

The Board of County Commissioners, Brown County, Ohio, met in regular session this 22<sup>nd</sup> day of February 2021 with the following members present: Barry L. Woodruff, Member Tony Applegate, Member Daryll R. Gray, President

**IN THE MATTER OF PREVIOUS MINUTES**

Motion moved by Mr. Woodruff to approve the minutes of the previous regular meeting and dispense with the oral reading. Second: Mr. Applegate.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF PERSONNEL – JFS**

Motion moved by Mr. Applegate to put JFS Director on administrative leave with pay pursuant to R.C. 124.388(A) for the pendency of an investigation into allegations that have been made regarding Brown County Job and Family Services. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF PERSONNEL – JFS**

Motion moved by Mr. Woodruff to put JFS Fiscal Officer on administrative leave with pay pursuant to R.C. 124.388(A) for the pendency of an investigation into allegations that have been made regarding Brown County Job and Family Services. Second: Mr. Applegate.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF PERSONNEL – JFS**

Motion moved by Mr. Applegate to appoint Sheri Tabor as Interim Director of Brown County Job and Family Services. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – AUDITOR**

Motion moved by Mr. Applegate to approve the request of Jill Hall, Auditor, for a supplemental appropriation of unappropriated funds from CGF 1000 in the amount of \$1,200.00 into 1000-1001-51117 Auditor Unemployment Compensation. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – JFS**

Motion moved by Mr. Applegate to approve the request of David Sharp, Director, JFS, for a supplemental appropriation of unappropriated funds from JFS Fund 2550 in the amount of \$720.00 into 2550-5000-51117 JFS Unemployment Compensation. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – BOARD OF COMMISSIONERS**

Motion moved by Mr. Applegate to approve the request of Sarah Beath, Clerk, for a supplemental appropriation of unappropriated funds from CGF 1000 in the amount of \$195.75 into 1000-1000-52134 Advance Out. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF ADVANCE – DEVELOPMENT**

Motion moved by Mr. Woodruff to approve the request of Kelly Cole, Development, for an advance of funds from 1000-1000-52134 Advance Out in the amount of \$195.75 into 2106-1005-40502 Advance In. Second: Mr. Applegate.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

IN THE MATTER OF ANNEXATION OF 36.220 ACRES FROM PLEASANT TWP INTO THE VILLAGE OF GEORGETOWN

Motion moved by Mr. Applegate to accept the following petition for annexation. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

PETITION FOR ANNEXATION OF CERTAIN TERRITORY FROM PLEASANT TOWNSHIP TO THE VILLAGE OF GEORGETOWN O.R.C. