60	JFSFA402		203300	0.00	19.33	0.00	19.33
		JFSFA402		510050	149.15	278.00	0.00	427.15
		JFSFA403		510050	13,842.02	12,348.47	0.00	26,190.49
		JFSFA404		203300	0.00	15,578.99	0.00	15,578.99
		JFSFA404		203310	0.00	28,465.00	0.00	28,465.00
		JFSFA404		510050	55,615.31	14,465.38	0.00	70,080.69
		JFSSAI106	JFSSAI119	426053	0.00	(2.94)	0.00	(2.94)
		JFSSAI106	JFSSAI119	501001	1,100.06	1,126.04	0.00	2,226.10
		JFSSAI106	JFSSAI119	510050	0.70	0.00	0.00	0.70
		JFSSAI106	JFSSAI119	521092	28.90	18.32	0.00	47.22
		JFSSAI106	JFSSAI120	426053	0.00	(29.15)	0.00	(29.15)
		JFSSAI106	JFSSAI120	501001	10,984.53	11,244.26	0.00	22,228.79
		JFSSAI106	JFSSAI120	510050	6.95	0.00	0.00	6.95
		JFSSAI106	JFSSAI120	521092	288.60	183.02	0.00	471.62
				Total:	82,016.22	83,694.72	0.00	165,710.94
Child Care Administration JFSCAADM								
	JFSCCD24 - 3H70	JFSSAI500	JFSSAI503	426053	0.00	(52.46)	0.00	(52.46)
		JFSSAI500	JFSSAI503	501001	19,769.01	20,236.45	0.00	40,005.46
		JFSSAI500	JFSSAI503	510050	12.50	0.00	0.00	12.50
		JFSSAI500	JFSSAI503	521092	519.40	329.38	0.00	848.78
				Total:	20,300.91	20,513.37	0.00	40,814.28
Child Care Collections JFSCACCR								
	JFSCCD24 - 3H70	JFSFA940		452525	(159.05)	(13,304.35)	0.00	(13,463.40)
				Total:	(159.05)	(13,304.35)	0.00	(13,463.40)
Child Care Non-Admin JFSCACCA								
	JFSCCD24 - 3H70	JFSSAI500	JFSSAI500	426053	0.00	(43.71)	0.00	(43.71)
		JFSSAI500	JFSSAI500	501001	16,472.86	16,862.36	0.00	33,335.22
		JFSSAI500	JFSSAI500	510050	10.42	0.00	0.00	10.42
		JFSSAI500	JFSSAI500	521092	432.80	274.47	0.00	707.27
		JFSSAI500	JFSSAI501	426053	0.00	(5.83)	0.00	(5.83)
		JFSSAI500	JFSSAI501	501001	2,196.11	2,248.05	0.00	4,444.16
		JFSSAI500	JFSSAI501	510050	1.39	0.00	0.00	1.39
		JFSSAI500	JFSSAI501	521092	57.70	36.58	0.00	94.28
				Total:	19,171.28	19,371.92	0.00	38,543.20
Child Care Reimbursements JFSCACCS								
	JFSSSF24 - GRF	JFSFA319		510051	247.00	230.75	0.00	477.75
				Total:	247.00	230.75	0.00	477.75

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
<u>Child Welfare Services JFSCACWS</u>								
	JFSSSF24 - GRF	JFSSAS760	JFSSAS753	426053	(3.79)	(7.31)	0.00	(11.10)
		JFSSAS760	JFSSAS753	501001	9,522.15	9,560.57	0.00	19,082.72
		JFSSAS760	JFSSAS753	521092	374.67	380.13	0.00	754.80
		JFSSAS760	JFSSAS761	426053	(45.01)	(86.78)	0.00	(131.79)
		JFSSAS760	JFSSAS761	501001	113,061.09	113,517.26	0.00	226,578.35
		JFSSAS760	JFSSAS761	521092	4,448.67	4,513.55	0.00	8,962.22
		JFSSAS760	JFSSAS764	426053	(2.84)	(5.49)	0.00	(8.33)
		JFSSAS760	JFSSAS764	501001	7,142.86	7,171.68	0.00	14,314.54
		JFSSAS760	JFSSAS764	521092	281.06	285.15	0.00	566.21
		JFSSAS760	JFSSAS769	426053	(95.71)	(184.51)	0.00	(280.22)
		JFSSAS760	JFSSAS769	501001	240,402.92	241,372.87	0.00	481,775.79
		JFSSAS760	JFSSAS769	521092	9,459.25	9,597.24	0.00	19,056.49
		JFSSAS760	JFSSAS770	426053	(7.58)	(14.62)	0.00	(22.20)
		JFSSAS760	JFSSAS770	501001	19,044.29	19,121.12	0.00	38,165.41
		JFSSAS760	JFSSAS770	521092	749.34	760.27	0.00	1,509.61
		JFSSAS760	JFSSAS771	426053	(5.21)	(10.04)	0.00	(15.25)
		JFSSAS760	JFSSAS771	501001	13,091.07	13,143.89	0.00	26,234.96
		JFSSAS760	JFSSAS771	521092	515.10	522.61	0.00	1,037.71
		JFSSAS760	JFSSAS774	426053	(4.74)	(9.14)	0.00	(13.88)
		JFSSAS760	JFSSAS774	501001	11,901.43	11,949.45	0.00	23,850.88
		JFSSAS760	JFSSAS774	521092	468.29	475.12	0.00	943.41
		JFSSAS760	JFSSAS778	426053	(5.69)	(10.96)	0.00	(16.65)
		JFSSAS760	JFSSAS778	501001	14,280.71	14,338.33	0.00	28,619.04
		JFSSAS760	JFSSAS778	521092	561.91	570.11	0.00	1,132.02
		JFSSAS760	JFSSAS780	426053	(1.90)	(3.66)	0.00	(5.56)
		JFSSAS760	JFSSAS780	501001	4,758.57	4,777.77	0.00	9,536.34
		JFSSAS760	JFSSAS780	521092	187.23	189.97	0.00	377.20
		JFSSAS760	JFSSAS781	426053	(3.32)	(6.39)	0.00	(9.71)
		JFSSAS760	JFSSAS781	501001	8,332.50	8,366.12	0.00	16,698.62
		JFSSAS760	JFSSAS781	521092	327.86	332.64	0.00	660.50
		JFSSAS760	JFSSAS784	426053	(5.21)	(10.04)	0.00	(15.25)
		JFSSAS760	JFSSAS784	501001	13,091.07	13,143.89	0.00	26,234.96
		JFSSAS760	JFSSAS784	521092	515.10	522.61	0.00	1,037.71
		JFSSAS760	JFSSAS787	426053	(2.37)	(4.57)	0.00	(6.94)
		JFSSAS760	JFSSAS787	501001	5,948.22	5,972.21	0.00	11,920.43

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
JFSSSF24 - GRF								
		JFSSAS760	JFSSAS787	521092	234.04	237.46	0.00	471.50
		JFSSAS760	JFSSAS797	426053	(1.89)	(3.65)	0.00	(5.54)
		JFSSAS760	JFSSAS797	501001	4,758.57	4,777.77	0.00	9,536.34
		JFSSAS760	JFSSAS797	521092	187.23	189.97	0.00	377.20
		JFSSAS760	JFSSAS798	426053	(2.84)	(5.49)	0.00	(8.33)
		JFSSAS760	JFSSAS798	501001	7,142.86	7,171.68	0.00	14,314.54
		JFSSAS760	JFSSAS798	521092	281.06	285.15	0.00	566.21
Total:					490,881.02	492,883.94	0.00	983,764.96
CSEA Transfer JFSCACSX								
JFSOLS24 - GRF								
		JFSFA050		426053	0.00	(88.78)	0.00	(88.78)
		JFSFA050		501001	13,273.68	14,642.54	0.00	27,916.22
		JFSFA050		521092	2,799.99	1,995.68	0.00	4,795.67
Total:					16,073.67	16,549.44	0.00	32,623.11
CSEA TRANSFER TO PA JFSCACTR								
JFSOLS24 - GRF								
		JFSFA907		471000	(52,331.76)	(16,073.67)	0.00	(68,405.43)
Total:					(52,331.76)	(16,073.67)	0.00	(68,405.43)
FAET - 100% JFSCAFST								
JFSCF124 - 3840								
		JFSSAI300	JFSSAI308	426053	0.00	(2.92)	0.00	(2.92)
		JFSSAI300	JFSSAI308	501001	1,100.03	1,126.04	0.00	2,226.07
		JFSSAI300	JFSSAI308	510050	0.70	0.00	0.00	0.70
		JFSSAI300	JFSSAI308	521092	28.90	18.32	0.00	47.22
Total:					1,129.63	1,141.44	0.00	2,271.07
Food Assistance Earnings JFSCAFSE								
JFSSSF24 - 5B60								
		JFSFA163		471000	0.00	(27,232.40)	0.00	(27,232.40)
Total:					0.00	(27,232.40)	0.00	(27,232.40)
Food Assistance JFSCAFSP								
JFSCFB24 - 3840								
		JFSSAI300	JFSSAI300	426053	0.00	(45.18)	0.00	(45.18)
		JFSSAI300	JFSSAI300	501001	17,022.87	17,425.39	0.00	34,448.26
		JFSSAI300	JFSSAI300	510050	10.77	0.00	0.00	10.77
		JFSSAI300	JFSSAI300	521092	447.26	283.64	0.00	730.90
		JFSSAI300	JFSSAI302	426053	0.00	(2.92)	0.00	(2.92)
		JFSSAI300	JFSSAI302	501001	1,098.06	1,124.03	0.00	2,222.09
		JFSSAI300	JFSSAI302	510050	0.70	0.00	0.00	0.70
		JFSSAI300	JFSSAI302	521092	28.85	18.30	0.00	47.15
Total:					18,608.51	18,803.26	0.00	37,411.77
JFSOLS24 - GRF								
		JFSFA751		885500	8,803.88	8,803.88	0.00	17,607.76
Total:					8,803.88	8,803.88	0.00	17,607.76

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/AgencyUse by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
Food Assistance Refunds JFSCAFSR								
	JFSSFB24B - 3840	JFSFA980		470604	(15,258.09)	(17,577.26)	0.00	(32,835.35)
				Total:	(15,258.09)	(17,577.26)	0.00	(32,835.35)
Income Maintenance JFSCASIM								
	JFSSSF24 - GRF	JFSFA750		887500	(8,803.88)	(8,803.88)	0.00	(17,607.76)
		JFSSAI300	JFSSAI300	426053	0.00	(45.17)	0.00	(45.17)
		JFSSAI300	JFSSAI300	501001	17,022.87	17,425.38	0.00	34,448.25
		JFSSAI300	JFSSAI300	510050	10.76	0.00	0.00	10.76
		JFSSAI300	JFSSAI300	521092	447.24	283.62	0.00	730.86
		JFSSAI300	JFSSAI302	426053	0.00	(2.91)	0.00	(2.91)
		JFSSAI300	JFSSAI302	501001	1,098.05	1,124.02	0.00	2,222.07
		JFSSAI300	JFSSAI302	510050	0.69	0.00	0.00	0.69
		JFSSAI300	JFSSAI302	521092	28.85	18.28	0.00	47.13
				Total:	9,804.58	9,999.34	0.00	19,803.92
Medicaid Incentives JFSCAMDI								
	MCDFMP24 - 3F01	JFSFA161		471000	0.00	(606.28)	0.00	(606.28)
				Total:	0.00	(606.28)	0.00	(606.28)
Medicaid Income Maintenance JFSCAMIM								
	MCDSMT24 - GRF	JFSFA650		887500	(12,027.38)	(12,027.38)	0.00	(24,054.76)
		JFSSAI200	JFSSAI210	426053	0.00	(39.45)	0.00	(39.45)
		JFSSAI200	JFSSAI210	501001	17,490.66	17,766.94	0.00	35,257.60
		JFSSAI200	JFSSAI210	510050	12.14	0.00	0.00	12.14
		JFSSAI200	JFSSAI210	521092	140.54	60.51	0.00	201.05
		JFSSAI200	JFSSAI211	426053	0.00	(21.85)	0.00	(21.85)
		JFSSAI200	JFSSAI211	501001	8,236.43	8,431.17	0.00	16,667.60
		JFSSAI200	JFSSAI211	510050	5.21	0.00	0.00	5.21
		JFSSAI200	JFSSAI211	521092	216.39	137.23	0.00	353.62
		JFSSAI200	JFSSAI214	426053	0.00	(1.46)	0.00	(1.46)
		JFSSAI200	JFSSAI214	501001	550.01	563.01	0.00	1,113.02
		JFSSAI200	JFSSAI214	510050	0.35	0.00	0.00	0.35
		JFSSAI200	JFSSAI214	521092	14.44	9.15	0.00	23.59
		JFSSAI200X	JFSSAI210X	426053	0.00	(23.10)	0.00	(23.10)
		JFSSAI200X	JFSSAI210X	501001	3,454.69	3,810.94	0.00	7,265.63
		JFSSAI200X	JFSSAI210X	521092	728.75	519.43	0.00	1,248.18
		JFSSAI201	JFSSAI210	426053	0.00	(46.75)	0.00	(46.75)
		JFSSAI201	JFSSAI210	501001	17,615.95	18,032.48	0.00	35,648.43
		JFSSAI201	JFSSAI210	510050	11.14	0.00	0.00	11.14

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/AgencyUse by Quarter

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Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
	MCDSMT24 - GRF	JFSSAI201	JFSSAI210	521092	462.84	293.51	0.00	756.35
		JFSSAI201	JFSSAI211	426053	0.00	(0.70)	0.00	(0.70)
		JFSSAI201	JFSSAI211	501001	263.35	269.57	0.00	532.92
		JFSSAI201	JFSSAI211	510050	0.17	0.00	0.00	0.17
		JFSSAI201	JFSSAI211	521092	6.92	4.39	0.00	11.31
				Total:	37,182.60	37,737.64	0.00	74,920.24
Medicaid JFSCAMDC								
	JFSOLS24 - GRF	JFSFA651		885500	12,027.38	12,027.38	0.00	24,054.76
				Total:	12,027.38	12,027.38	0.00	24,054.76
	MCDFMT24 - 3F01	JFSSAI200	JFSSAI210	426053	0.00	(118.34)	0.00	(118.34)
		JFSSAI200	JFSSAI210	501001	52,471.99	53,300.81	0.00	105,772.80
		JFSSAI200	JFSSAI210	510050	36.43	0.00	0.00	36.43
		JFSSAI200	JFSSAI210	521092	421.62	181.53	0.00	603.15
		JFSSAI200	JFSSAI211	426053	0.00	(21.86)	0.00	(21.86)
		JFSSAI200	JFSSAI211	501001	8,236.43	8,431.19	0.00	16,667.62
		JFSSAI200	JFSSAI211	510050	5.21	0.00	0.00	5.21
		JFSSAI200	JFSSAI211	521092	216.41	137.24	0.00	353.65
		JFSSAI200	JFSSAI214	426053	0.00	(1.46)	0.00	(1.46)
		JFSSAI200	JFSSAI214	501001	550.02	563.03	0.00	1,113.05
		JFSSAI200	JFSSAI214	510050	0.35	0.00	0.00	0.35
		JFSSAI200	JFSSAI214	521092	14.46	9.17	0.00	23.63
		JFSSAI200X	JFSSAI210X	426053	0.00	(23.11)	0.00	(23.11)
		JFSSAI200X	JFSSAI210X	501001	3,454.70	3,810.95	0.00	7,265.65
		JFSSAI200X	JFSSAI210X	521092	728.77	519.44	0.00	1,248.21
				Total:	66,136.39	66,788.59	0.00	132,924.98
Medicaid NET Federal JFSCAMNF								
	MCDFMT24 - 3F01	JFSFA850		510050	63,277.82	69,412.10	0.00	132,689.92
		JFSSAI200	JFSSAI217	426053	0.00	(11.66)	0.00	(11.66)
		JFSSAI200	JFSSAI217	501001	4,392.24	4,496.10	0.00	8,888.34
		JFSSAI200	JFSSAI217	510050	2.78	0.00	0.00	2.78
		JFSSAI200	JFSSAI217	521092	115.41	73.19	0.00	188.60
				Total:	67,788.25	73,969.73	0.00	141,757.98
	MCDSMT24 - GRF	JFSFA850		510050	63,277.82	69,412.09	0.00	132,689.91
		JFSSAI200	JFSSAI217	426053	0.00	(11.65)	0.00	(11.65)
		JFSSAI200	JFSSAI217	501001	4,392.23	4,496.09	0.00	8,888.32
		JFSSAI200	JFSSAI217	510050	2.77	0.00	0.00	2.77

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/Agency Use by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
	MCDSMT24 - GRF	JFSSAI200	JFSSAI217	521092	115.39	73.17	0.00	188.56
				Total:	67,788.21	73,969.70	0.00	141,757.91
<u>Medicaid Refunds JFSCAMDR</u>								
	MCDMP24 - 3F01	JFSFA985		451502	(342.86)	(100.00)	0.00	(442.86)
				Total:	(342.86)	(100.00)	0.00	(442.86)
<u>Medicaid Unwinding Regular JFSCAMUR</u>								
	JFSSSTFO - 5CV3	JFSFA229		501001	2,869.96	0.00	0.00	2,869.96
		JFSSAI203	JFSSAI229	426053	0.00	(46.63)	0.00	(46.63)
		JFSSAI203	JFSSAI229	501001	17,572.89	17,988.40	0.00	35,561.29
		JFSSAI203	JFSSAI229	510050	11.11	0.00	0.00	11.11
		JFSSAI203	JFSSAI229	521092	461.70	292.79	0.00	754.49
				Total:	20,915.66	18,234.56	0.00	39,150.22
<u>Non-Reimbursable Expenditures JFSCANNR</u>								
	JFSOLS24 - GRF	JFSFA899		592003	(193.75)	(193.75)	0.00	(387.50)
		JFSFA899		426053	(16,108.29)	0.00	0.00	(16,108.29)
		JFSFA899		510050	4,839.83	9,387.17	0.00	14,227.00
		JFSFA903		471000	(126,290.25)	0.00	0.00	(126,290.25)
				Total:	(137,752.46)	9,193.42	0.00	(128,559.04)
<u>PCSA TRANSFER TO PA JFSCAPTR</u>								
	JFSOLS24 - GRF	JFSFA905		471000	(1,267,617.09)	(485,615.13)	0.00	(1,753,232.22)
				Total:	(1,267,617.09)	(485,615.13)	0.00	(1,753,232.22)
<u>RMS CCMEP WIOA Youth Out Sch JFSCAYOU</u>								
	JFSOLS24 - GRF	JFSSAI400	JFSSAI424	426053	0.00	(2.92)	0.00	(2.92)
		JFSSAI400	JFSSAI424	501001	1,100.03	1,126.04	0.00	2,226.07
		JFSSAI400	JFSSAI424	510050	0.70	0.00	0.00	0.70
		JFSSAI400	JFSSAI424	521092	28.90	18.32	0.00	47.22
				Total:	1,129.63	1,141.44	0.00	2,271.07
<u>RMS Reemploy Srv Elig Assess JFSCARSP</u>								
	JFSOLS24 - GRF	JFSSAI400	JFSSAI489	426053	0.00	(14.57)	0.00	(14.57)
		JFSSAI400	JFSSAI489	501001	5,492.26	5,622.13	0.00	11,114.39
		JFSSAI400	JFSSAI489	510050	3.47	0.00	0.00	3.47
		JFSSAI400	JFSSAI489	521092	144.31	91.51	0.00	235.82
				Total:	5,640.04	5,699.07	0.00	11,339.11
<u>RMS WIOA ADULT JFSCAWEO</u>								
	JFSOLS24 - GRF	JFSSAI400	JFSSAI416	426053	0.00	(5.83)	0.00	(5.83)
		JFSSAI400	JFSSAI416	501001	2,196.11	2,248.05	0.00	4,444.16
		JFSSAI400	JFSSAI416	510050	1.39	0.00	0.00	1.39
		JFSSAI400	JFSSAI416	521092	57.70	36.58	0.00	94.28

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/AgencyUse by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
Total:					2,255.20	2,278.80	0.00	4,534.00
<u>STATE CHILDREN HEALTH INC PROG JFSCASCH</u>								
MCDFSH24 - 3F01		JFSSAI201	JFSSAI210	426053	0.00	(148.52)	0.00	(148.52)
		JFSSAI201	JFSSAI210	501001	55,967.81	57,291.18	0.00	113,258.99
		JFSSAI201	JFSSAI210	510050	35.39	0.00	0.00	35.39
		JFSSAI201	JFSSAI210	521092	1,470.47	932.52	0.00	2,402.99
		JFSSAI201	JFSSAI211	426053	0.00	(2.22)	0.00	(2.22)
		JFSSAI201	JFSSAI211	501001	836.68	856.47	0.00	1,693.15
		JFSSAI201	JFSSAI211	510050	0.53	0.00	0.00	0.53
		JFSSAI201	JFSSAI211	521092	21.98	13.93	0.00	35.91
Total:					58,332.86	58,943.36	0.00	117,276.22
<u>TANF ADC Collections JFSCATAC</u>								
JFSSTF24B - 3V60		JFSFA912		451502	(382.86)	(140.00)	0.00	(522.86)
Total:					(382.86)	(140.00)	0.00	(522.86)
<u>TANF ADC Incentives JFSCAADC</u>								
JFSCTF24 - 3V60		jfsfa160		471000	0.00	(167.94)	0.00	(167.94)
Total:					0.00	(167.94)	0.00	(167.94)
<u>TANF Administration JFSCACC2</u>								
JFSCTF24 - 3V60		JFSFA120		510050	2,139.98	0.00	0.00	2,139.98
		JFSSAI100	JFSSAI116	426053	0.00	(99.10)	0.00	(99.10)
		JFSSAI100	JFSSAI116	501001	37,341.90	38,224.85	0.00	75,566.75
		JFSSAI100	JFSSAI116	510050	23.61	0.00	0.00	23.61
		JFSSAI100	JFSSAI116	521092	981.10	622.17	0.00	1,603.27
		JFSSAI102	JFSSAI100	426053	0.00	(23.31)	0.00	(23.31)
		JFSSAI102	JFSSAI100	501001	8,784.47	8,992.19	0.00	17,776.66
		JFSSAI102	JFSSAI100	510050	5.55	0.00	0.00	5.55
		JFSSAI102	JFSSAI100	521092	230.80	146.36	0.00	377.16
Total:					49,507.41	47,863.16	0.00	97,370.57
<u>TANF Regular JFSCATFR</u>								
JFSCTF24 - 3V60		JFSFA104		510051	8,790.87	1,316.83	0.00	10,107.70
		JFSFA170		426053	(392.06)	0.00	0.00	(392.06)
		JFSFA170		510050	9,924.28	1,344.26	0.00	11,268.54
		JFSFA171		510050	18,994.99	23,779.01	0.00	42,774.00
		JFSFA172		510050	9,485.42	10,015.84	0.00	19,501.26
		JFSFA242		510050	3,561.80	2,238.02	0.00	5,799.82
		JFSFA440		510050	13,552.00	768.00	0.00	14,320.00
		JFSSAI100	JFSSAI117	426053	0.00	(37.89)	0.00	(37.89)

LAA23 - Fairfield County Public Assistance

Financial Summary by Project/Account/AgencyUse by Quarter

SL Name: LAA23 - Fairfield County Public Assistance

Quarter Ending: March 2024

LAA23 - Fairfield County Public Assistance

Budget Ref	Grant - Fund	Project	Agency Use	Account	January (Approved)	February (Approved)	March	Total
	JFSCTF24 - 3V60	JFSSAI100	JFSSAI117	501001	14,276.75	14,614.32	0.00	28,891.07
		JFSSAI100	JFSSAI117	510050	9.03	0.00	0.00	9.03
		JFSSAI100	JFSSAI117	521092	375.10	237.87	0.00	612.97
		JFSSAI102	JFSSAI114	426053	0.00	(29.15)	0.00	(29.15)
		JFSSAI102	JFSSAI114	501001	10,984.53	11,244.26	0.00	22,228.79
		JFSSAI102	JFSSAI114	510050	6.95	0.00	0.00	6.95
		JFSSAI102	JFSSAI114	521092	288.60	183.02	0.00	471.62
		JFSSAI102	JFSSAI115	426053	0.00	(5.83)	0.00	(5.83)
		JFSSAI102	JFSSAI115	501001	2,196.11	2,248.05	0.00	4,444.16
		JFSSAI102	JFSSAI115	510050	1.39	0.00	0.00	1.39
		JFSSAI102	JFSSAI115	521092	57.70	36.58	0.00	94.28
				Total:	92,113.46	67,953.19	0.00	160,066.65
<u>Title XX - Base Subsidy JFSCAXXB</u>								
	JFSCSS24 - 3960	JFSSAI700	JFSSAI701	426053	0.00	(23.31)	0.00	(23.31)
		JFSSAI700	JFSSAI701	501001	8,784.47	8,992.19	0.00	17,776.66
		JFSSAI700	JFSSAI701	510050	5.55	0.00	0.00	5.55
		JFSSAI700	JFSSAI701	521092	230.80	146.36	0.00	377.16
				Total:	9,020.82	9,115.24	0.00	18,136.06
<u>WEEKLY DRAW DEPOSITS FOR PA JFSCAWKD</u>								
	JFSOLS24 - GRF	JFSFA908		470950	(1,206,529.24)	(778,107.12)	0.00	(1,984,636.36)
				Total:	(1,206,529.24)	(778,107.12)	0.00	(1,984,636.36)
<u>WIA TRANSFER TO PA JFSCAWTR</u>								
	JFSOLS24 - GRF	JFSFA906		471000	(32,985.94)	0.00	0.00	(32,985.94)
				Total:	(32,985.94)	0.00	0.00	(32,985.94)
				LAA23 Total:	(1,489,530.99)	(118,041.20)	0.00	(1,607,572.19)
				Grand Total:	(1,489,530.99)	(118,041.20)	0.00	(1,607,572.19)

Resolution No. 2024-04.02.n

A Resolution to Approve a Memo Receipt and Expenditure for Fairfield County Job & Family Services, Fund #2015 Reimbursing Fund #2018

(Fairfield County Job and Family Services)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A Resolution to Approve a Reimbursement for Share of Costs for Postage as a Memo Expenditure for Fund# 2018

WHEREAS, the Board of Commissioners pay postage costs for Fairfield County Job and Family Services; and

WHEREAS, Fairfield County Job and Family Services is responsible for reimbursing the General Fund for their share of costs; and

WHEREAS, Fairfield County Job and Family Services needs to reimburse the General Fund by using 00100110 438017, Postage Reimbursement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1: That the Fairfield County Auditor reflect the following memo receipt:

00100110 438017, Postage Reimbursement: \$9,332.21

This amount represents monies owed to the General Fund for Fairfield County Job and Family Service's share of postage costs originally paid by the Board of Commissioners as denoted in the attached documentation.

Section 2: That the Fairfield County Board of Commissioners approves the following expenditure and requests that the Fairfield County Auditor accomplish the transaction as if a regular County Auditor warrant reimbursing the General Fund for Fairfield County Job and Family Service's share of costs.

Memo expenditure as referenced in supporting documentation:

Vendor # 2280 Fairfield County Commissioners

12201807 561010 Postage: \$9,332.21

Prepared by: Morgan Fox, Fiscal Officer



Fairfield County Commissioners
210 E. Main Street, Room 301
Lancaster, Ohio 43130

Fairfield County JFS
239 W Main St
Lancaster, OH 43130

SERVE • CONNECT • PROTECT

Account Summary Report

Date Range: Oct 1, 2023 to Dec 31, 2023
Meter Group: All Meters
You have 4 meters in the selected group

Meter Details

Location	Meter Name	Model	Serial Number	PbP Account Number	Status	Last transaction	Status Flag
LANCASTER, OH	1A00 - 4357872	1A00	4357872		Inactive		
LANCASTER, OH	1A00 - 4371008	1A00	4371008		Inactive		
LANCASTER, OH	1M00 - 4290921	1M00	4290921	35425578	Inactive		
LANCASTER, OH	1W00 - 1402449	1W00	1402449	35425578	Active	Feb 28, 2024	

Account Summary

Account	Sub Account	Pieces	Total Charged
JFS	-	12,826	\$9,332.210
	Sub Total	12,826	\$9,332.210
	Total Amount	12,826	\$9,332.210
	Grand Total	12,826	\$9,332.210

Signature Page

Resolution No. 2024-04.02.o

A Resolution to Approve a Reimbursement for Share of Costs for Postage as a Memo Expenditure for Fund# 2018

(Fairfield County Job and Family Services)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

**A resolution to approve the Stone Hill Estates, Section 1, Final Plat
[Regional Planning]**

WHEREAS, the Stone Hill Estates, Section 1, subdivision located in Bloom Township, was approved by the Regional Planning Commission on October 6, 2024; and

WHEREAS the developer has submitted a final plat as required by Fairfield County Regional Planning Commission; and

WHEREAS the developer has submitted a development agreement as required by the Fairfield County Subdivision Regulations; and

WHEREAS the developer has furnished acceptable improvement assurances; and

WHEREAS the developer has furnished all required fees.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. That this Board hereby approves and authorizes itself to execute the final plat for the Stone Hill Estates, Section 1, subdivision.

Prepared by: Joshua Hillberry
cc: Regional Planning

NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM, BEING PART OF SECTIONS 11 & 12, TOWNSHIP 14, RANGE 20, AND CONTAINING 103.834 ACRES, MORE OR LESS, AND BEING ALL OUT OF A 161.437 ACRE TRACT OF LAND CONVEYED TO PRICE-SEATON, LLC AS RECORDED IN OFFICIAL RECORD 1823, PAGE 4122

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS HEREON, INCLUDING 1.131 ACRES OF BRANDT ROAD, 1.820 ACRES OF PROPOSED STONE HILL WEST DRIVE, 2.891 ACRES OF PROPOSED PEBBLE CREEK DRIVE, 4.019 ACRES OF PROPOSED STONE HILL DRIVE EAST, 0.615 ACRES OF PROPOSED BOULDER COURT, COMPRISING A TOTAL OF 10.576 ACRES, TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

FUTURE SANITARY SEWER EASEMENTS: EASEMENTS DESIGNATED AS FUTURE SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES, AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

DRAINAGE MAINTENANCE DISTRICT: A MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE ABOVE REAL ESTATE (STONE HILLS ESTATES SECTION 1) AND THE OBLIGATION TO PAY THE MAINTENANCE FEES SHALL PASS WITH THE TITLE TO THE PROPERTY. THERE SHALL BE INSERTED IN EACH DEED PASSING TITLE TO ANY OF THE LAND HEREIN BY THE OWNER OF DEVELOPER THE WORDS:

TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, OR TO BE ASSESSED, BY THE COUNTY, PURSUANT TO THE OHIO REVISED CODE 6137 AND FOLLOWING SECTIONS. THIS INCLUDES THE OBLIGATION TO PAY SUCH PORTION OF THE DRAINAGE MAINTENANCE FEE ASSESSMENT, OR TO BE ASSESSED, TO THE PUBLIC CORPORATIONS(S) AS ESTABLISHED IN THE ORIGINAL SCHEDULE, AS AMENDED FROM TIME TO TIME.

ALL LOTS IN THE SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR OF THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM.

THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" OR "DRAINAGE AND FUTURE SANITARY SEWER EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALE WITHIN SAID PORTION OF THE DRAINAGE EASEMENT OR DRAINAGE AND SANITARY SEWER EASEMENT AREA.

THE EASEMENT FOR STORM SEWER, STORM DRAINAGE SWALES, AND WHERE APPLICABLE SANITARY SEWER, AND APPURTENANT WORKS IS HEREBY GRANTED TO THE BOARD OF FAIRFIELD COUNTY COMMISSIONERS AND ITS ASSIGNS, FOR USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASONS OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID "DRAINAGE EASEMENT AREA" OR "DRAINAGE AND SANITARY SEWER EASEMENT AREA", AND THAT THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THEREOF, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED, UNLESS PAID BY A DRAINAGE MAINTENANCE DISTRICT ESTABLISHED FOR THE SUBDIVISION.

ENTRY SIGN & LANDSCAPE EASEMENT: THERE IS HEREBY RESERVED IN FAVOR OF DEVELOPER AND GRANTED TO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT UPON, OVER, THROUGH AND UNDER THE PROPERTY FOR INGRESS, EGRESS, INSTALLATION, REPLACEMENT, REPAIR AND MAINTENANCE OF ALL SIGNAGE AND LANDSCAPING. INSTALLED OR DETERMINED TO BE INSTALLED BY DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION.

CONSERVATION EASEMENT & STREAM PRESERVATION EASEMENT: SEE PAGE THREE

TEMPORARY TURNAROUND EASEMENTS: TEMPORARY TURNAROUND EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF A PUBLIC ROADWAY. THE SAID EASEMENTS SHALL BE UTILIZED FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC. THE SAID EASEMENTS SHALL NOT BE UTILIZED FOR OR CONTAIN PUBLIC OR PRIVATE UTILITIES.

NO VEHICULAR ACCESS UNTIL EXTENDED BY DEED OR PLAT.

MONUMENTATION: MONUMENTS SHOWN ON THE PLAT AS NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

Gregory L Price
WITNESS

Gregory L Price
GREGORY L PRICE, OWNER

STATE OF OHIO
FAIRFIELD COUNTY

BE IT REMEMBERED THAT ON THIS 15th DAY OF March, 2024, PERSONALLY CAME
THE SAID GREGORY L PRICE, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION
OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Janet M Dowda
MY COMMISSION EXPIRES Jan 25, 2026

Janet M Dowda
NOTARY PUBLIC IN AND FOR
FAIRFIELD COUNTY, OHIO
JANET DOWDA
NOTARY PUBLIC
STATE OF OHIO
COMMISSION # 25, 2026



STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



VICINITY MAP
NOT TO SCALE



APPROVAL BY COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 20____.

CARRI L. BROWN
FAIRFIELD COUNTY AUDITOR

APPROVAL BY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____, 20____, AT _____ AM-PM AND THAT IT WAS RECORDED ON _____, 20____, IN PLAT CABINET _____, SLOT _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE \$ _____.

LISA MCKENZIE
FAIRFIELD COUNTY RECORDER

HEALTH DEPARTMENT APPROVAL

FAIRFIELD COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE FAIRFIELD COUNTY HEALTH BOARD (KNOWN AS THE FAIRFIELD DEPARTMENT OF HEALTH). APPROVAL OF ON-SITE WASTEWATER DISPOSAL SYSTEM IS BASED ON THE ORIGINAL SOIL CONDITIONS. ANY CUT OR FILL ON LOTS PROPOSED FOR ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL BE APPROVED BY THE FAIRFIELD DEPARTMENT OF HEALTH AND THIS APPROVAL SHALL BE NOTED ON CONSTRUCTION DRAWINGS PRIOR TO WORK BEING COMMENCED. THE NUMBER OF ALLOWED BEDROOMS FOR EACH LOT IS SHOWN IN THIS PLAT AND SHALL NOT BE CHANGED UNLESS OTHERWISE APPROVED BY THE FAIRFIELD COUNTY HEALTH DEPARTMENT.

Joe Ebel
JOE EBEL
COMMISSIONER, FAIRFIELD COUNTY HEALTH DEPARTMENT

APPROVAL BY REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

Holly Mattli
HOLLY MATTI
DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

SUB DIVIDER
STONE HILL DEV., LLC
3805 COLUMBUS-LANCASTER RD NW
CARROLL OH 43112



APPROVAL BY COUNTY COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, THE STREETS, ROAD, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

STEVE DAVIS
FAIRFIELD COUNTY COMMISSIONERS

DAVID LEVACY
FAIRFIELD COUNTY COMMISSIONERS

JEFF FIX
FAIRFIELD COUNTY COMMISSIONERS

APPROVAL BY COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED AS OF 28 April 2024 HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

Jeremiah Upp
JEREMIAH UPP
FAIRFIELD COUNTY ENGINEER

APPROVAL BY COUNTY SANITARY ENGINEER

THIS PLAT IS HEREBY APPROVED AS OF April 27, 2024, SANITARY SEWER EASEMENTS FOR FUTURE SANITARY SEWERS HAVE BEEN PROVIDED AND ARE HEREBY ACCEPTED.

Tony Vogel
TONY VOGEL
FAIRFIELD COUNTY SANITARY ENGINEER

APPROVAL BY ZONING INSPECTOR

THIS PLAT IS CONSISTENT WITH THE CURRENT BLOOM TOWNSHIP ZONING RESOLUTION.

Anne Cyphert
ANNE CYPHERT
TOWNSHIP ZONING INSPECTOR

CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER 2022, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



Kevin Beechy
KEVIN BEECHY
OHIO PROFESSIONAL
SURVEYOR 7891
3/14/24
DATE

STONE HILL
ESTATES
SECTION 1

SHEET 1 OF 12

S:\Price-Section LLC 3902 Views of Bloom\Survey\Drawg\QDL PLAT

NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM, BEING PART OF SECTIONS 11 & 12, TOWNSHIP 14, RANGE 20, AND CONTAINING 103.834 ACRES, MORE OR LESS, AND BEING ALL OUT OF A 161.437 ACRE TRACT OF LAND CONVEYED TO PRICE-SEATON, LLC AS RECORDED IN OFFICIAL RECORD 1823, PAGE 4122

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS HEREON, INCLUDING 1.131 ACRES OF BRANDT ROAD, 1.820 ACRES OF PROPOSED STONE HILL WEST DRIVE, 2.991 ACRES OF PROPOSED PEBBLE CREEK DRIVE, 4.019 ACRES OF PROPOSED STONE HILL DRIVE EAST, 0.615 ACRES OF PROPOSED BOULDER COURT, COMPRISING A TOTAL OF 10.576 ACRES, TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

FUTURE SANITARY SEWER EASEMENTS: EASEMENTS DESIGNATED AS FUTURE SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES, AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

DRAINAGE MAINTENANCE DISTRICT: A MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE ABOVE REAL ESTATE (STONE HILLS ESTATES SECTION 1) AND THE OBLIGATION TO PAY THE MAINTENANCE FEES SHALL PASS WITH THE TITLE TO THE PROPERTY. THERE SHALL BE INSERTED IN EACH DEED PASSING TITLE TO ANY OF THE LAND HEREIN BY THE OWNER OF DEVELOPER THE WORDS:

TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, OR TO BE ASSESSED, BY THE COUNTY, PURSUANT TO THE OHIO REVISED CODE 6137 AND FOLLOWING SECTIONS. THIS INCLUDES THE OBLIGATION TO PAY SUCH PORTION OF THE DRAINAGE MAINTENANCE FEE ASSESSMENT, OR TO BE ASSESSED, TO THE PUBLIC CORPORATIONS(S) AS ESTABLISHED IN THE ORIGINAL SCHEDULE, AS AMENDED FROM TIME TO TIME.

ALL LOTS IN THE SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR OF THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM.

THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" OR "DRAINAGE AND FUTURE SANITARY SEWER EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALE WITHIN SAID PORTION OF THE DRAINAGE EASEMENT OR DRAINAGE AND SANITARY SEWER EASEMENT AREA.

THE EASEMENT FOR STORM SEWER, STORM DRAINAGE SWALES, AND WHERE APPLICABLE SANITARY SEWER, AND APPURTENANT WORKS IS HEREBY GRANTED TO THE THE BOARD OF FAIRFIELD COUNTY COMMISSIONERS AND ITS ASSIGNS, FOR USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASONS OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID "DRAINAGE EASEMENT AREA" OR "DRAINAGE AND SANITARY SEWER EASEMENT AREA", AND THAT THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED, UNLESS PAID BY A DRAINAGE MAINTENANCE DISTRICT ESTABLISHED FOR THE SUBDIVISION.

ENTRY SIGN & LANDSCAPE EASEMENT: THERE IS HEREBY RESERVED IN FAVOR OF DEVELOPER AND GRANTED TO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT UPON, OVER, THROUGH AND UNDER THE PROPERTY FOR INGRESS, EGRESS, INSTALLATION, REPLACEMENT, REPAIR AND MAINTENANCE OF ALL SIGNAGE AND LANDSCAPING. INSTALLED OR DETERMINED TO BE INSTALLED BY DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION.

CONSERVATION EASEMENT & STREAM PRESERVATION EASEMENT: SEE PAGE THREE

TEMPORARY TURNAROUND EASEMENTS: TEMPORARY TURNAROUND EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF A PUBLIC ROADWAY. THE SAID EASEMENTS SHALL BE UTILIZED FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC. THE SAID EASEMENTS SHALL NOT BE UTILIZED FOR OR CONTAIN PUBLIC OR PRIVATE UTILITIES.

NO VEHICULAR ACCESS UNTIL EXTENDED BY DEED OR PLAT.

MONUMENTATION: MONUMENTS SHOWN ON THE PLAT AS NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

WITNESS

GREGORY L PRICE, OWNER

STATE OF OHIO
FAIRFIELD COUNTY

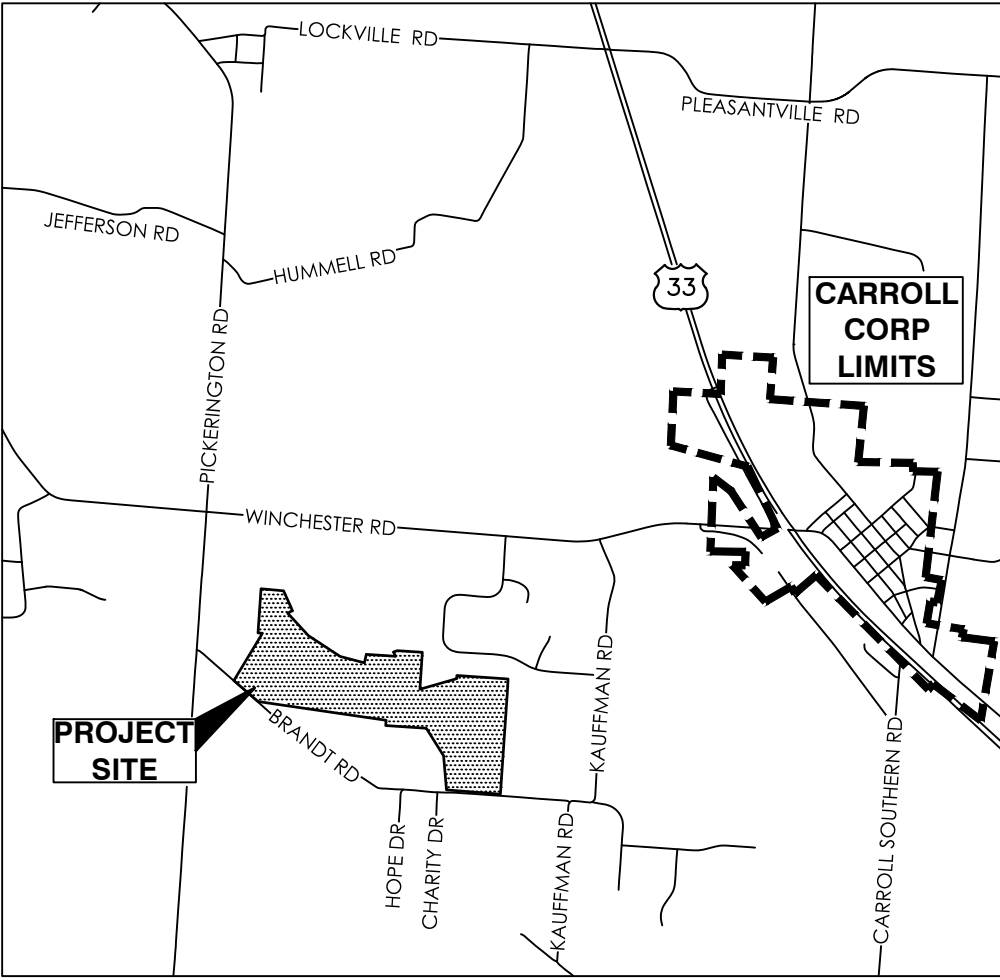
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, PERSONALLY CAME THE SAID _____, TO ME KNOWN, AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR
FAIRFIELD COUNTY, OHIO

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



VICINITY MAP

NOT TO SCALE

APPROVAL BY COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 20____.

CARRI L. BROWN
FAIRFIELD COUNTY AUDITOR

APPROVAL BY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____, 20____, AT _____ AM--PM AND THAT IT WAS RECORDED ON _____, 20____, IN PLAT CABINET _____, SLOT _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE \$ _____.

LISA MCKENZIE
FAIRFIELD COUNTY RECORDER

HEALTH DEPARTMENT APPROVAL

FAIRFIELD COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE FAIRFIELD COUNTY HEALTH BOARD (KNOWN AS THE FAIRFIELD DEPARTMENT OF HEALTH). APPROVAL OF ON-SITE WASTEWATER DISPOSAL SYSTEM IS BASED ON THE ORIGINAL SOIL CONDITIONS. ANY CUT OR FILL ON LOTS PROPOSED FOR ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL BE APPROVED BY THE FAIRFIELD DEPARTMENT OF HEALTH AND THIS APPROVAL SHALL BE NOTED ON CONSTRUCTION DRAWINGS PRIOR TO WORK BEING COMMENCED. THE NUMBER OF ALLOWED BEDROOMS FOR EACH LOT IS SHOWN IN THIS PLAT AND SHALL NOT BE CHANGED UNLESS OTHERWISE APPROVED BY THE FAIRFIELD COUNTY HEALTH DEPARTMENT

JOE EBEL
COMMISSIONER, FAIRFIELD COUNTY HEALTH DEPARTMENT

APPROVAL BY REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____, THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED AND EIGHTY (180) DAYS OF THE ABOVE APPROVAL.

HOLLY MATTEI
DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

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SUB DIVIDER

STONE HILL DEV., LLC
3805 COLUMBUS-LANCASTER RD NW

CARROLL OH 43112



APPROVAL BY COUNTY COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____. THE STREETS, ROAD, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

STEVE DAVIS
FAIRFIELD COUNTY COMMISSIONERS

DAVID LEVACY
FAIRFIELD COUNTY COMMISSIONERS

JEFF FIX
FAIRFIELD COUNTY COMMISSIONERS

APPROVAL BY COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____, HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

JEREMIAH UPP
FAIRFIELD COUNTY ENGINEER

APPROVAL BY COUNTY SANITARY ENGINEER

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____, SANITARY SEWER EASEMENTS FOR FUTURE SANITARY SEWERS HAVE BEEN PROVIDED AND ARE HEREBY ACCEPTED.

TONY VOGEL
FAIRFIELD COUNTY SANITARY ENGINEER

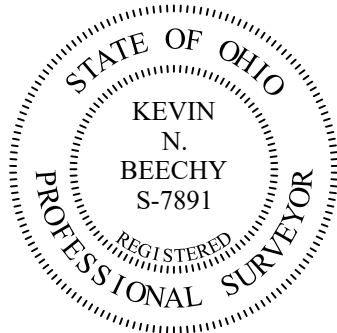
APPROVAL BY ZONING INSPECTOR

THIS PLAT IS CONSISTENT WITH THE CURRENT BLOOM TOWNSHIP ZONING RESOLUTION.

ANNE CYPHERT
TOWNSHIP ZONING INSPECTOR

CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER 2022, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO.



KEVIN BEECHY
OHIO PROFESSIONAL
SURVEYOR 7891

2/13/2024
DATE

STONE HILL
ESTATES
SECTION 1

200
SHEET 1 OF 12

S:\Price-Section LLC 3902 Views of Bloom\Survey\Drawg\QDL PLAT

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

LEGAL DESCRIPTION OF SUBDIVISION (STONE HILL ESTATES SECTION 1)

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM, BEING PART OF SECTIONS 11 & 12, TOWNSHIP 14, RANGE 20, AND CONTAINING 103.834 ACRES, MORE OR LESS, AND BEING ALL OUT OF A 161.437 ACRE TRACT OF LAND CONVEYED TO PRICE-SEATON, LLC AS RECORDED IN OFFICIAL RECORD 1823, PAGE 4122 (ALL REFERENCES USED IN THIS DESCRIPTION, REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO), SAID 103.834 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWED;

BEGINNING, FOR REFERENCE, AT A 5/8" IRON PIN FOUND (NO CAP) BEING LOCATED AT THE SOUTHWEST CORNER OF SECTION 12 AND IN THE CENTERLINE OF BRANDT ROAD (60 FOOT WIDE);

THENCE ALONG THE CENTERLINE OF SAID BRANDT ROAD AND THE SOUTH LINE OF SAID SECTION 12, SOUTH 86°09'39" EAST, A DISTANCE OF 959.46 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF A 5.01 ACRE TRACT OF LAND CONVEYED TO TOBIN C. COOK AND DEBORAH E. COOK AS RECORDED IN OFFICIAL RECORD 1251, PAGE 693, AND ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED 103.834 ACRE TRACT OF LAND;

THENCE ALONG THE EAST LINES OF SAID 5.01 ACRE COOK TRACT FOR THE FOLLOWING TWO (2) COURSES:

1) NORTH 4°32'02" WEST, PASSING OVER AN IRON PIPE SET AT 36.39 FEET AT THE INTERSECTION OF THE EAST LINE OF SAID 5.01 ACRE COOK TRACT WITH THE PROPOSED RIGHT OF WAY LINE OF SAID BRANDT ROAD, A TOTAL DISTANCE OF 442.48 FEET TO AN IRON PIPE SET;

2) NORTH 32°16'14" WEST, A DISTANCE OF 484.27 FEET TO AN IRON PIPE SET AT THE NORTHEAST CORNER OF SAID 5.01 ACRE COOK TRACT;

THENCE ALONG THE NORTH LINE OF SAID 5.01 ACRE COOK TRACT, ALSO ALONG THE NORTH LINE OF A 5.01 ACRE TRACT OF LAND CONVEYED TO KENNETH M. TETER AND VICTORIA M. TETER AS RECORDED IN OFFICIAL RECORD 1596, PAGE 3795, AND ALSO ALONG THE NORTH LINE OF A 5.01 ACRE TRACT OF LAND CONVEYED TO WILLIAM ZACK WATTS AND JAIMIE C. WATTS AS RECORDED IN OFFICIAL RECORD 1745, PAGE 4428, NORTH 86°09'39" WEST, A DISTANCE OF 606.84 FEET TO AN IRON PIPE SET AT THE NORTHWEST CORNER OF SAID 5.01 ACRE WATTS TRACT, ALSO ON THE EAST LINE OF A 2.114 ACRE TRACT OF LAND CONVEYED TO ERIN W. BREEDLOVE & DONNA S. BREEDLOVE AS RECORDED IN OFFICIAL RECORD 1419, PAGE 2087, AND ALSO BEING ON THE WEST LINE OF SECTION 12;

THENCE ALONG THE EAST LINE OF SAID 2.114 ACRE BREEDLOVE TRACT, ALSO ALONG THE EAST LINE OF A 2.653 ACRE TRACT OF LAND CONVEYED TO BARRY KIRBY AND JAMI KIRBY AS RECORDED IN OFFICIAL RECORD 1360, PAGE 3207, AND ALSO ALONG THE WEST LINE OF SECTION 12, NORTH 4°01'54" EAST, A DISTANCE OF 81.10 FEET TO AN IRON PIPE SET AT A NORTHEAST CORNER OF SAID 2.653 ACRE KIRBY TRACT;

THENCE ALONG THE NORTH LINE OF SAID 2.653 ACRE KIRBY TRACT, ALSO ALONG THE NORTH LINES OF A 2.464 ACRE TRACT OF LAND CONVEYED TO WILLIAM K. BLEVINS AND KAREN DEVER BLEVINS AS RECORDED IN OFFICIAL RECORD 1600, PAGE 2516, A 2.262 ACRE TRACT OF LAND CONVEYED TO SUE W. HIGHLEY AND CHARLES S. HIGHLEY, JR. AS RECORDED IN OFFICIAL RECORD 1612, PAGE 3010, A 3.918 ACRE TRACT OF LAND CONVEYED TO BRIGITTE E. RICKARDS, TRUSTEE AS RECORDED IN OFFICIAL RECORD 1717, PAGE 342, OFFICIAL RECORD 1717, PAGE 345 & OFFICIAL RECORD 1717, PAGE 350, A 2.396 ACRE TRACT OF LAND CONVEYED TO JULIE RICHARDS AND MICHAEL RICHARDS AS RECORDED IN OFFICIAL RECORD 1714, PAGE 1226, A 1.851 ACRE TRACT OF LAND CONVEYED TO RICKEY T. & MELINDA S. GILLESPIE AS RECORDED IN INSTRUMENT NUMBER 202100018040, AND A 1.718 ACRE TRACT OF LAND CONVEYED TO RICKEY T. & MELINDA S. GILLESPIE AS RECORDED IN INSTRUMENT NUMBER 202100018040, NORTH 79°06'02" WEST, PASSING OVER AN IRON PIPE SET AT 1758.48 FEET AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID 1.718 ACRE GILLESPIE TRACT WITH THE PROPOSED RIGHT OF WAY LINE OF SAID BRANDT ROAD, A TOTAL DISTANCE OF 1829.51 FEET TO A MAG NAIL SET AT THE NORTHWEST CORNER OF SAID 1.718 ACRE GILLESPIE TRACT, ALSO BEING ON THE NORTH LINE OF A 1.05 ACRE TRACT OF LAND CONVEYED TO BLAKE S. & SARAH E. POWERS AS RECORDED IN INSTRUMENT NUMBER 202100002704, AND ALSO BEING IN THE CENTERLINE OF SAID BRANDT ROAD;

THENCE ALONG SAID BRANDT ROAD CENTERLINE, ALSO ALONG THE NORTH LINE OF SAID 1.05 ACRE POWERS TRACT, ALSO ALONG THE NORTH LINES OF A 1.05 ACRE TRACT OF LAND CONVEYED TO JONATHAN J. & NANCY S. COX AS RECORDED IN INSTRUMENT NUMBER 202100006551, A 1.04 ACRE TRACT OF LAND CONVEYED TO RICHARD C. & MARCIA L. GRAEFF, TR. AS RECORDED IN DOCUMENT NUMBER 202200017398, A 2.098 ACRE TRACT OF LAND CONVEYED TO WALTER F. CALLAHAN, JR. AS RECORDED IN INSTRUMENT NUMBER 202100019027, NORTH 48°38'49" WEST, PASSING OVER A MAG NAIL SET AT 262.85 FEET AT THE INTERSECTION OF THE CENTERLINE OF SAID BRANDT ROAD WITH THE CENTERLINE OF PROPOSED STONE HILL DRIVE WEST, A TOTAL DISTANCE OF 510.98 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF A 3.083 ACRE TRACT OF LAND CONVEYED TO MEGAN R. ROBERSON AND GENEAL M. ROBERSON III AS RECORDED IN OFFICIAL RECORD 1387, PAGE 284;

THENCE ALONG THE EAST LINE OF SAID 3.083 ACRE ROBERSON TRACT, NORTH 28°30'41" EAST, PASSING OVER A 5/8" REBAR FOUND (NO CAP) AT 30.76 FEET AND AN IRON PIPE SET AT 36.92 FEET AT THE INTERSECTION OF THE EAST LINE OF SAID 3.083 ACRE ROBERSON TRACT WITH THE PROPOSED RIGHT OF WAY LINE OF SAID BRANDT ROAD, A TOTAL DISTANCE OF 700.26 FEET TO A FOUND 5/8" REBAR (NO CAP) AT THE NORTHEAST CORNER OF SAID 3.083 ACRE ROBERSON TRACT;

THENCE ALONG THE NORTH LINE OF SAID 3.083 ACRE ROBERSON TRACT, NORTH 84°52'40" WEST, A DISTANCE OF 68.48 FEET TO A FOUND 5/8" REBAR (KM CAP) AT THE SOUTHEAST CORNER OF A 7.579 ACRE TRACT OF LAND CONVEYED TO PRICE-SEATON, LLC AS RECORDED IN INSTRUMENT NUMBER 202200018555;

THENCE ALONG THE EAST LINE OF SAID 7.579 ACRE PRICE-SEATON TRACT, NORTH 3°53'41" EAST, A DISTANCE OF 660.20 FEET TO A 5/8" REBAR FOUND (NO CAP) AT THE NORTHEAST CORNER OF SAID 7.579 ACRE PRICE-SEATON TRACT, ALSO BEING THE SOUTHEAST CORNER OF A 4.014 ACRE TRACT OF LAND

CONVEYED TO WILLIAM F. GILCREST AS RECORDED IN OFFICIAL RECORD 1662, PAGE 1595, AND ALSO BEING THE SOUTHWEST CORNER OF A 10 ACRE TRACT OF LAND CONVEYED TO JASON W. FOX AND SARAH J. FOX AS RECORDED IN OFFICIAL RECORD 1646, PAGE 566;

THENCE ALONG THE SOUTH LINE OF SAID 10 ACRE FOX TRACT, SOUTH 84°56'12" EAST, A DISTANCE OF 338.32 FEET TO AN IRON PIPE SET;

THENCE LEAVING SAID SOUTH LINE AND ACROSS SAID 161.437 ACRE PRICE-SEATON TRACT, THE FOLLOWING ELEVEN (11) COURSES;

- 1) SOUTH 24°24'00" EAST, A DISTANCE OF 267.87 FEET TO AN IRON PIPE SET;
- 2) SOUTH 20°38'36" EAST, A DISTANCE OF 60.00 FEET TO AN IRON PIPE SET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 18°26'18", AN ARC LENGTH OF 77.24, A CHORD LENGTH OF 76.90 FEET BEARING SOUTH 60°08'15" WEST TO AN IRON PIPE SET;
- 4) SOUTH 42°42'32" EAST, A DISTANCE OF 451.59 FEET TO AN IRON PIPE SET;
- 5) SOUTH 56°46'12" EAST, A DISTANCE OF 566.00 FEET TO AN IRON PIPE SET;
- 6) SOUTH 75°16'23" EAST, A DISTANCE OF 374.94 FEET TO AN IRON PIPE SET;
- 7) NORTH 13°32'47" EAST, A DISTANCE OF 128.38 FEET TO AN IRON PIPE SET;
- 8) SOUTH 86°15'50" EAST, A DISTANCE OF 435.12 FEET TO AN IRON PIPE SET;
- 9) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 6°13'38", AN ARC LENGTH OF 68.47, A CHORD LENGTH OF 68.44 FEET BEARING NORTH 25°25'09" WEST TO AN IRON PIPE SET;
- 10) NORTH 67°41'41" EAST, A DISTANCE OF 60.00 FEET TO A PERMANENT MONUMENT SET;
- 11) SOUTH 86°16'14" EAST, A DISTANCE OF 375.48 FEET TO AN IRON PIPE SET ON THE WEST LINE OF LOT 16 OF CASTLEWOOD SUBDIVISION SOUTH AS RECORDED IN PLAT BOOK 10, PAGE 111;

THENCE ALONG THE WEST LINE OF SAID LOT 16 AND ALSO THE WEST LINE OF LOT 15 OF SAID CASTLEWOOD SUBDIVISION SOUTH, SOUTH 3°42'22" WEST, PASSING OVER A 5/8" IRON PIN FOUND (TOBIN MCFARLAND CAP) AT 403.85 FEET, A TOTAL DISTANCE OF 552.98 FEET TO AN IRON PIPE SET AT THE SOUTHWEST CORNER OF SAID LOT 15;

THENCE ALONG THE SOUTH LINES OF SAID LOT 15 AND LOT 14 OF SAID CASTLEWOOD SUBDIVISION SOUTH, NORTH 74°05'20" EAST, A DISTANCE OF 572.12 FEET TO AN IRON PIPE SET AT A CORNER OF SAID LOT 14;

THENCE ALONG AN EAST LINE OF SAID LOT 14, NORTH 4°01'20" EAST, A DISTANCE OF 49.60 FEET TO AN IRON PIPE SET AT A CORNER OF SAID LOT 14;

THENCE ALONG THE SOUTH LINES OF SAID LOT 14 AND LOTS 10-13 OF SAID CASTLEWOOD SUBDIVISION SOUTH, SOUTH 85°59'40" EAST, PASSING OVER A 5/8" IRON PIN FOUND (PS 4372 CAP) AT 316.41 FEET AND A 1/2" IRON PIPE FOUND (NO CAP) AT 646.09 FEET, A TOTAL DISTANCE OF 765.66 FEET TO AN IRON PIN SET AT A CORNER OF SAID LOT 10;

THENCE ALONG THE WEST LINE OF SAID LOT 10, SOUTH 3°20'20" WEST, A DISTANCE OF 216.66 FEET TO AN IRON PIPE SET AT A CORNER OF SAID LOT 10 AND LOT 9 OF SAID CASTLEWOOD SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 35.07 ACRE TRACT OF LAND CONVEYED TO KARYN (LAMB) REIS AND MICHELLE L. BEATY AND EDWARD B. LAMB, II, AS RECORDED IN O.R. 1636, PAGE 647;

THENCE ALONG THE WEST LINE OF SAID 35.07 ACRE TRACT, SOUTH 3°54'54" WEST, PASSING OVER IRON PIPE SET AT 153.10 FEET AND 213.10 FEET, MARKING THE EASTERLY TERMINUS OF BOULDER COURT, AND AN IRON PIPE SET AT 1393.81 FEET AT THE INTERSECTION OF THE WEST LINE OF SAID 35.07 ACRE LAMB TRACT WITH THE PROPOSED RIGHT OF WAY LINE OF SAID BRANDT ROAD, A TOTAL DISTANCE OF 1429.81 FEET TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID 35.07 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF A 6.4601 ACRE TRACT OF LAND CONVEYED TO GEORGE R. BOGRESS AS RECORDED IN OFFICIAL RECORD 1546, PAGE 1685, ALSO BEING THE NORTHEAST CORNER OF A 0.81 ACRE TRACT OF LAND CONVEYED TO TANIA S. MCKITTRICK, TRUSTEE AS RECORDED IN OFFICIAL RECORD 1655, PAGE 1655, ALSO BEING THE CENTERLINE OF SAID BRANDT ROAD, AND ALSO BEING THE SOUTH LINE OF SAID SECTION 12;

THENCE ALONG THE NORTH LINE OF SAID 0.81 ACRE MCKITTRICK TRACT, ALSO ALONG THE NORTH LINES OF A 0.848 ACRE TRACT OF LAND CONVEYED TO HUBERTA J. NEW AS RECORDED IN OFFICIAL RECORD 690, PAGE 993, A 1.183 ACRE TRACT OF LAND CONVEYED TO HUBERTA J. NEW AS RECORDED IN OFFICIAL RECORD 1132, PAGE 1814, A 0.50 ACRE TRACT OF LAND CONVEYED TO TANIA S. MCKITTRICK, TRUSTEE AS RECORDED IN OFFICIAL RECORD 1655, PAGE 1655, AND LOT 1 OF FAITH HILL SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 47, ALSO BEING ALONG THE SOUTH LINE OF SAID SECTION 12, AND ALSO ALONG THE CENTERLINE OF SAID BRANDT ROAD, NORTH 86°09'39" WEST, PASSING OVER A MAG NAIL SET AT 526.76 FEET AT THE INTERSECTION OF THE CENTERLINE OF SAID BRANDT ROAD WITH THE CENTERLINE OF PROPOSED STONE HILL DRIVE EAST, A TOTAL DISTANCE OF 820.40 FEET TO TRUE POINT OF BEGINNING.

CONTAINING A TOTAL OF 103.834 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPE BEING 30 INCHES IN LENGTH WITH A 1" YELLOW PLASTIC CAP INSCRIBED "SANDS DECKER".

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83) BY GPS OBSERVATIONS, REFERENCED TO THE ODOT VRS NETWORK.

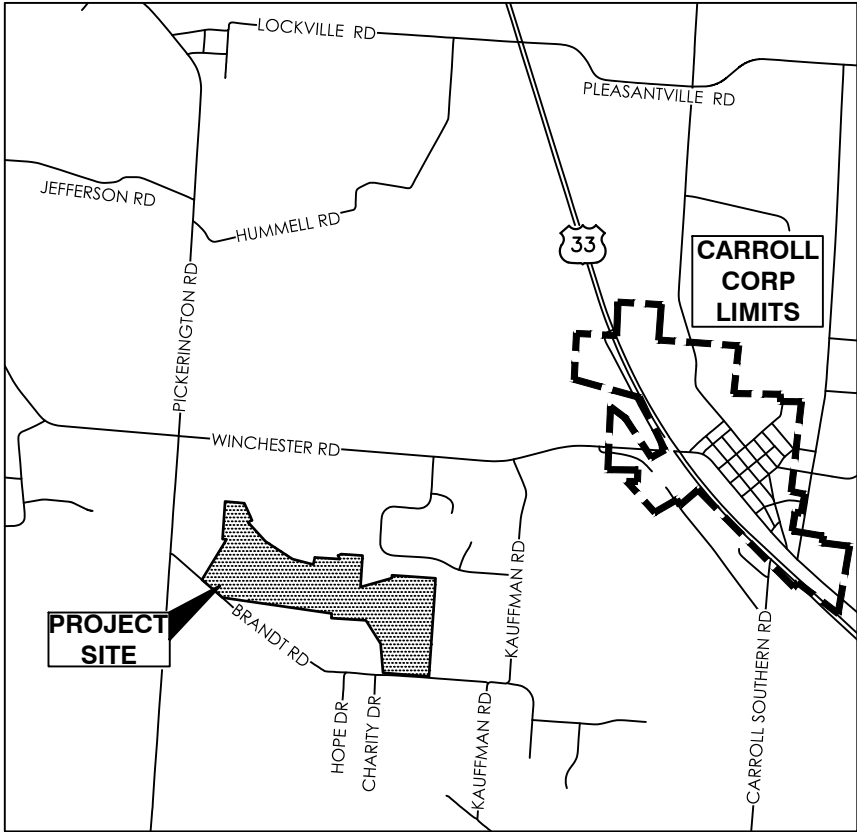


OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

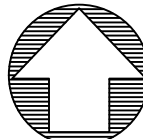
1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640



VICINITY MAP

NOT TO SCALE



NORTH

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

SURVEYOR'S NOTES

– BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY SANDS DECKER IN MAY, 2019 AND RECORDS ON FILE AT THE FAIRFIELD COUNTY RECORDER'S OFFICE, AUDITOR'S OFFICE, AND ENGINEER'S OFFICE.

– REFERENCES: DOCUMENTS AS NOTED HEREON.

– NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT STONE HILLS ESTATES SECTION 1 OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE FAIRFIELD COUNTY RECORDER'S OFFICE.

IRON PIPES: ALL IRON PIPES SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."

PERMANENT MONUMENTS: PERMANENT MONUMENTS, WHERE INDICATED HEREON, ARE TO BE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, (REBAR) ARE TO BE SET TO MONUMENT THE POINTS INDICATED AND ARE TO BE SET WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH ALUMINUM CAP STAMPED "SANDS DECKER." ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

SURVEYS USED

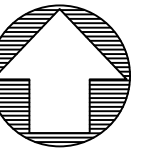
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6413	9779
7206	11301
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7210	16763
7222	

STONE HILL
ESTATES
SECTION 1

207
SHEET 2 OF 12

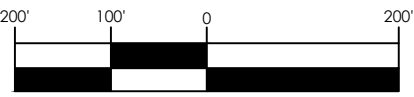
STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

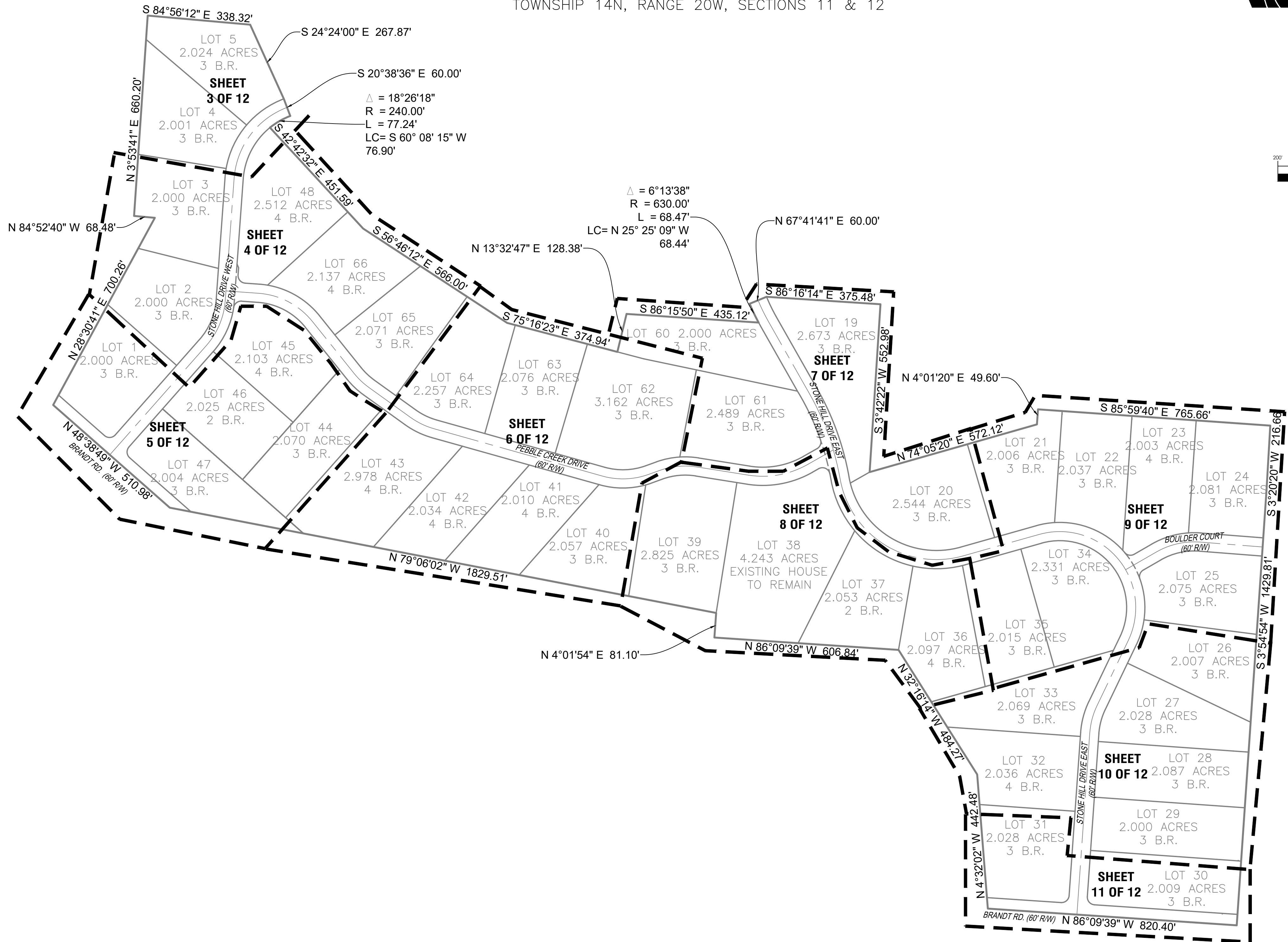


NORTH

GRAPHIC SCALE



1" = 200'



STONE HILL
ESTATES
SECTION 1

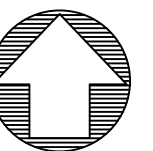
SHEET 2A OF 12

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04/02/2024

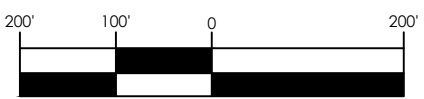
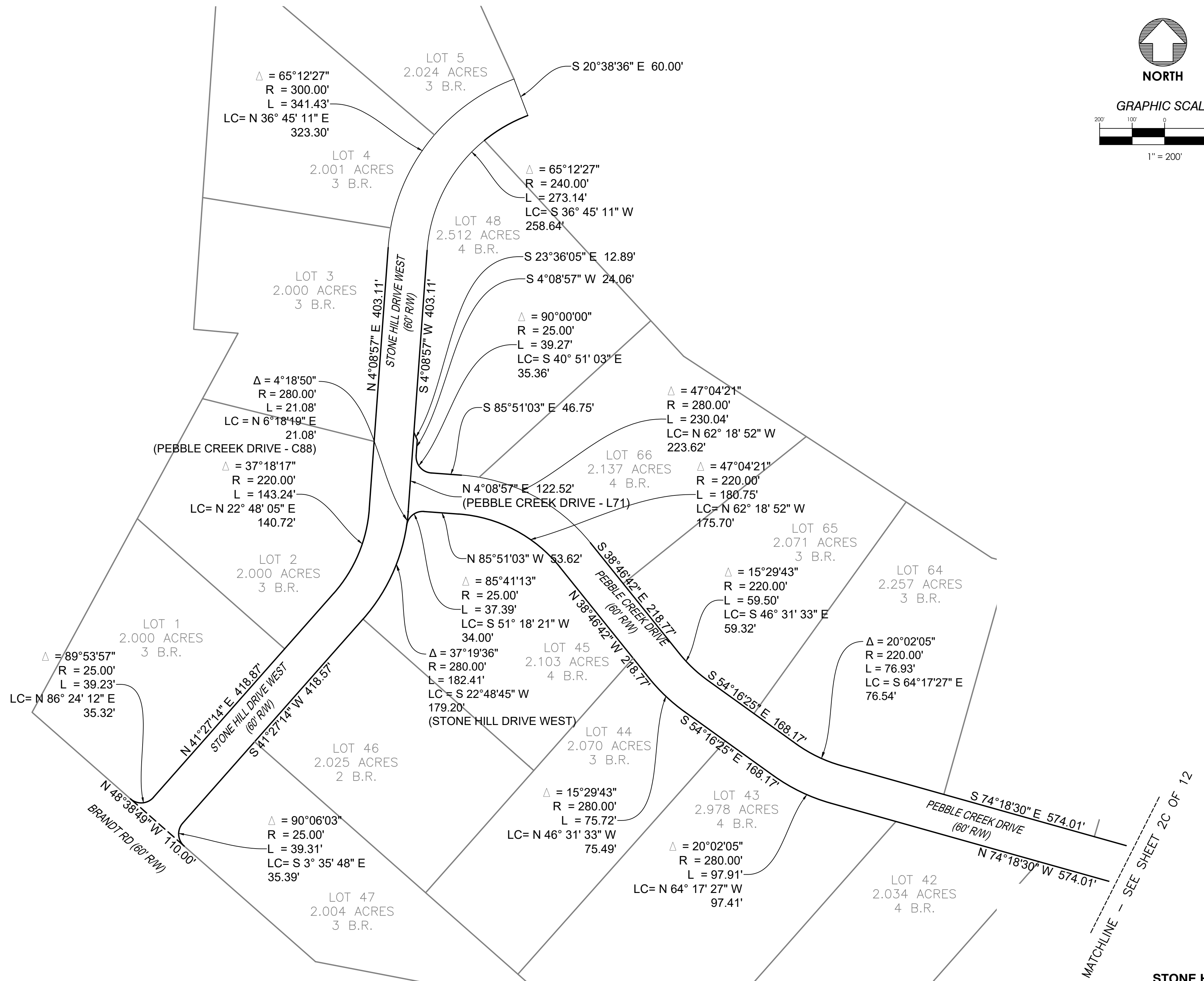
S:\Price-Section LLC 3902 Views of Bloom\Survey\Drawg\QDL PLAT

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



NORTH

GRAPHIC SCALE

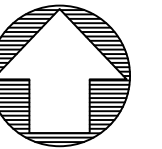
 $1'' = 200'$ 

**STONE HILL
ESTATES
SECTION 1**

209
SHEET 2B OF 12

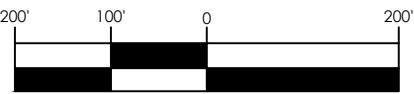
STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

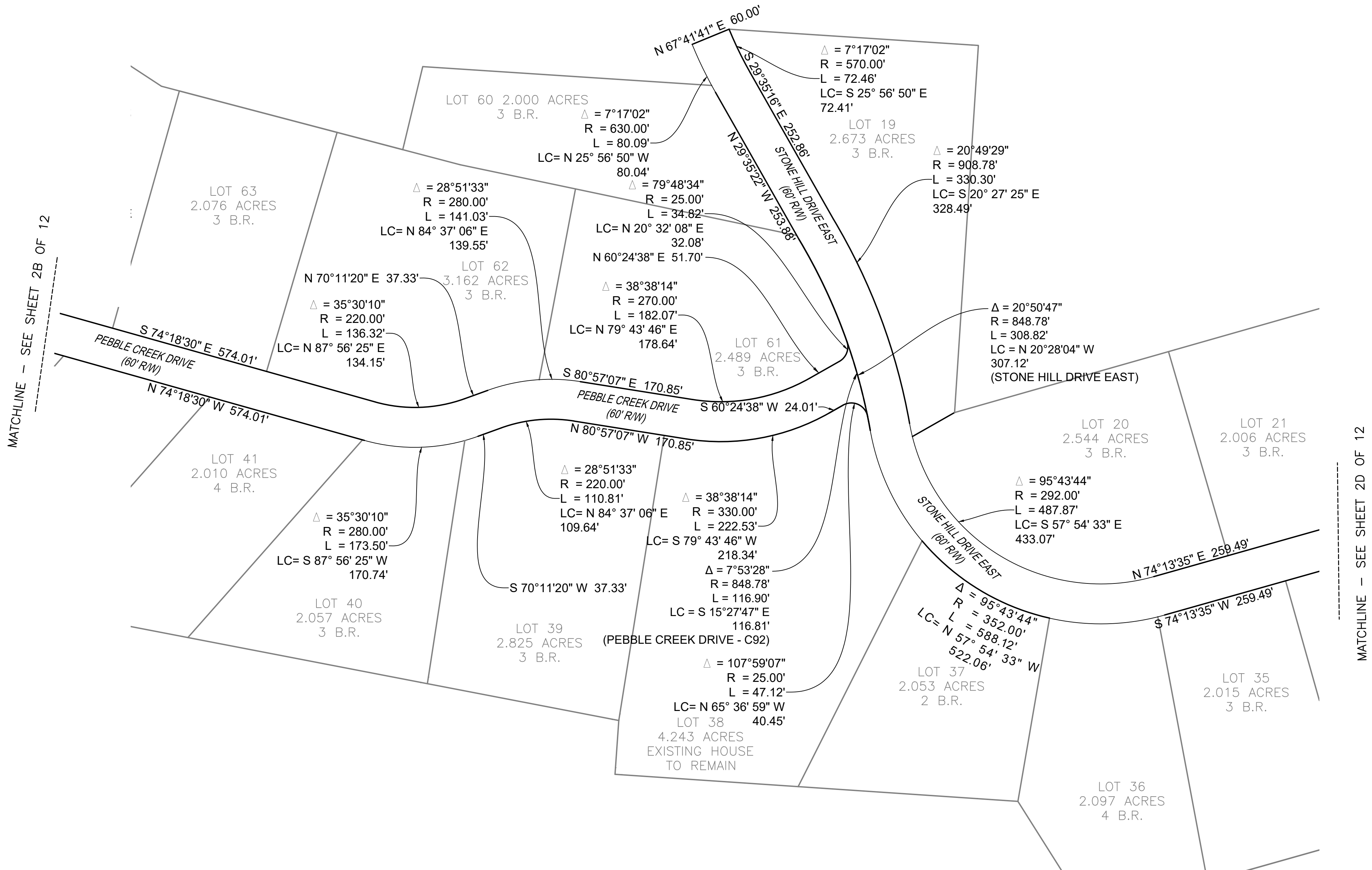


NORTH

GRAPHIC SCALE



1" = 200'



STONE HILL
ESTATES
SECTION 1

SHEET 2C OF 12

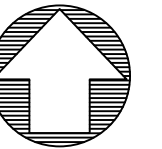
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04/02/2024

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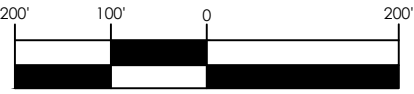
STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

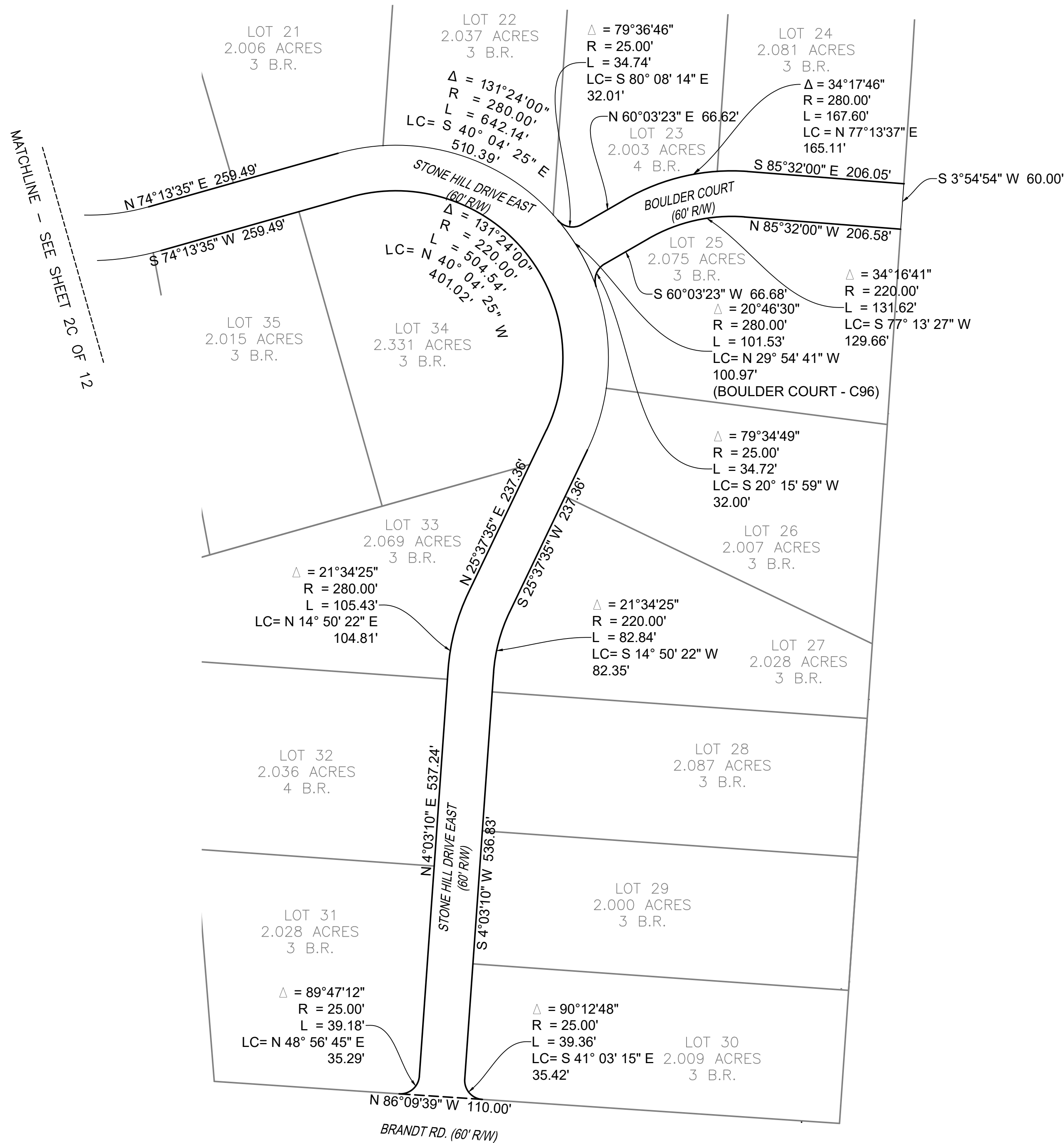


NORTH

GRAPHIC SCALE



1" = 200'



ROAD SUMMARY

EX. BRANDT ROAD R/W (WEST).....0.372 AC.
PROP. BRANDT ROAD R/W (WEST)....0.079 AC.
TOTAL BRANDT ROAD R/W (WEST)....0.451 AC.
EX. BRANDT ROAD R/W (EAST).....0.566 AC.
PROP. BRANDT ROAD R/W (EAST)....0.114 AC.
TOTAL BRANDT ROAD R/W (EAST)....0.680 AC.

BRANDT ROAD(TOTAL).....1.131 AC.
STONE HILL DRIVE WEST.....1.820 AC.
PEBBLE CREEK DRIVE.....2.991 AC.
STONE HILL DRIVE EAST.....4.019 AC.
BOULDER COURT.....0.615 AC.
TOTAL AREA.....10.576 AC.

AREA SUMMARY

PUBLIC ROAD AREA.....10.576 AC.
LOT AREA.....93.258 AC.
RESERVE AREA.....0.000 AC.
NUMBER OF LOTS..... 42
TOTAL AREA.....103.834 AC.

ZONING DATA

ZONING: R-R – RURAL RESIDENTIAL
LOT FRONTAGE & WIDTH AT BUILDING LINE: 150 FEET
MINIMUM LOT AREA: 2 ACRES
MINIMUM FRONT YARD SETBACK: 50 FEET
MINIMUM REAR YARD SETBACK: 50 FEET
SIDE YARD LEAST WIDTH: 25 FEET
TOTAL SIDE WIDTH: 50 FEET

LINE TYPE LEGEND
AND
ABBREVIATIONS

	PLAT BOUNDARY
	EXISTING RIGHT OF WAY
	CENTERLINE
	LOT LINE
	EASEMENTS (VARIOUS TYPES)
	CONSERVATION AREA
ESMT	EASEMENT
B.R.	BED ROOMS
B.S.	SETBACK

MONUMENT LEGEND

	IRON PIN/PIPE FOUND
	IRON PIPE TO BE SET
	MAG NAIL TO BE SET
	PERMANENT MONUMENT TO BE SET (SEE SURVEYOR'S NOTES – PAGE 2)
	IRON PIPE SET
	MAG NAIL SET

*IRON PIPES 'TO BE SET' WILL BE DONE AFTER THE CONSTRUCTION OF THIS DEVELOPMENT.
IRON PIPES 'SET' HAVE ALREADY BEEN SET AT THE TIME OF THIS SUBMITTAL

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

CONSERVATION
EASEMENT NOTES

THE CONSERVATION EASEMENT GRANTED HEREUNDER AND IDENTIFIED IN THE LEGAL DESCRIPTION FOR THE PROPERTY, SHALL BE PERPETUAL TO THE EXTENT PERMITTED BY LAW AND SHALL HAVE NO EXPIRATION DATE. THE CONSERVATION EASEMENT AREA POSSESSES SUBSTANTIAL VALUE IN CONSERVING AND PROTECTING THE PHYSICAL, BIOLOGICAL, CHEMICAL AND OVERALL ECOLOGICAL INTEGRITY OF THE EASEMENT AREA. ANY ACTIVITY ON, OR USE OF, THE EASEMENT AREA INCONSISTENT WITH THE PURPOSES OF THIS CONSERVATION EASEMENT OR DETRIMENTAL TO THE CONSERVATION VALUES EXPRESSED HEREIN IS EXPRESSLY PROHIBITED.

THIS CONSERVATION EASEMENT IS TRANSFERABLE AND RUNS WITH THE LAND. THE GRANTEE SHALL NOTIFY THE PROPERTY OWNER AND BE GRANTED ACCESS TO THE EASEMENT AREA FOR THE PURPOSE OF CONDUCTING A SITE-MONITORING PROGRAM TO ENSURE THE TERMS OF THIS CONSERVATION EASEMENT ARE BEING UPHELD. THE GRANTEE SHALL HAVE THE RIGHT TO REQUIRE THE RESTORATION OF THE AREAS OF FEATURES OF THE EASEMENT AREA, WHICH ARE DAMAGED BY ANY ACTIVITY INCONSISTENT WITH THIS CONSERVATION EASEMENT.

THIS AFOREMENTIONED CONSERVATION EASEMENT WILL APPLY TO LOT 62; LOT 63; LOT 39 AND LOT 38 IN THE STONE HILL ESTATES SUBDIVISION. THE GRANTEE, SHALL HAVE THE RIGHT AND MAY PLACE SIGNS ON THE EASEMENT AREA, WHICH IDENTIFY THE LAND AS BEING PROTECTED BY THE CONSERVATION EASEMENT.

STREAM PRESERVATION
EASEMENT NOTES

– THE STREAMS AND WETLANDS SHOWN ARE OUTLINED IN THE PRELIMINARY JURISDICTIONAL WETLAND/WATERS DELINEATION REPORT, DATED OCTOBER 7, 2020, PERFORMED BY "STONE ENVIRONMENTAL ENGINEERING AND SCIENCE, INC.". THESE AREAS ARE PROTECTED VIA THE EASEMENTS SHOWN ON PLAT.

AFFECTED LOTS INCLUDE: LOT 43, LOT 42, LOT 63 AND LOT 62

OUTLINED IN THE AFOREMENTIONED REPORT, THE ACTIVITY AND USE LIMITATIONS WITHIN THESE AREAS INCLUDE:

THE PLACEMENT OR CONSTRUCTION OF ANY MAN-MADE MODIFICATIONS SUCH AS BUILDINGS, STRUCTURES, FENCES, ROADS AND PARKING LOTS ON THE STREAM PRESERVATION EASEMENTS IS PROHIBITED, OTHER THAN CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN APPROVED BY THE OHIO EPA;

ANY CUTTING OF TREES, GROUND COVER OR VEGETATION, OR DESTROYING BY MEANS OF HERBICIDES OR PESTICIDES ON THE STREAM PRESERVATION EASEMENTS IS PROHIBITED, OTHER THAN THE REMOVAL OR CONTROL OF INVASIVE AND NOXIOUS SPECIES AND CONTROL ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN APPROVED BY THE OHIO EPA;

THE REMOVAL OF SOIL, SAND, GRAVEL, ROCK, MINERALS OR OTHER MATERIALS FROM THE STREAM PRESERVATION EASEMENTS, OR DOING ANY ACT THAT WOULD ALTER THE TOPOGRAPHY OF THE PROPERTY SHALL BE PROHIBITED;

WASTE, GARBAGE AND UNSIGHTLY OR OFFENSIVE MATERIALS ARE NOT PERMITTED AND MAY NOT BE ACCUMULATED ON THE STREAM PRESERVATION EASEMENTS;

NATURAL WATER COURSES AND STREAMS AND ADJACENT RIPARIAN BUFFERS MAY NOT BE DREDGED, STRAIGHTENED, FILLED, CHANNELIZED, IMPEDED, DIVERTED OR OTHERWISE ALTERED ON THE STREAM PRESERVATION EASEMENTS, OTHER THAN AS PART OF ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN APPROVED BY THE OHIO EPA;

RECREATIONAL USES THAT DISTURB OR COMPACT THE SOILS OR DESTROY OR INHIBIT GROWTH OF VEGETATION ARE PROHIBITED;

CONSTRUCTION OF UTILITIES ON THE STREAM PRESERVATION EASEMENTS SHALL BE PROHIBITED. UNDERGROUND OR ABOVE-GROUND UTILITIES MAY ONLY BE CONSTRUCTED IF NO OTHER ALTERNATIVE IS AVAILABLE AND OHIO EPA HAS APPROVED THE EXCEPTION; ALLOWING FOR NECESSARY REPAIRS TO EXISTING FACILITIES.

EACH AND EVERY OTHER ACTIVITY OR CONSTRUCTION PROJECT WHICH MIGHT ENDANGER THE NATURAL, SCENIC, BIOLOGICAL, ECOLOGICAL INTEGRITY OF THE STREAM PRESERVATION EASEMENTS AREAS SHALL BE PROHIBITED, OTHER THAN AS PART OF ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN APPROVED BY THE OHIO EPA.



WILLIAM F. GILCREST
PID: 008-00295.00
O.R. 1662, PG. 1593
4.014 AC. (DEED)

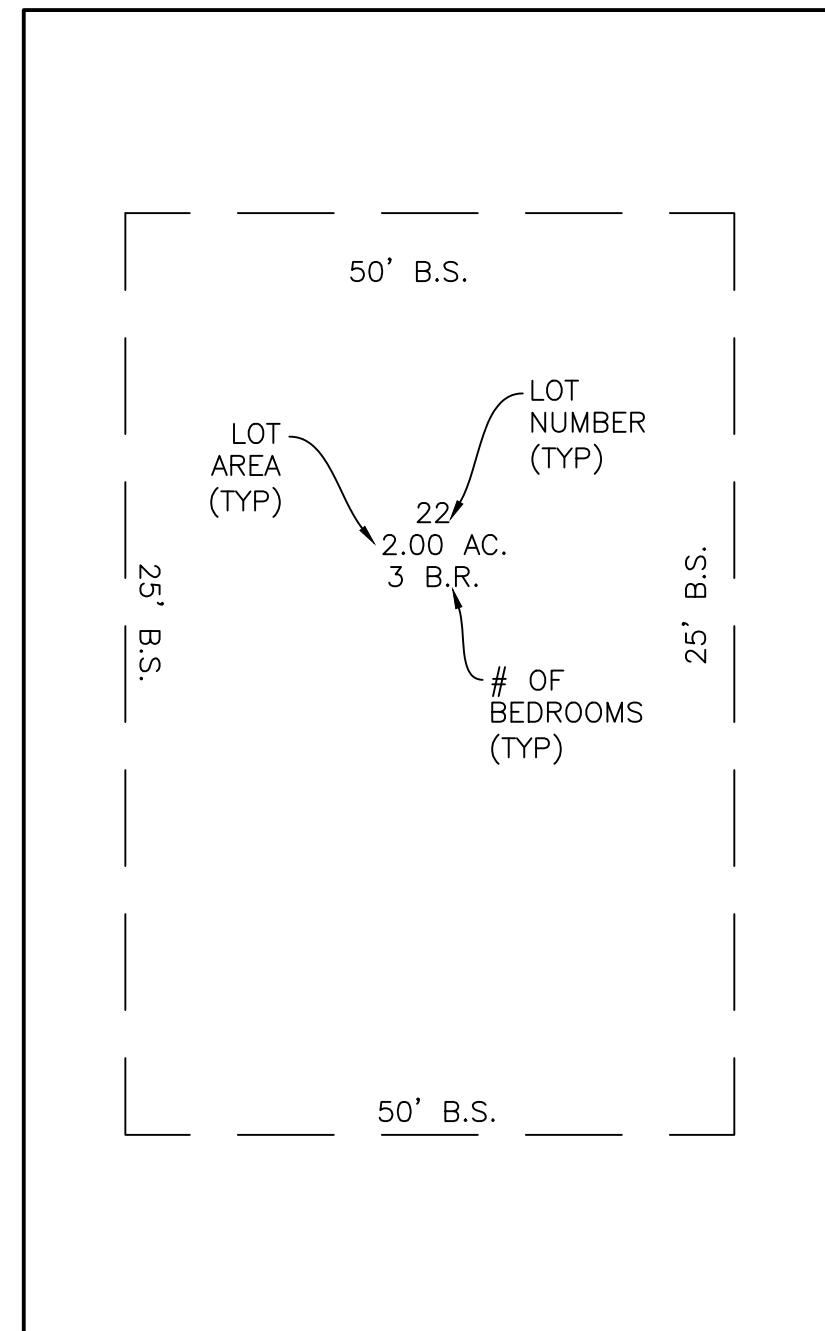
WILLIAM F. GILCREST
PID: 008-00295.00
O.R. 1662, PG. 1593
4.014 AC. (DEED)

JASON W. FOX AND
SARAH J. FOX
PID: 008-00293.00
O.R. 1646, PG. 566
10 AC. (DEED)

PRICE-SEATON, LLC
PID: 008-00314.00
IN: 202200018555
7.579 AC. (DEED)

STORM DRAINAGE EASEMENT
IN: 202300002390

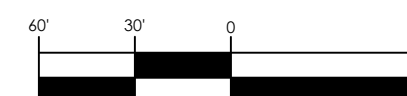
PRICE-SEATON, LLC
PID: 008-00314.00
IN: 202200018555
7.579 AC. (DEED)



TYPICAL LOT
NOT TO SCALE



GRAPHIC SCALE



1" = 60'

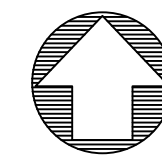
STONE HILL
ESTATES
SECTION 1

SHEET 3 OF 12

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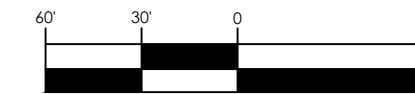
STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



NORTH

GRAPHIC SCALE



1" = 60'



PRICE-SEATON, LLC
PID: 008-00314.00
IN: 202200018555
7.579 AC. (DEED)

30' STORM DRAINAGE
EASEMENT
IN: 202300002390

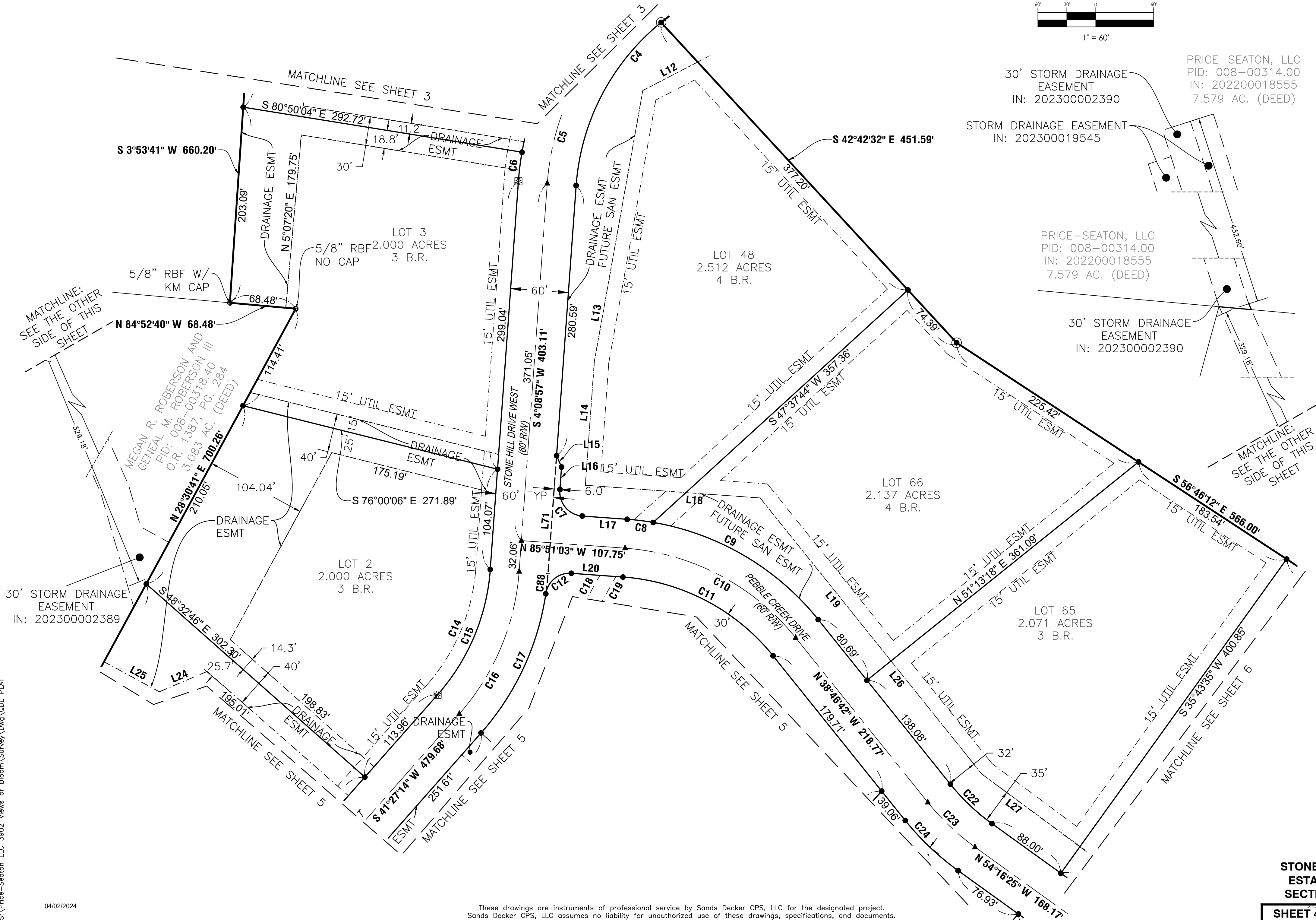
STORM DRAINAGE EASEMENT
IN: 202300019545

PRICE-SEATON, LLC
PID: 008-00314.00
IN: 202200018555
7.579 AC. (DEED)

30' STORM DRAINAGE
EASEMENT
IN: 202300002390

MATCHLINE:
SEE THE OTHER
SIDE OF THIS
SHEET

MATCHLINE:
SEE THE OTHER
SIDE OF THIS
SHEET



STONE HILL
ESTATES
SECTION 1

SHEET 4 OF 12

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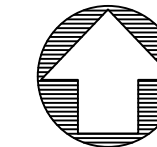
S:\Price-Section LLC 3902 Views of Bloom\Survey\Drawg\QDL PLAT

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

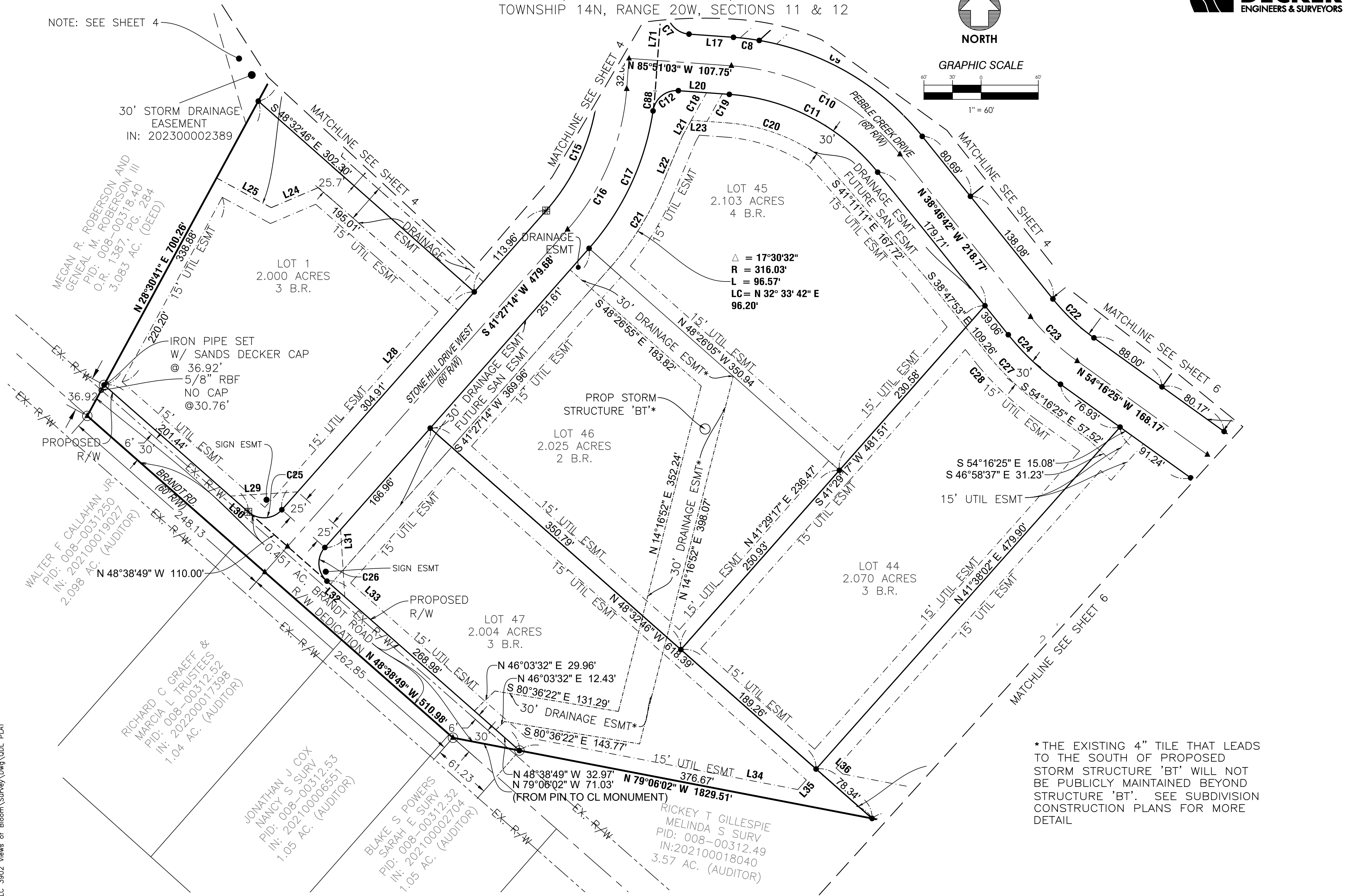
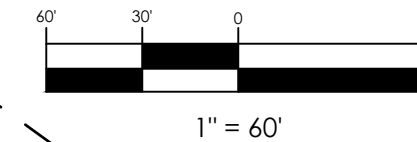


NOTE: SEE SHEET 4



NORTH

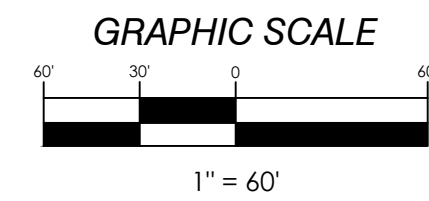
GRAPHIC SCALE



*THE EXISTING 4" TILE THAT LEADS TO THE SOUTH OF PROPOSED STORM STRUCTURE 'BT' WILL NOT BE PUBLICLY MAINTAINED BEYOND STRUCTURE 'BT'. SEE SUBDIVISION CONSTRUCTION PLANS FOR MORE DETAIL

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



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STONE HILL
ESTATES
SECTION 1

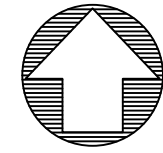
SHEET 6 OF 12

04/02/2024

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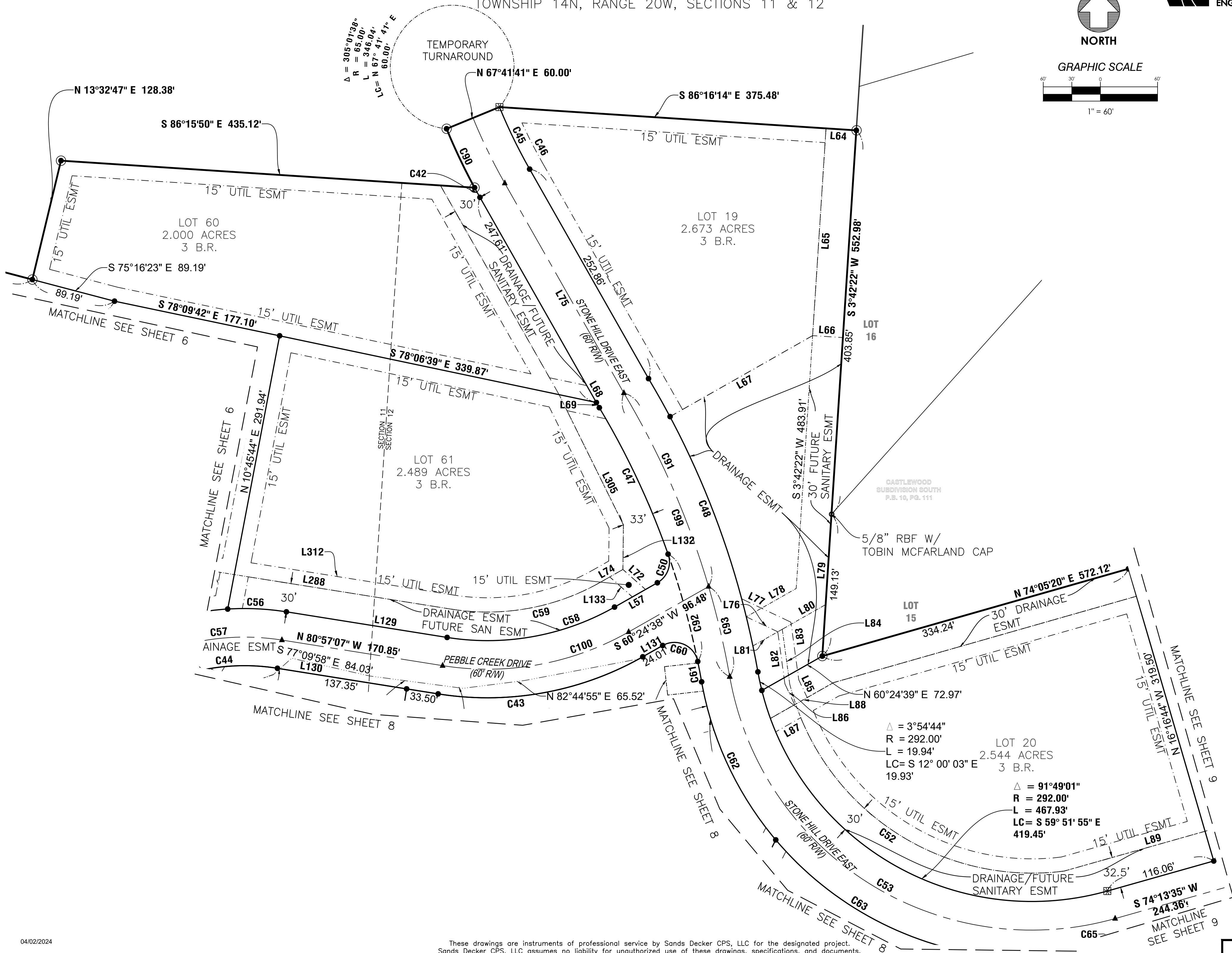
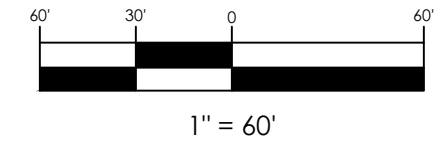
STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



NORTH

GRAPHIC SCALE



STONE HILL
ESTATES
SECTION 1

SHEET 7 OF 12

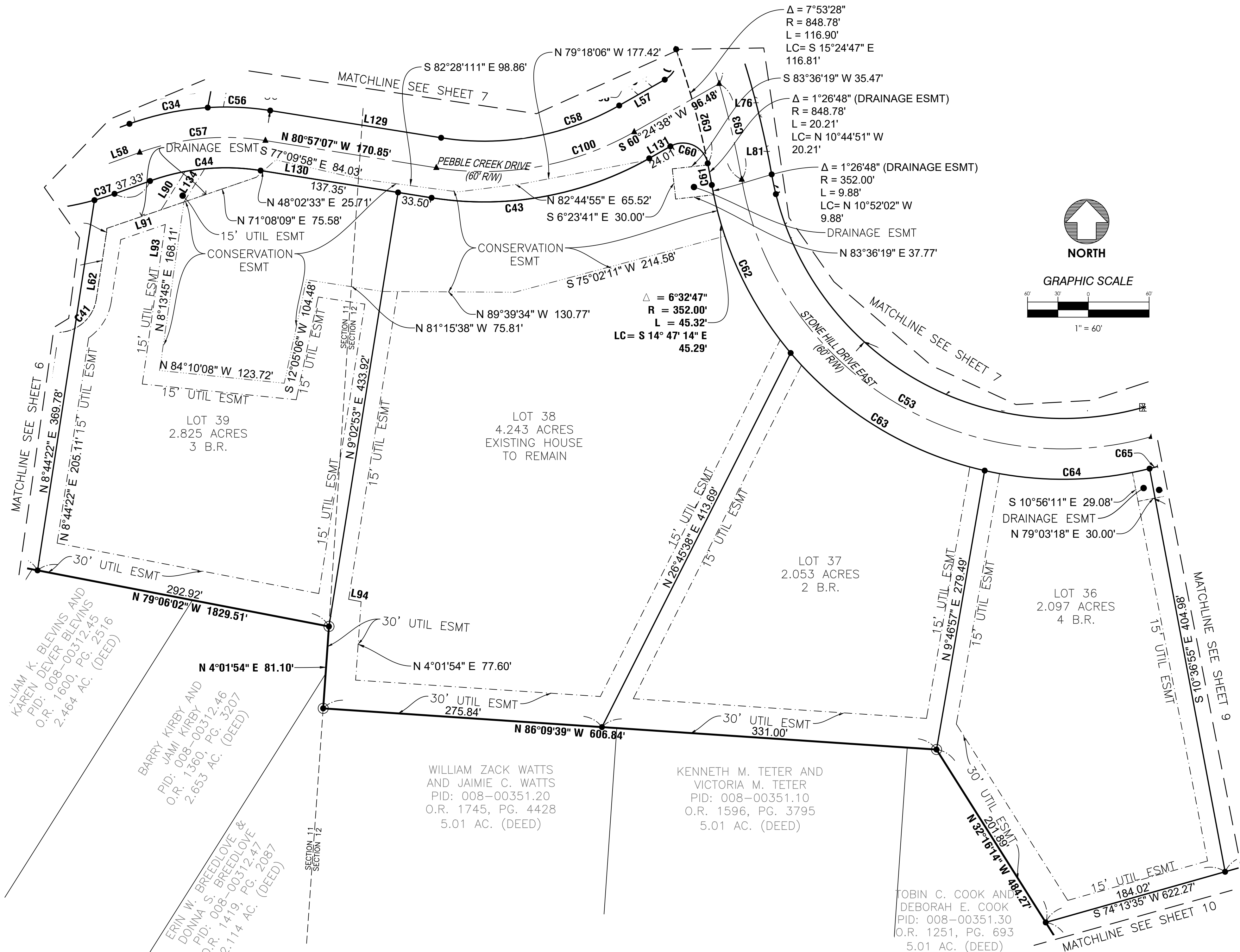
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S:\Price-Section LLC 3902 Views of Bloom\Survey\Drawg\QDL PLAT

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



STONE HILL
ESTATES
SECTION 1

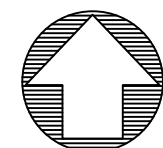
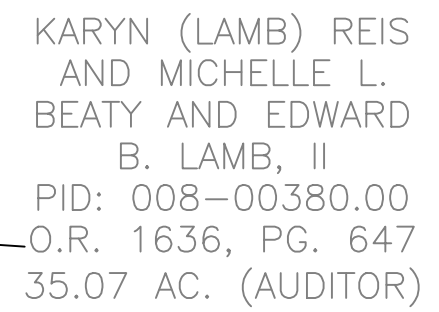
SHEET 8 OF 12

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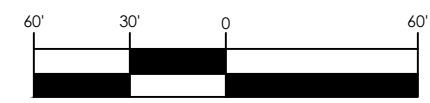
S:\Price-Section LLC 3902 Views of Bloom\Survey\Drawg\QDL PLAT

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



NORTH

GRAPHIC SCALE


$$1'' = 60'$$

**STONE HILL
ESTATES
SECTION 1**

216
SHEET 9 OF 12

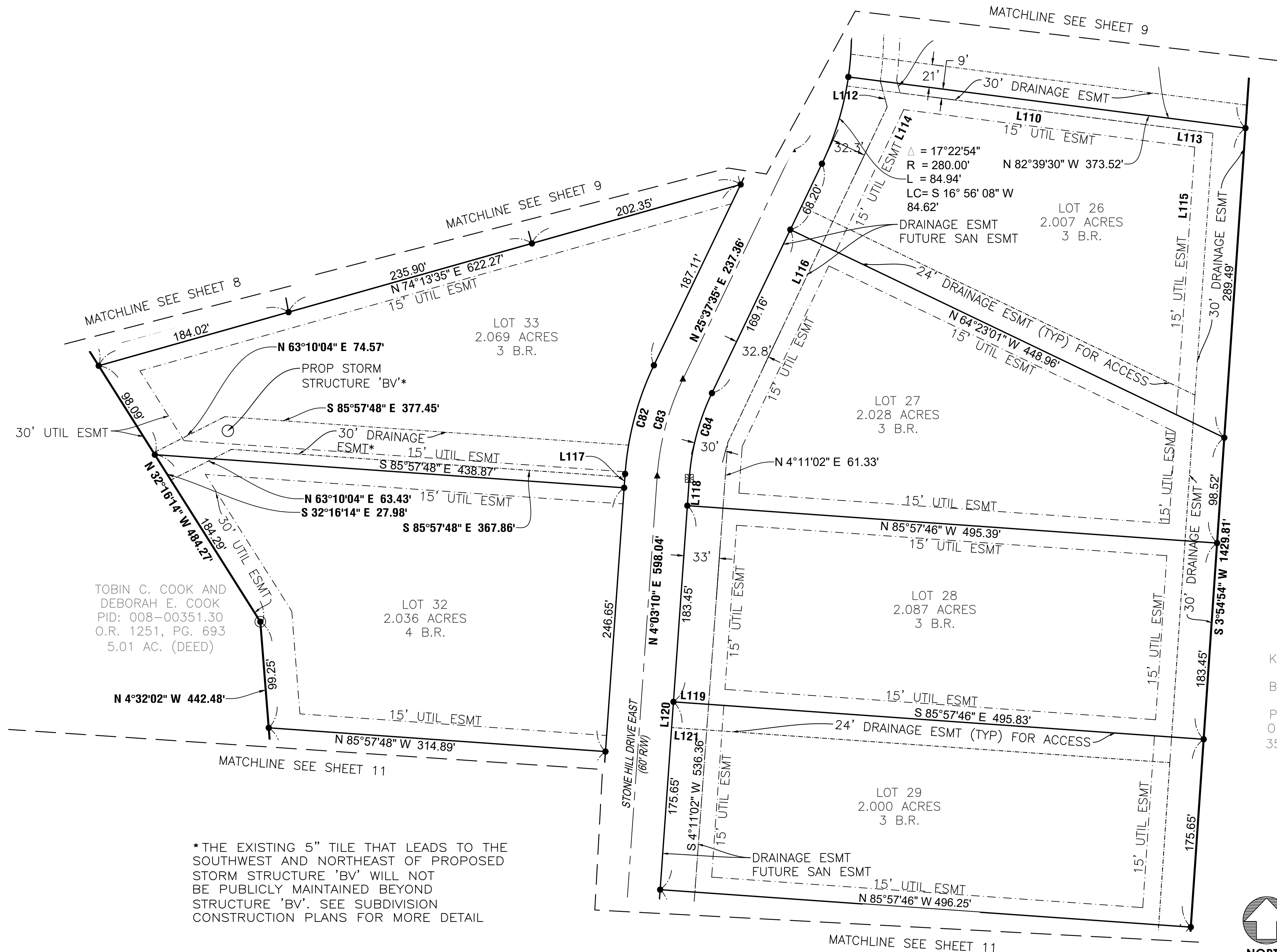
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04/02/2024

S:\Price-Seaton LLC 3902 Views of Bloom\Survey\Dwg\QDL PLAT

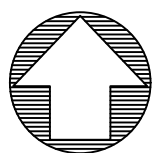
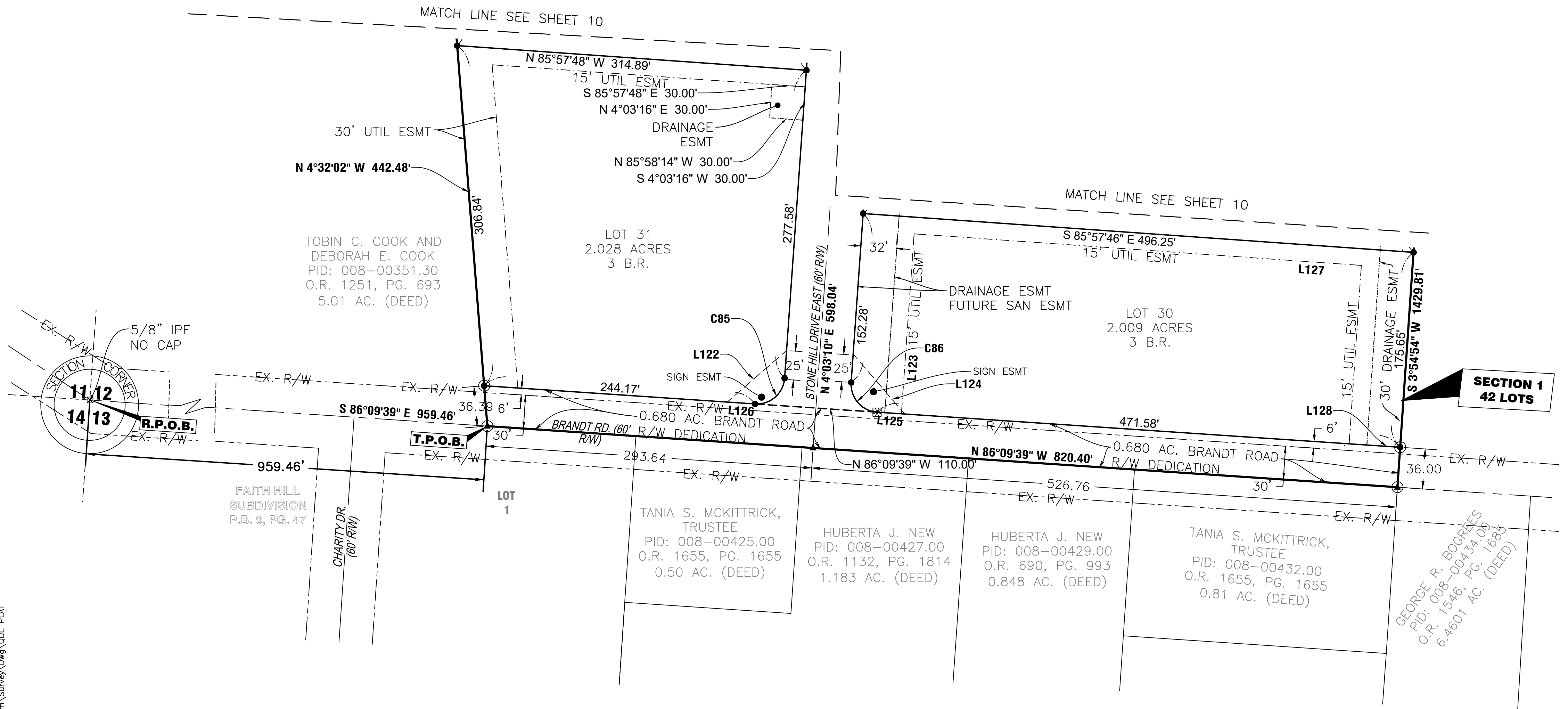
STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



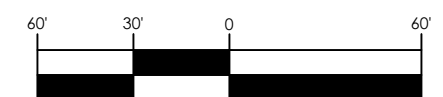
*THE EXISTING 5" TILE THAT LEADS TO THE SOUTHWEST AND NORTHEAST OF PROPOSED STORM STRUCTURE 'BV' WILL NOT BE PUBLICLY MAINTAINED BEYOND STRUCTURE 'BV'. SEE SUBDIVISION CONSTRUCTION PLANS FOR MORE DETAIL

STONE HILL ESTATES SECTION 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



NORTH

GRAPHIC SCALE



1" = 60'

SECTION 1
42 LOTS

STONE HILL
ESTATES
SECTION 1

SHEET 11 OF 12

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

Line Table		
Line #	Length	Direction
L1	34.46	S24° 24' 00"E
L2	126.62	S84° 56' 12"E
L3	95.53	N81° 50' 15"E
L4	33.99	N9° 10' 23"E
L5	30.02	S27° 19' 42"W
L6	54.10	S44° 29' 23"W
L7	21.44	S9° 48' 08"W
L8	22.96	S33° 09' 56"W
L9	64.88	S12° 30' 18"W
L10	67.18	S10° 23' 56"W
L11	216.87	S80° 49' 46"E
L12	64.03	S62° 36' 24"W
L13	285.21	S10° 08' 52"W
L14	128.57	S4° 08' 57"W
L15	12.89	N23° 36' 05"W
L16	24.06	N4° 08' 57"E
L17	46.75	N85° 51' 03"W
L18	181.65	N85° 51' 03"W
L19	366.99	S38° 46' 42"E
L20	53.68	S85° 51' 03"E
L21	18.90	N29° 05' 54"E
L22	61.47	N22° 44' 47"E
L23	37.88	S85° 50' 59"E
L24	53.77	S66° 55' 56"W
L25	65.27	N61° 29' 22"W
L26	150.41	N38° 46' 42"W
L27	126.36	N53° 25' 39"W
L28	274.17	N41° 27' 36"E
L29	70.77	S86° 24' 10"W
L30	25.04	N48° 38' 49"W
L31	70.65	S3° 35' 52"E
L32	24.96	N48° 38' 49"W
L33	244.91	N48° 39' 13"W
L34	290.37	N79° 06' 02"W
L35	13.48	N41° 38' 02"E
L36	9.31	N48° 32' 46"W
L37	113.23	N53° 52' 50"W
L38	218.72	N74° 04' 26"W
L39	57.76	N33° 02' 42"W
L40	50.69	S56° 58' 29"W
L41	87.27	S56° 40' 50"W
L42	87.28	S56° 40' 50"W
L43	48.08	N56° 57' 18"E
L44	54.78	S33° 02' 42"E
L45	136.68	N74° 18' 30"W
L46	130.86	N74° 14' 12"W
L47	32.58	N35° 32' 50"E
L48	39.21	N24° 05' 27"W
L49	30.00	S65° 54' 33"W
L50	56.30	S24° 56' 10"E

Line Table		
Line #	Length	Direction
L51	353.97	S74° 20' 29"E
L52	313.35	N74° 29' 07"W
L53	36.27	N19° 31' 07"E
L54	58.61	S72° 35' 32"E
L55	37.33	S70° 11' 20"W
L56	37.33	N12° 56' 28"W
L57	51.70	S60° 24' 38"W
L58	37.33	N70° 11' 20"E
L60	52.98	S8° 58' 09"W
L61	49.60	S80° 33' 00"E
L62	63.06	N8° 44' 22"E
L63	21.74	S74° 18' 30"E
L64	31.89	S86° 16' 14"E
L65	217.99	S3° 42' 22"W
L66	31.90	N86° 17' 40"W
L67	172.06	S60° 24' 39"W
L68	26.68	N29° 36' 16"W
L69	6.27	S29° 39' 31"E
L71	122.52	N4° 08' 57"E
L72	31.71	N48° 30' 08"W
L74	27.12	N60° 24' 39"E
L75	253.20	N29° 35' 16"W
L76	36.59	S64° 35' 51"E
L77	57.20	S64° 35' 51"E
L78	60.28	N60° 24' 39"E
L79	498.84	S3° 42' 22"W
L80	52.37	S60° 24' 39"W
L81	35.44	S60° 24' 39"W
L82	55.19	S7° 46' 49"E
L83	61.01	S7° 46' 49"E
L84	58.11	N7° 46' 49"W
L85	20.64	N25° 17' 38"W
L86	24.09	N25° 09' 45"W
L87	30.22	S60° 24' 39"W
L88	76.05	S60° 24' 39"W
L89	347.44	N74° 13' 35"E
L90	44.58	S32° 00' 27"W
L91	80.41	S71° 08' 09"W
L93	159.23	S8° 13' 45"W
L94	12.57	S79° 06' 02"E
L95	347.44	S74° 13' 35"W
L96	147.37	S3° 54' 12"W
L97	126.26	N85° 04' 49"W
L98	188.13	N62° 23' 11"W
L99	64.32	N19° 22' 05"W
L100	144.71	N70° 13' 03"W
L101	28.82	S28° 34' 27"W
L102	90.23	N41° 32' 34"W
L103	233.14	N3° 54' 12"E
L104	235.68	S3° 54' 12"W

Line Table		
Line #	Length	Direction
L105	116.65	N60° 03' 23"E
L106	131.65	S60° 03' 23"W
L107	302.50	N85° 41' 38"W
L108	30.03	S3° 54' 54"W
L109	7.00	S60° 03' 23"W
L110	344.25	S82° 39' 30"E
L111	12.45	S14° 55' 29"E
L112	25.07	S14° 55' 29"E
L113	294.23	S82° 39' 30"E
L114	146.11	N25° 37' 35"E
L115	250.26	S3° 54' 54"W
L116	346.61	N25° 24' 43"E
L117	13.01	S4° 03' 10"W
L118	25.46	N4° 03' 10"E
L119	464.81	N85° 57' 46"W
L120	24.00	N4° 02' 57"E
L121	465.85	N85° 57' 46"W
L122	70.72	N49° 02' 36"E
L123	162.21	N4° 03' 18"E
L124	71.05	S40° 41' 20"E
L125	24.92	N86° 09' 39"W
L126	25.09	N86° 09' 39"W
L127	403.22	S85° 57' 46"E
L128	30.00	N86° 09' 39"W
L129	170.85	N80° 57' 07"W
L130	137.35	S80° 57' 07"E
L131	24.01	N60° 24' 38"E
L132	46.88	N0° 40' 57"E
L133	31.71	N48° 30' 06"W
L134	38.70	S32° 00' 27"W
L288	291.75	N80° 57' 07"W
L305	152.42	S26° 18' 45"E
L312	215.64	N80° 57' 07"W
L366	101.88	S21° 01' 04"E

Curve Table					
Curve #	Arc Length	Radius	Chord Bearing	Chord Length	Delta
C1	122.66	895.23	N0° 02' 27"W	122.56	7° 51' 02"
C2	159.92	300.00	N25° 13' 34"E	158.03	30° 32' 32"
C3	151.11	300.00	N54° 55' 37"E	149.52	28° 51' 34"
C4	195.90	240.00	S27° 32' 00"W	190.51	46° 46' 07"
C5	307.28	270.00	S36° 45' 11"W	290.97	65° 12' 27"
C6	30.40	300.00	S7° 03' 08"W	30.39	5° 48' 21"
C7	39.27	25.00	N40° 51' 03"W	35.36	90° 00' 00"
C8	27.24	280.00	N83° 03' 51"W	27.23	5° 34' 24"
C9	202.80	280.00	N59° 31' 40"W	198.40	41° 29' 57"
C10	205.39	250.00	N62° 18' 52"W	199.66	47° 04' 21"
C11	180.75	220.00	S62° 18' 53"E	175.70	47° 04' 21"
C12	37.39	25.00	N51° 17' 52"E	34.00	85° 42' 09"
C14	133.55	205.00	S22° 48' 45"W	131.20	37° 19' 36"
C15	143.24	220.00	S22° 48' 05"W	140.72	37° 18' 17"
C16	162.87	250.00	S22° 48' 45"W	160.00	37° 19' 36"
C17	161.30	280.00	N24° 57' 01"E	159.08	33° 00' 26"
C18	33.09	2046.55	N29° 05' 54"E	33.09	0° 55' 35"
C19	33.09	2046.57	S29° 05' 54"W	33.09	0° 55' 35"
C20	104.34	190.00	S70° 07' 08"E	103.03	31° 27' 49"
C21	96.57	316.03	N32° 33' 42"E	96.20	17° 30' 32"
C22	59.50	220.00	N46° 31' 33"W	59.32	15° 29' 43"
C23	67.61	250.00	N46° 31' 33"W	67.40	15° 29' 43"
C24	75.72	280.00	S46° 31' 33"E	75.49	15° 29' 43"
C25	39.23	25.00	S86° 24' 12"W	35.32	89° 53' 57"
C26	39.31	25.00	N3° 35' 48"W	35.39	90° 06' 03"
C27	76.90	310.00	S47° 10' 01"E	76.70	14° 12' 47"
C28	80.79	325.00	S47° 09' 08"E	80.58	14° 14' 33"
C29	76.93	220.00	N64° 17' 27"W	76.54	20° 02' 05"
C30	87.42	250.00	N64° 17' 27"W	86.97	20° 02' 05"
C31	97.91	280.00	S64° 17' 27"E	97.41	20° 02' 05"
C32	136.32	220.00	S87° 56' 25"W	134.15	35° 30' 10"
C33	64.15	295.00	S77° 53' 18"W	64.02	12° 27' 34"
C34	79.18	280.00	S78° 17' 24"W	78.92	16° 12' 09"
C35	154.91	250.00	S87° 56' 25"W	152.44	35° 30' 10"
C36	152.74	280.00	S89° 56' 10"E	150.86	31° 15' 20"
C37	20.76	280.00	N72° 18' 45"E	20.75	4° 14' 51"
C38	7.81	38.09	S6° 28' 09"W	7.79	11° 44' 29"
C39	18.86	38.50	N23° 00' 16"E	18.67	28° 04' 15"
C40	60.15	38.50	N35° 47' 26"W	54.22	89° 31' 09"
C41	60.95	38.50	S54° 05' 41"W	54.78	90° 42' 38"
C42	11.62	630.00	S29° 03' 39"E	11.62	1° 03' 23"
C43	222.53	330.00	N79° 43' 46"E	218.34	38° 38' 14"
C44	110.81	220.00	N84° 37' 06"E	109.64	28° 51' 33"
C45	72.46	570.00	N25° 56' 50"W	72.41	7° 17' 02"
C46	46.27	555.00	N27° 12' 04"W	46.25	4° 46' 35"
C47	170.10	848.78	S25° 08' 59"E	169.82	11° 28' 57"
C48	330.30	908.78	N20° 27' 25"W	328.49	20° 49' 29"
C49	76.28	600.00	N25° 56' 50"W	76.22	7° 17' 02"
C50	34.82	25.00	S20° 32' 08"W	32.08	79° 48' 34"
C52	381.14	262.55	N55° 44' 03"W	348.54	83° 10' 37"
C53	538.17	322.00	N57° 53' 37"W	477.68	95° 45' 36"

Curve Table					
Curve #	Arc Length	Radius	Chord Bearing	Chord Length	Delta
C56	61.85	280.00	N87° 16' 49"W	61.73	12° 39' 25"
C57	125.92	250.00	S84° 37' 06"W	124.60	28° 51' 33"
C58	182.07	270.00	S79° 43' 46"W	178.64	38° 38' 14"
C100	202.30	300.00	S79° 43' 46"W	198.49	38° 38' 14"
C59	161.84	240.00	N79° 43' 46"E	158.79	38° 38' 14"
C60	47.12	25.00	S65° 36' 59"E	40.45	107° 59' 07"
C61	21.82	848.78	S10° 46' 52"E	21.82	1° 28' 22"
C62	185.37	352.00	S25° 07' 53"E	183.24	30° 10' 24"
C63	227.90	352.00	S58° 45' 56"E	223.94	37° 05' 42"
C64	164.29	352.00	S89° 18' 56"W	162.81	26° 44' 33"
C65	10.56	352.00	N75° 05' 07"E	10.56	1° 43' 05"
C66	60.16	280.00	S80° 22' 54"W	60.05	12° 18' 39"
C67	250.46	280.00	N67° 50' 13"W	242.19	51° 15' 05"
C68	55.90	62.50	S48° 59' 18"W	54.05	51° 14' 30"
C69	119.08	68.02	S82° 32' 33"W	104.44	100° 18' 44"
C70	198.16	79.08	S35° 31' 36"W	150.24	143° 33' 53"
C71	9.35	280.00	N41° 15' 19"W	9.35	1° 54' 45"
C72	504.54	220.00	S40° 04' 25"E	401.02	131° 24' 00"
C73	34.74	25.00	N80° 08' 14"W	32.01	79° 36' 46"
C74	127.22	280.00	S73° 05' 46"W	126.13	26° 02' 00"
C75	40.38	280.00	N89° 45' 26"W	40.34	8° 15' 46"
C76	573.34	250.00	N40° 04' 25"W	455.70	131° 24' 00"
C77	149.61	250.00	N77° 13' 32"E	147.39	34° 17' 17"
C78	131.62	220.00	N77° 13' 27"E	129.66	34° 16' 41"
C79	34.72	25.00	N20° 15' 59"E	32.00	79° 34' 49"
C80	135.70	280.00	N5° 38' 22"W	134.38	27° 46' 07"
C82	105.43	280.00	S14° 50' 22"W	104.81	21° 34' 25"
C83	94.13	250.00	N14° 50' 22"E	93.58	21° 34' 25"
C84	82.84	220.00	N14° 50' 22"E	82.35	21° 34' 25"
C85	39.18	25.00	S48° 56' 45"W	35.29	89° 47' 12"
C86	39.36	25.00	N41° 03' 15"W	35.42	90° 12' 48"
C88	21.08	280.00	N6° 18' 19"E	21.08	4° 18' 50"
C89	30.52	280.00	N83° 24' 51"E	30.51	6° 14' 46"
C90	68.47	630.00	N25° 25' 09"W	68.44	6° 13' 38"
C91	222.34	878.78	N23° 38' 34"W	221.75	14° 29' 47"
C92	116.90	848.78	S15° 27' 47"E	116.81	7° 53' 28"
C93	97.22	878.78	N13° 13' 31"W	97.17	6° 20' 19"
C94	331.03	250.00	N67° 50' 24"W	307.37	75° 52' 01"
C95	242.31	250.00	N2° 08' 24"W	232.93	55° 31' 59"
C96	101.53	280.00	N29° 54' 41"W	100.97	20° 46' 30"
C97	30.86	220.00	N80° 29' 33"E	30.84	8° 02' 18"
C98	30.02	220.00	S7° 28' 39"W	30.00	7° 49' 10"
C99	319.56	878.78	N20° 28' 25"W	317.80	20° 50' 06"

Resolution No. 2024-04.02.p

A resolution to approve the Stone Hill Estates, Section 1, Final Plat [Regional Planning]

(Fairfield County Regional Planning Commission)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Athens County Board of Commissioners (Athens BCC) and the Athens County Sheriff (Athens Sheriff) for housing prisoners in the Fairfield County Jail

WHEREAS, The Fairfield County Sheriff's Office has submitted a contract for housing Athens County inmates in the Fairfield County Jail; and

WHEREAS, this agreement shall be effective March, 2024 and shall terminate on December 31, 2024;

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS, FAIRFIELD COUNTY, STATE OF OHIO:

Section 1. That the Fairfield County Board of Commissioners hereby approves the attached contract with the Fairfield County Sheriff's Office and Athens County Board of Commissioners and the Athens County Sheriff

Prepared by: Elisa Dowdy/Sheriff's Office
Cc: Elisa Dowdy

**CONTRACT FOR HOUSING PRISONERS IN THE FAIRFIELD COUNTY JAIL
BETWEEN FAIRFIELD COUNTY AND ATHENS COUNTY**

WHEREAS, this contract is made this day of March 8, 2024, by and between the Fairfield County Board of Commissioners, located at 210 East Main Street, Lancaster, OH 43130, ("Fairfield BCC"), the Fairfield County Sheriff, located at 345 Lincoln Avenue, Lancaster, OH 43130, (the Fairfield Sheriff), and the Athens County Board of Commissioners, located at 15 S. Court St., Athens, Ohio 45701 ("the Athens BCC") and the Athens County Sheriff, located at 13 W. Washington St., Athens Ohio 45701 ("Athens Sheriff").

WHEREAS the Athens BCC and the Athens Sheriff has the necessity and the need to house its prisoners elsewhere on a temporary basis beginning 2024;

WHEREAS Athens BCC and the Athens Sheriff have reached out to the Fairfield BCC and Fairfield Sheriff to see if Fairfield County would be willing to house the Athens County Prisoners during this period by entering into a contract with the Fairfield BCC and the Fairfield Sheriff, pursuant to R.C. 341.23;

WHEREAS Fairfield BCC and the Fairfield County Sheriff are willing to enter into a contract pursuant to R.C. 341.23 so long as certain housing parameters are agreed upon.

WHEREAS this Agreement is intended to set forth the rights, duties, responsibilities, and obligations of the Fairfield Board, the Fairfield Sheriff and the Athens Board and Athens Sheriff for the term hereinafter set forth.

In consideration of the mutual covenants herein made each of the parties agrees as follows:

1. The Fairfield Board and the Fairfield Sheriff shall receive, keep, board and safely maintain in the Fairfield County Jail the following persons, as space permits:
 - a.) Athens County Prisoners who have been lawfully committed to custody by the Athens County Sheriff, or his deputies, via arrest or court order for any reason; and/or who have been charged with any misdemeanor or felony offense and are awaiting a bond hearing; and/or who are awaiting a trial and have not otherwise posted bail or been released by court order; and/or who serving a jail sentence after conviction except as provided in Paragraphs 2 through 12 below.

b. Persons incarcerated pursuant to subparagraph a. above shall be designated as "Athens County Prisoners" in this Agreement.

2. The Fairfield Sheriff hereby agrees to house no more than twenty (20) Athens County prisoners at a time in the Fairfield County Jail commencing immediately and ending on December 31, 2024. Of the Twenty (20) Athens County Prisoners Fairfield County will receive, five (5) of those twenty (20) Prisoners can be female.
3. Athens BCC agrees to pay Fairfield BCC and Fairfield Sheriff a per diem rate of \$107.00 per prisoner, per day. A day shall be calculated based on the date of booking reception and release. The Fairfield BCC and Fairfield Sheriff shall invoice the Athens Sheriff and Athens BCC a per diem rate of \$107.00 per prisoner remaining. Such invoices shall be made the first of each month based on the number of prisoners held, the number of days held. Payment shall be made by the Athens County Sheriff to the Fairfield County Commissioners at the mailing address of 210 E. Main Street, Room 301, Lancaster, Ohio 43130. Said payment shall be applied to the Fairfield County General Fund. The Fairfield Sheriff may refuse to accept prisoners if timely payment is not made.
4. Athens County Prisoners confined in the Fairfield County Jail shall be subject to the rules and regulations of the Fairfield County Jail, which apply to all the prisoners therein.
5. The Fairfield Sheriff may reject and refuse to receive any prisoners who may be afflicted with a prior medical problem, afflicted with any contagious disease, contagious infections, venereal disease, mental illness, illness or injury that has not been treated prior to entry into the Fairfield County Jail, or having received any prisoner thereafter.
6. The Fairfield Sheriff may refuse to receive or may return any Athens County Prisoner(s) based upon current jail population, internal security conditions of the jail, or any other reason that the Fairfield Sheriff deems pertinent at the time.
7. The Athens Sheriff (Athens BCC) agrees to pay for any and all medical, surgical, dental, or ophthalmology expenses incurred on behalf of a prisoner, at any off-site medical facility, including doctor's fees, hospital charges, and prescription costs. Contacts with in-house medical staff, internal physician

consultations/visits, will be covered under the agreed housing costs and no additional fees will apply.

8. The Athens Sheriff shall transport and provide security any time a prisoner must leave the Fairfield County Jail for any reason, unless a court orders that no transportation or security is needed. If the Fairfield Sheriff, via his deputies, transports a prisoner to and from the Fairfield County Jail under this Agreement, he shall submit the mileage to the Athens Sheriff for reimbursement as permitted under R.C. 341.23(C).
9. The Athens Sheriff shall bear the expense of the burial of a prisoner who dies in the Fairfield County Jail, if the body is not claimed for interment at the expense of friends or relatives.
10. No person under eighteen (18) years of age shall be received by the Fairfield Sheriff as a prisoner in the Fairfield County Jail.
11. The Athens BCC and Athens Sheriff agree that during the contract term, it shall and will abide and be governed by any and all rules and regulations which now are, or at any time in the future may be, in force at the offices of Fairfield County Commissioners, Common Pleas and Probate-Juvenile Judges, and the Department of Rehabilitation and Corrections.
12. The parties to this contract agree that notice be given to certain persons when particular inmates are to be released from custody, namely victims of domestic violence offenses, named/protected persons in temporary protection orders, named/protected persons in civil protection order and victims of menacing by stalking crimes. To that end, the Athens Sheriff specifically agrees to furnish to the Fairfield Sheriff, through the Fairfield County Jail staff, a current telephone number or numbers and/or contact information for all such protected persons, at the time the inmate is brought to the Fairfield County Jail, the Athens Sheriff shall update the information as any change becomes known. The Fairfield Sheriff agrees that the Fairfield County Jail shall contact those victims and/or protected persons of any inmate pending release provided that a working telephone number has been furnished to the Fairfield Sheriff, via his jail staff. In situations where no working telephone number is provided, the Athens Sheriff shall be responsible for making the required notification to said victims and/or protected persons of an inmate's pending release upon being notified thereof by the Fairfield Jail when such notification has been given to the victim and/or protected persons and shall furnish the date and time of day said notification has been made. The Athens Sheriff acknowledges that failure to comply with these

notifications terms will result in the refusal by the Fairfield Sheriff to accept as inmates those persons who have victims or other persons who are subject to release notification information, without voiding the entire contract altogether.

13. This Agreement may be terminated by either party during its term for any reason, by giving the other party a minimum of thirty (30) days written notice.
14. This Agreement shall be effective immediately to December 31, 2024, with the option to renew for an additional specified term(s), upon mutual agreement of all of the parties.

Any alteration of contract shall result in the contract being null and void.

The parties hereto, by their respective duly authorized officers; none hereto caused their names to be transcribed on the day first written above.

FAIRFIELD COUNTY BOARD OF COMMISSIONERS:

Steve Davis

Date

Jeff Fix

Date

Dave Levacy

Date

FAIRFIELD COUNTY SHERIFF



Alex Lape, Sheriff



Date

ATHENS COUNTY SHERIFF

Sheriff Rodney Smith

Date _____

ATHENS COUNTY BOARD OF COMMISSIONERS

Ken Shie

3/19/24
DATE

[Signature]

3-19-24
DATE

Chris Arnold

3-19-24
DATE

APPROVED AS TO FORM:

R. Kyle Witt, Fairfield County Prosecutor

Date

Athens County Commissioners



15 South Court St.
Athens, Ohio 45701
(740) 592-3219
Visit us at our website:
co.athensoh.org

Charlie Adkins
cadkins@athensoh.org
Chris Chmiel
cchmiel@athensoh.org
Lenny Eliason, MPA
leliason@athensoh.org

JoAnn Rockhold
Clerk/Admin. Assistant
jsikorski@athensoh.org
Telephone (740) 592-3292
Fax (740) 594-8010

March 25, 2024

Fairfield County Commissioners Office
210 East Main Street
Room 302
Lancaster, Ohio 43130

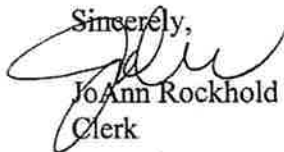
Dear Honorable County Commissioners,

I hope this message finds you well.

I am writing to inform you that the signed contract between Athens and Fairfield county has been enclosed herewith. Upon your review and signature, I kindly request that you scan or mail me a copy of the completed contract for our records.

Thank you for your attention to this matter. If you have any questions or require further information, please do not hesitate to contact me.

Wishing you a great day ahead!

Sincerely,

JoAnn Rockhold
Clerk



04/02/2024

The Board of Athens County Commissioners is an Affirmative Action employer and does not discriminate for reasons of race, gender, age, religion or disability.



Printed on recycled paper

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Prosecutor's Approval Page

Resolution No.

A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Athens County Board of Commissioners (Athens BCC) and the Athens County Sheriff (Athens Sheriff) for housing prisoners in the Fairfield County Jail

(Fairfield County Sheriff)

Approved as to form on 3/29/2024 8:59:29 AM by Amy Brown-Thompson,



Amy Brown-Thompson
Prosecutor's Office
Fairfield County, Ohio

Resolution No. 2024-04.02.q

A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Athens County Board of Commissioners (Athens BCC) and the Athens County Sheriff (Athens Sheriff) for housing prisoners in the Fairfield County Jail

(Fairfield County Sheriff)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Gallia County Board of Commissioners (Gallia BCC) and the Gallia County Sheriff (Gallia Sheriff) for housing prisoners in the Fairfield County Jail.

WHEREAS, The Fairfield County Sheriff's Office has submitted a contract for housing Gallia County inmates in the Fairfield County Jail; and

WHEREAS, this agreement shall be effective March, 2024 and shall terminate on December 31, 2024;

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS, FAIRFIELD COUNTY, STATE OF OHIO:

Section 1. That the Fairfield County Board of Commissioners hereby approves the attached contract with the Fairfield County Board of Commissioners and the Fairfield County Sheriff's Office, and Gallia County Board of Commissioners and the Gallia County Sheriff

Prepared by: Elisa Dowdy/Sheriff's Office
Cc: Elisa Dowdy

**CONTRACT FOR HOUSING PRISONERS IN THE FAIRFIELD COUNTY JAIL
BETWEEN FAIRFIELD COUNTY AND GALLIA COUNTY**

WHEREAS, this contract is made this day of March 8, 2024, by and between the Fairfield County Board of Commissioners, located at 210 East Main Street, Lancaster, OH 43130, ("Fairfield BCC"), the Fairfield County Sheriff, located at 345 Lincoln Avenue, Lancaster, OH 43130, (the Fairfield Sheriff), and the Gallia County Board of Commissioners, located at 18 Locust St., Gallipolis, Ohio 45631 ("the Gallia BCC") and the Gallia County Sheriff, located at 18 Locust Street, Gallipolis, Ohio 45631 ("Gallia Sheriff").

WHEREAS the Gallia BCC and the Gallia Sheriff has the necessity and the need to house its prisoners elsewhere on a temporary basis beginning 2024;

WHEREAS Gallia BCC and the Gallia Sheriff have reached out to the Fairfield BCC and Fairfield Sheriff to see if Fairfield County would be willing to house the Gallia County Prisoners during this period by entering into a contract with the Fairfield BCC and the Fairfield Sheriff, pursuant to R.C. 341.23;

WHEREAS Fairfield BCC and the Fairfield County Sheriff are willing to enter into a contract pursuant to R.C. 341.23 so long as certain housing parameters are agreed upon.

WHEREAS this Agreement is intended to set forth the rights, duties, responsibilities, and obligations of the Fairfield Board, the Fairfield Sheriff and the Gallia Board and Gallia Sheriff for the term hereinafter set forth.

In consideration of the mutual covenants herein made each of the parties agrees as follows:

1. The Fairfield Board and the Fairfield Sheriff shall receive, keep, board and safely maintain in the Fairfield County Jail the following persons, as space permits:
 - a.) Gallia County Prisoners who have been lawfully committed to custody by the Gallia County Sheriff, or his deputies, via arrest or court order for any reason; and/or who have been charged with any misdemeanor or felony offense and are awaiting a bond hearing; and/or who are awaiting a trial and have not otherwise posted bail or been released by court order; and/or who serving a jail sentence after conviction except as provided in Paragraphs 2 through 12 below.

b. Persons incarcerated pursuant to subparagraph a. above shall be designated as "Gallia County Prisoners" in this Agreement.

2. The Fairfield Sheriff hereby agrees to house no more than twenty (20) Gallia County prisoners at a time in the Fairfield County Jail commencing immediately and ending on December 31, 2024. Of the Twenty (20) Gallia County Prisoners Fairfield County will receive, five (5) of those twenty (20) Prisoners can be female.
3. Gallia BCC agrees to pay Fairfield BCC and Fairfield Sheriff a per diem rate of \$107.00 per prisoner, per day. A day shall be calculated based on the date of booking reception and release. The Fairfield BCC and Fairfield Sheriff shall invoice the Gallia Sheriff and Gallia BCC a per diem rate of \$107.00 per prisoner remaining. Such invoices shall be made the first of each month based on the number of prisoners held, the number of days held. Payment shall be made by the Gallia County Sherriff to the Fairfield County Commissioners at the mailing address of 210 E. Main Street, Room 301, Lancaster, Ohio 43130. Said payment shall be applied to the Fairfield County General Fund. The Fairfield Sheriff may refuse to accept prisoners if timely payment is not made.
4. Gallia County Prisoners confined in the Fairfield County Jail shall be subject to the rules and regulations of the Fairfield County Jail, which apply to all the prisoners therein.
5. The Fairfield Sheriff may reject and refuse to receive any prisoners who may be afflicted with a prior medical problem, afflicted with any contagious disease, contagious infections, venereal disease, mental illness, illness or injury that has not been treated prior to entry into the Fairfield County Jail, or having received any prisoner thereafter.
6. The Fairfield Sheriff may refuse to receive or may return any Gallia County Prisoner(s) based upon current jail population, internal security conditions of the jail, or any other reason that the Fairfield Sheriff deems pertinent at the time.
7. The Gallia Sheriff (Gallia BCC) agrees to pay for any and all medical, surgical, dental, or ophthalmology expenses incurred on behalf of a prisoner, at any off-site medical facility, including doctor's fees, hospital charges, and prescription costs. Contacts with in-house medical staff, internal physician

8. The Gallia Sheriff shall transport and provide security any time a prisoner must leave the Fairfield County Jail for any reason, unless a court orders that no transportation or security is needed. If the Fairfield Sheriff, via his deputies, transports a prisoner to and from the Fairfield County Jail under this Agreement, he shall submit the mileage to the Gallia Sheriff for reimbursement as permitted under R.C. 341.23(C).
9. The Gallia Sheriff shall bear the expense of the burial of a prisoner who dies in the Fairfield County Jail, if the body is not claimed for interment at the expense of friends or relatives.
10. No person under eighteen (18) years of age shall be received by the Fairfield Sheriff as a prisoner in the Fairfield County Jail.
11. The Gallia BCC and Gallia Sheriff agree that during the contract term, it shall and will abide and be governed by any and all rules and regulations which now are, or at any time in the future may be, in force at the offices of Fairfield County Commissioners, Common Pleas and Probate-Juvenile Judges, and the Department of Rehabilitation and Corrections.
12. The parties to this contract agree that notice be given to certain persons when particular inmates are to be released from custody, namely victims of domestic violence offenses, named/protected persons in temporary protection orders, named/protected persons in civil protection order and victims of menacing by stalking crimes. To that end, the Gallia Sheriff specifically agrees to furnish to the Fairfield Sheriff, through the Fairfield County Jail staff, a current telephone number or numbers and/or contact information for all such protected persons, at the time the inmate is brought to the Fairfield County Jail, the Gallia Sheriff shall update the information as any change becomes known. The Fairfield Sheriff agrees that the Fairfield County Jail shall contact those victims and/or protected persons of any inmate pending release provided that a working telephone number has been furnished to the Fairfield Sheriff, via his jail staff. In situations where no working telephone number is provided, the Gallia Sheriff shall be responsible for making the required notification to said victims and/or protected persons of an inmate's pending release upon being notified thereof by the Fairfield Jail when such notification has been given to the victim and/or protected persons and shall furnish the date and time of day said notification has been made. The Gallia Sheriff acknowledges that failure to comply with these notifications terms will result in the refusal by the Fairfield Sheriff to accept as inmates those persons who have victims or other persons who are subject to release notification information, without voiding the entire contract altogether.

notifications terms will result in the refusal by the Fairfield Sheriff to accept as inmates those persons who have victims or other persons who are subject to release notification information, without voiding the entire contract altogether.

13. This Agreement may be terminated by either party during its term for any reason, by giving the other party a minimum of thirty (30) days written notice.
14. This Agreement shall be effective immediately to December 31, 2024, with the option to renew for an additional specified term(s), upon mutual agreement of all of the parties.

Any alteration of contract shall result in the contract being null and void.

The parties hereto, by their respective duly authorized officers; none hereto caused their names to be transcribed on the day first written above.

FAIRFIELD COUNTY BOARD OF COMMISSIONERS:

Steve Davis

Date

Jeff Fix

Date

Dave Levacy

Date

FAIRFIELD COUNTY SHERIFF



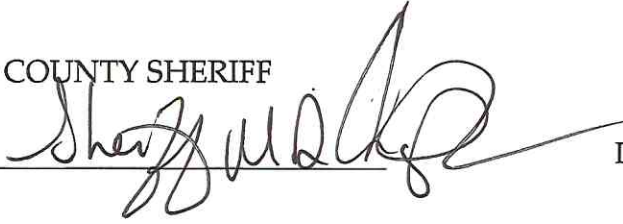
Alex Lape, Sheriff



Date

GALLIA COUNTY SHERIFF

Sheriff



Date

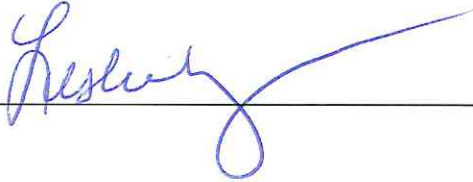
3/15/24

GALLIA COUNTY BOARD OF COMMISSIONERS



3/21/24

DATE



3/21/24

DATE

DATE



Jeremy Fisher
Gallia Assistant Prosecutor

APPROVED AS TO FORM:

R. Kyle Witt, Fairfield County Prosecutor

Date

Prosecutor's Approval Page

Resolution No.

A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Gallia County Board of Commissioners (Gallia BCC) and the Gallia County Sheriff (Gallia Sheriff) for housing prisoners in the Fairfield County Jail

(Fairfield County Sheriff)

Approved as to form on 3/29/2024 9:01:14 AM by Amy Brown-Thompson,



Amy Brown-Thompson
Prosecutor's Office
Fairfield County, Ohio

Resolution No. 2024-04.02.r

A resolution authorizing the approval of a contract with the Fairfield County Board of Commissioners (Fairfield BCC), the Fairfield County Sheriff's Office (Fairfield Sheriff) and the Gallia County Board of Commissioners (Gallia BCC) and the Gallia County Sheriff (Gallia Sheriff) for housing prisoners in the Fairfield County Jail

(Fairfield County Sheriff)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution approving an additional waterline easement between The Eastland-Fairfield Board of Education and the Fairfield County Commissioners.

WHEREAS, as the waterline project in Greenfield Township, it is necessary for the Board of Commissioners to have accesses to certain off-site easements on property owned by the Eastland-Fairfield Board of Education; and

WHEREAS, the Fairfield County Prosecutor has approved this easement as to form; and

WHEREAS, the Board of Commissioners desires to approve this easement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:

Section 1. That Fairfield County Board of Commissioners approves the attached easement with The Eastland-Fairfield Board of Education for the Greenfield Township Waterline Project being constructed.

Section 2. That the Clerk of the Board return the signed documents to Fairfield County Utilities.

Prepared by: Tony Vogel
Cc: Utilities

TEMPORARY CONSTRUCTION AND
PERMANENT UTILITY EASEMENT AGREEMENT

As of this 26TH day of MARCH, 2024 (the "Effective Date"), this Temporary Construction and Permanent Utility Easement Agreement (the "Agreement") is entered into by and between The Eastland-Fairfield Board of Education, ("Grantor"); and Fairfield County Board of Commissioners ("Grantee").

RECITALS

- A. Grantor owns of record certain real property located in Fairfield County, Ohio and legally described as Parcel Number 0130822500 ("Grantor's Property").
- B. Grantee operates the Greenfield Water and Sewer District in Fairfield County, Ohio and has a need for a temporary construction easement and a permanent utility easement across Grantor's Property for a new waterline.
- C. Grantor and Grantee have agreed to execute this Agreement to memorialize such easements and the agreement of the parties hereto.

NOW, THEREFORE, construction of water for services by Grantee to Grantor, Grantor and Grantee covenant and agree as follows:

1. Grant of Easements

1.1 Utility Easement. Grantor, for themselves and for their successors and assigns, hereby convey and grant to Grantee, its successors and assigns, a permanent, non-exclusive easement (the "Utility Easement") over, under, in, along, across and upon the property depicted on the attached and incorporated Exhibit A (the "Utility Easement Area") solely for the lawful construction, installation, maintenance, operation, repair, replacement and use of underground waterline and sewer line underground water pipes and other utilities, including junction boxes and related equipment (the "Improvements"), and for access to the Utility Easement Area, as described on the attached and incorporated Exhibit B.

1.2 Temporary Construction Easement. Grantor, for themselves and for their successors and assigns, hereby convey and grant to Grantee, its successors and assigns, a temporary, non-exclusive easement (the "Temporary Construction Easement", together with the Utility Easement, the "Easements") over, under, in, along, across and upon the property described on the attached and incorporated Exhibit C (the "Temporary Easement Area", together with the Utility Easement Area, the "Easement Areas") for use in the initial construction and installation of the Improvements and other construction purposes reasonably related to the initial construction of the Improvements. Prior to commencement of the Temporary Construction Easement, Grantee shall have access to the Property during normal business hours to conduct all non-invasive studies, tests, examinations and surveys necessary to design and construct the improvements, provided, however, that Grantee shall provide Grantor will reasonable prior notice of such access.

2. Terms of Easements.

21 Utility Easement. The Utility Easement shall commence on the Effective Date of this Agreement and shall run with the land and continue in full force and effect until Grantee has abandoned the Improvements, as set forth in Section 5.6 below.

22 Temporary Construction Easement. The Temporary Construction Easement shall commence on the Effective Date of this Agreement and shall automatically terminate and expire upon the date construction of the Improvements are completed. The duration of the construction period may not exceed twenty-four (24) months after the date the project is awarded to the successful bidder.

3. Reservation by Grantor/Non-Exclusive Use. All right, title and interest in and to any easement area under this Agreement which may be used and enjoyed without interfering with the rights conveyed by this Agreement are reserved to Grantor, provided, however, that Grantor shall not erect or maintain any buildings which may cause damage to or reasonably interfere with the Improvements to be placed within the Utility Easement Area.

4. Construction of Utility Improvements.

4.1 Costs/Lien-Free Construction. Grantee shall bear and promptly pay without the imposition of any lien or charge on or against all or any portion of Grantor's Property all costs and expenses of construction and maintenance of the Improvements, including, but not limited to, the installation waterline for Grantor's use and the exercise of any easement rights granted under this Agreement.

42 Compliance With Laws. Grantee shall construct the Improvements in a workmanlike manner and in compliance with the applicable statutes, ordinances, rules and regulations of all governing public authorities, as those statutes, ordinances, rules and regulations may be amended from time to time.

43 Restoration. In the event the surface of the Easement Areas is disturbed by Grantee's exercise of any of its easement rights granted under this Agreement, such area shall be restored to the condition in which it existed at the commencement of such activities.

5. General Provisions.

5.1 Covenants Running with the Land/Assignment. The parties to this Agreement acknowledge and agree that the Easements conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors and assigns. Without limiting the foregoing, Grantor acknowledges that Grantee's rights under this Agreement are assignable, that Grantee may enter into agreements to sell or otherwise may transfer Grantee's interest in this Agreement, either to affiliates of Grantee or to third parties, and Grantor hereby consents to Grantee's assignment of all of its right, title and interest and its delegation of all of its obligations created under this Agreement upon any such the sale or transfer and, upon any such assignment, Grantee shall be forever released and discharged from any and all claims, demands and damages which Grantor may have, make or suffer as a result of anything done or occurring after the date of such assignment. Nothing contained in this Section 5.1, however, shall in any way be construed as releasing Grantee's successors and assigns from any obligations to Grantor created by this Agreement or to in any way limit Grantor's remedies at law or in equity as against such successors and assigns.

52 Authorized Representative. Each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

53 Notices. Any notice permitted or required by this Agreement shall be deemed received, if delivered, when actually received, or, if mailed, on the third day after mailing by registered or certified mail, postage prepaid, to the party’s address set forth below their respective signatures to this Agreement, or to such other address designated in writing to the other parties.

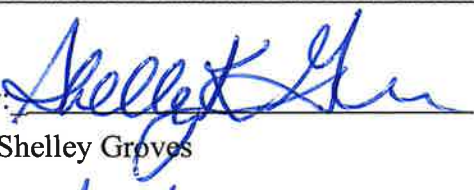

54 Plan. Upon Grantor’s request, Grantee shall promptly provide Grantor with as-built drawings and a survey showing the location and depth of the Improvements installed in the Utility Easement Area.

55 Abandonment. In the event Grantee or its successors and assigns abandon or terminate their use of all of the Improvements for a period of thirty-six (36) consecutive months, this Agreement and all rights granted herein under shall automatically terminate.

56 Further Cooperation. Each of the signatures to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Agreement.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow]

IN WITNESS of this, the undersigned have executed this Agreement as of day and year first set forth above.

Grantor	Grantee
<u>The Eastland-Fairfield Board of Education,</u>	<u>Fairfield County Board of Commissioners</u>
By: <u></u>	By: _____
Shelley Groves	Steve Davis
By: <u></u>	By: _____
Dawn Lemley	Dave Levacy


State of Ohio,
County of Fairfield, ss:

BE IT REMEMBERED, that on this 21st day of March, 2024, before me, the subscribed notary public in and for said county and state, personally appeared SHELLEY GROVES AND DAWN LELEY, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.



MEGAN RENE ROBERSON
Notary Public
State of Ohio
My Comm. Expires
March 26, 2027

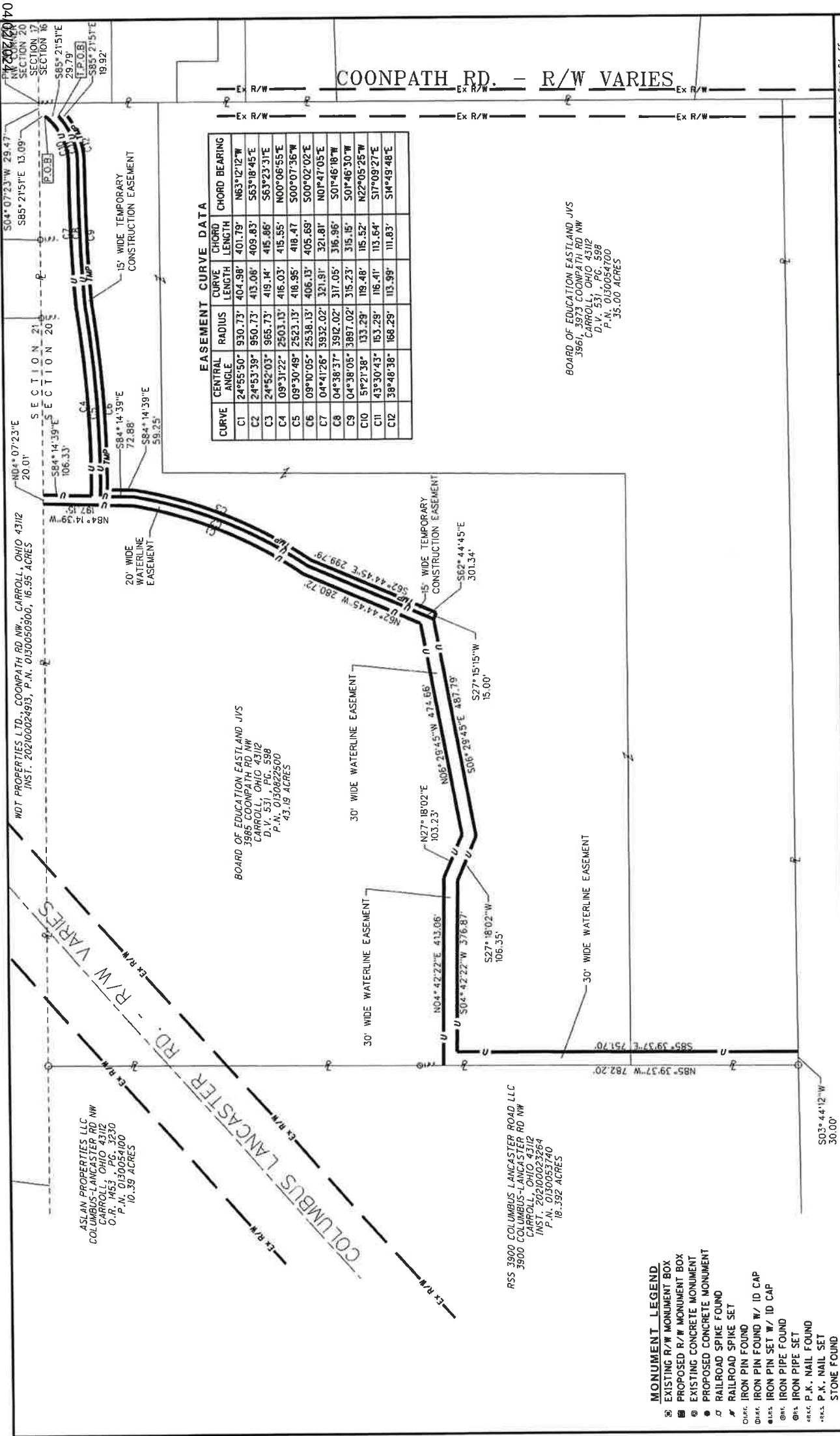

Notary Public

BE IT REMEMBERED, that on this _____ day of _____, 202____, before me, the subscribed notary public in and for said county and state, personally appeared STEVE DAVIS AND DAVE LEVACY, the Grantees in the foregoing deed; and acknowledged the signing thereof to be their free and voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Notary Public

Exhibit A



PLANS PREPARED FOR:
FAIRFIELD COUNTY UTILITIES

EXHIBIT "A"
2.403 AC. 30'/20' WATERLINE EASEMENT &
0.560 AC. 15' TEMPORARY CONST. EASEMENT
SEC. 20, TWP. 15, RNGE 19
GREENFIELD TWP, FAIRFIELD COUNTY
STATE OF OHIO

THIS SURVEY PERFORMED UNDER THE SUPERVISION OF
RICHARD F. MATHIAS, PROFESSIONAL SURVEYOR No. 7798
THIS IN OCTOBER 2021

Richard F. Mathias
PROFESSIONAL SURVEYOR
No. 7798

DATE

2475 Sugar Grove Rd., SE
Lancaster, Ohio 43150
100 Schrock Road, Suite 516
Columbus, Ohio 43260
(614) 881-8800
www.2lmm.com

2LMN
Civil Engineers & Land Surveyors
THIS WORK PRODUCT IS PREPARED TO MEET THE SPECIFIC EXPRESSED NEEDS OR
IMPLICIT REQUIREMENTS OF THE CLIENT AND IS NOT TO BE COPIED OR RELIED UPON BY ANY PERSON
WHO IS NOT IN PRIVITY OF CONTRACT WITH OUR COMPANY. NOR IS IT TO BE USED
FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS EXPRESSLY PROVIDED.
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Exhibit B

EXHIBIT 8

LPA RX 883 U

Page 1 of 4
Rev. 09/12

Ver. Date 2-29-2024

PID #####

**PARCEL FAIRFIELD-CAREER CENTER
FAI-GREENFIELD TWP.**

**PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
BOARD OF COMMISIONERS OF FAIRFIELD COUNTY, OHIO**

The first paragraph(s) must be fully customized for the particular LPA and LPA utility type (gas, water, electric, multi-purpose, etc.).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Greenfield Township, Fairfield County, Section 20, Township 15, Range 19, Refugee Lands and being part of a 43.19 acre tract and a 35.00 acre tract conveyed to Board of Education Eastland JVS, as recorded in Deed Volume 531, Page 598 in the Fairfield County Recorder's Office and being more particularly described as follows:

COMMENCING at a P.K. nail found at the Northwest corner of Section 20, Thence, along the west line of section 20, South 04 degrees 07 minutes 23 seconds West, 29.47 feet to a point on the south Right of Way line of Coonpath Road; Thence, along the south Right of Way line of Coonpath Road, South 85 degrees 21 minutes 51 seconds East 13.09 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south Right of Way line of Coonpath Road, **South 85 degrees 21 minutes 51 seconds East 29.79 feet** to a point;
- 2) **Thence**, across the grantor's tract, with a curve to the right having a radius of 153.29 feet a central angle of 43 degrees 30 minutes 43 seconds, an arc length of 116.41 feet, and a chord that bears, **South 17 degrees 09 minutes 27 seconds East, a distance of 113.64 feet** to a point;
- 3) **Thence**, across the grantor's tract, with a curve to the left having a radius of 3912.02 feet a central angle of 04 degrees 38 minutes 37 seconds, an arc length of 317.05 feet, and a chord that bears, **South 01 degrees 46 minutes 18 seconds West, a distance of 316.96 feet** to a point;
- 4) **Thence**, across the grantor's tract, with a curve to the right having a radius of 2523.13 feet a central angle of 09 degrees 30 minutes 49 seconds, an arc length of 418.95 feet, and a chord that bears, **South 00 degrees 07 minutes 36 seconds West, a distance of 418.47 feet** to a point;

EXHIBIT 8

Page 2 of 4

Rev. 09/12

LPA RX 883 U

- 5) **Thence**, across the grantor's tract, **South 84 degrees 14 minutes 39 seconds East 72.88 feet** to a point;
- 6) **Thence**, across the grantor's tract, with a curve to the right having a radius of 950.73 feet a central angle of 24 degrees 53 minutes 39 seconds, an arc length of 413.08 feet, and a chord that bears, **South 63 degrees 18 minutes 45 seconds East, a distance of 409.83 feet** to a point;
- 7) **Thence**, across the grantor's tract, **South 62 degrees 44 minutes 45 seconds East 301.34 feet** to a point;
- 8) **Thence**, across the grantor's tract, **South 06 degrees 29 minutes 45 seconds East 487.79 feet** to a point;
- 9) **Thence**, across the grantor's tract, **South 27 degrees 18 minutes 02 seconds West 106.35 feet** to a point;
- 10) **Thence**, across the grantor's tract, **South 04 degrees 42 minutes 22 seconds West 376.87 feet** to a point;
- 11) **Thence**, across the grantor's tract, **South 85 degrees 39 minutes 37 seconds East 751.70 feet** to a point on the grantor's east line;
- 12) **Thence**, along the grantor's east line, **South 03 degrees 44 minutes 12 seconds West 30.00 feet** to an iron pin found at the grantor's southeast corner;
- 13) **Thence**, along the grantor's south line, **North 85 degrees 39 minutes 37 seconds West 782.20 feet** to a point;
- 14) **Thence**, across the grantor's tract, **North 04 degrees 42 minutes 22 seconds East 413.06 feet** to a point;
- 15) **Thence**, across the grantor's tract, **North 27 degrees 18 minutes 02 seconds East 103.23 feet** to a point;
- 16) **Thence**, across the grantor's tract, **North 06 degrees 29 minutes 45 seconds West 474.66 feet** to a point;
- 17) **Thence**, across the grantor's tract, **North 62 degrees 44 minutes 45 seconds West 280.72 feet** to a point;

EXHIBIT B

LPA RX 883 U

Page 3 of 4
Rev. 09/12

- 18) **Thence**, across the grantor's tract, with a curve to the left having a radius of 930.73 feet a central angle of 24 degrees 55 minutes 50 seconds, an arc length of 404.98 feet, and a chord that bears, **North 63 degrees 12 minutes 12 seconds West, a distance of 401.79 feet** to a point;
- 19) **Thence**, across the grantor's tract, **North 84 degrees 14 minutes 39 seconds West 197.15 feet** to a point on the grantor's west line, being the west line of Section 20;
- 20) **Thence**, along the grantor's west line, **North 04 degrees 07 minutes 23 seconds East 20.01 feet** to a point;
- 21) **Thence**, across the grantor's tract, **South 84 degrees 14 minutes 39 seconds East 106.33 feet** to a point;
- 22) **Thence**, across the grantor's tract, with a curve to the left having a radius of 2503.13 feet a central angle of 09 degrees 31 minutes 22 seconds, an arc length of 416.03 feet, and a chord that bears, **North 00 degrees 06 minutes 55 seconds East, a distance of 415.55 feet** to a point;
- 23) **Thence**, across the grantor's tract, with a curve to the right having a radius of 3932.02 feet a central angle of 04 degrees 41 minutes 26 seconds, an arc length of 321.91 feet, and a chord that bears, **North 01 degrees 47 minutes 05 seconds East, a distance of 321.81 feet** to a point;
- 24) **Thence**, across the grantor's tract, with a curve to the left having a radius of 133.29 feet a central angle of 51 degrees 21 minutes 38 seconds, an arc length of 119.48 feet, and a chord that bears, **North 22 degrees 05 minutes 25 seconds West, a distance of 115.52 feet** to the **TRUE POINT OF BEGINNING**, containing 2.403 acres.

The parcel of land described contains, 2.403 acres, more or less, of which 2.150 acres are located in Fairfield County Auditor's Parcel Number 013-08225-00, and 0.253 acres are located in Fairfield County Auditor's Parcel Number 013-00547-00.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

EXHIBIT B

LPA RX 883 U

Page 4 of 4
Rev. 09/12

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, August, 2023.

Grantor claim title by Deed Volume 531, Page 598, as recorded in the Fairfield County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2023.

Richard F. Mathias
Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



3-1-2024
Date

Exhibit C

EXHIBIT A

2-29-2024

TEMPORARY EASEMENT FOR THE PURPOSES OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A WATERLINE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
FAIRFIELD COUNTY UTILITIES, FAIRFIELD COUNTY, OHIO

Situated in the State of Ohio, Greenfield Township, Fairfield County, Section 20, Township 15, Range 19, Refugee Lands and being part of a 43.19 acre tract conveyed to Board of Education Eastland JVS, as recorded in Deed Volume 531, Page 598 in the Fairfield County Recorder’s Office and being more particularly described as follows:

COMMENCING at a P.K. nail found at the Northwest corner of Section 20, Thence, along the west line of section 20, South 04 degrees 07 minutes 23 seconds West, 29.47 feet to a point on the south Right of Way line of Coonpath Road; Thence, along the south Right of Way line of Coonpath Road, South 85 degrees 21 minutes 51 seconds East 42.88 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south Right of Way line of Coonpath Road, **South 85 degrees 21 minutes 51 seconds East 19.92 feet** to a point;
- 2) **Thence**, across the grantor’s tract, with a curve to the right having a radius of 168.29 feet a central angle of 38 degrees 48 minutes 38 seconds, an arc length of 113.99 feet, and a chord that bears, **South 14 degrees 49 minutes 48 seconds East, a distance of 111.83 feet** to a point;
- 3) **Thence**, across the grantor’s tract, with a curve to the left having a radius of 3897.02 feet a central angle of 04 degrees 38 minutes 05 seconds, an arc length of 315.23 feet, and a chord that bears, **South 01 degrees 46 minutes 30 seconds West, a distance of 315.15 feet** to a point;
- 4) **Thence**, across the grantor’s tract, with a curve to the right having a radius of 2538.13 feet a central angle of 09 degrees 10 minutes 05 seconds, an arc length of 406.13 feet, and a chord that bears, **South 00 degrees 02 minutes 02 seconds West, a distance of 405.69 feet** to a point;
- 5) **Thence**, across the grantor’s tract, **South 84 degrees 14 minutes 39 seconds East 59.25 feet** to a point;

EXHIBIT A

2-29-2024

TEMPORARY EASEMENT FOR THE PURPOSES OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A WATERLINE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
FAIRFIELD COUNTY UTILITIES, FAIRFIELD COUNTY, OHIO

-
- 6) **Thence**, across the grantor’s tract, with a curve to the right having a radius of 965.73 feet a central angle of 24 degrees 52 minutes 03 seconds, an arc length of 419.14 feet, and a chord that bears, **South 63 degrees 23 minutes 31 seconds East, a distance of 415.86 feet** to a point;
 - 7) **Thence**, across the grantor’s tract, **South 62 degrees 44 minutes 45 seconds East 299.79 feet** to a point;
 - 8) **Thence**, across the grantor’s tract, **South 27 degrees 15 minutes 15 seconds West 15.00 feet** to a point;
 - 9) **Thence**, across the grantor’s tract, **North 62 degrees 44 minutes 45 seconds West 301.34 feet** to a point;
 - 10) **Thence**, across the grantor’s tract, with a curve to the left having a radius of 950.73 feet a central angle of 24 degrees 53 minutes 39 seconds, an arc length of 413.08 feet, and a chord that bears, **North 63 degrees 18 minutes 45 seconds West, a distance of 409.83 feet** to a point;
 - 11) **Thence**, across the grantor’s tract, **North 84 degrees 14 minutes 39 seconds West 72.88 feet** to a point;
 - 12) **Thence**, across the grantor’s tract, with a curve to the left having a radius of 2523.13 feet a central angle of 09 degrees 30 minutes 49 seconds, an arc length of 418.95 feet, and a chord that bears, **North 00 degrees 07 minutes 36 seconds East, a distance of 418.47 feet** to a point;
 - 13) **Thence**, across the grantor’s tract, with a curve to the right having a radius of 3912.02 feet a central angle of 04 degrees 38 minutes 37 seconds, an arc length of 317.05 feet, and a chord that bears, **North 01 degrees 46 minutes 18 seconds East, a distance of 316.96 feet** to a point;

EXHIBIT **6**

2-29-2024

**TEMPORARY EASEMENT FOR THE PURPOSES OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A WATERLINE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
FAIRFIELD COUNTY UTILITIES, FAIRFIELD COUNTY, OHIO**

14) **Thence**, across the grantor’s tract, with a curve to the left having a radius of 153.29 feet a central angle of 43 degrees 30 minutes 43 seconds, an arc length of 116.41 feet, and a chord that bears, **North 17 degrees 09 minutes 27 seconds West, a distance of 113.64 feet** to the **TRUE POINT OF BEGINNING**, containing 0.560 acres.


The parcel of land described contains, 0.560 acres, more or less, and located in Fairfield County Auditor’s Parcel Number 013-08225-00.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped “2LMN, Inc”.

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, August, 2023.

Grantor claim title by Deed Volume 531, Page 598, as recorded in the Fairfield County Recorder’s Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2023.


Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



3-1-2024
Date

Prosecutor's Approval Page

Resolution No.

A resolution approving an additional waterline easement between The Eastland-Fairfield Board of Education and the Fairfield County Commissioners.

(Fairfield County Utilities Department)

Approved as to form on 3/26/2024 2:57:20 PM by Amy Brown-Thompson,



Amy Brown-Thompson
Prosecutor's Office
Fairfield County, Ohio

Resolution No. 2024-04.02.s

A Resolution Approving an Additional Waterline Easement Between The
Eastland-Fairfield Board of Education and the Fairfield County Commissioners

(Fairfield County Utilities Department)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted
upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners' approval.

WHEREAS, departments that need the Board of Commissioners' approval for payment of their invoices have submitted their invoices to the County Auditor; and

WHEREAS, the County Auditor has submitted the cash disbursement journal for payment of invoices for the check date of April 4, 2024; and

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS, FAIRFIELD COUNTY, STATE OF OHIO:

Section 1. That the Fairfield County Board of County Commissioners approves the attached cash disbursement journal.

Prepared by: Auditor/Finance
cc: Finance Office

Department									
Check #	Check Date	Vendor #	Vendor Name	Invoice #	Invoice Date	PO #	Warrant	Line Item Description	Amount
1200	COMMISSIONERS ADMIN								
	Fund: 1001 - GENERAL FUND								
1584056	04/04/2024	80132	AUNDREA N CORDLE	3/20/24	03/20/2024	24000059	C0402	TRAVEL - DD CELEBRATION OF POSSIBILITIES	30.95
1584056	04/04/2024	80132	AUNDREA N CORDLE	3/7/24	03/07/2024	24000059	C0402	TRAVEL - STATE OF PICKERINGTON	30.95
1584057	04/04/2024	82133	JEFF PORTER	6/2024	03/26/2024	24000066	C0402	PRIMA CONFERENCE NASHVILLE 6/2024	726.94
1584058	04/04/2024	82133	JEFF PORTER	3/22/24	03/22/2024	24000066	C0402	CLCCA SPRING MEETING	114.44
	Fund: 2876 - FISCAL RECOVERY (ARP)								
5397910	04/04/2024	4623	VILLAGE OF BALTIMORE	3/26/24	03/26/2024	23004231	C0402	subgrant agreement for Baltimore Water project	123,653.75
TOTAL: COMMISSIONERS ADMIN									124,557.03

INVOICES BY DEPARTMENT

04/04/2024 to 04/04/2024

Department

Check #	Check Date	Vendor #	Vendor Name	Invoice #	Invoice Date	PO #	Warrant	Line Item Description	Amount
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Summary Total for this report: \$124,557.03

Commissioner Steven A. Davis

Commissioner Jeffrey M. Fix

Commissioner David L. Levacy

Date

Resolution No. 2024-04.02.t

A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners' approval.

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

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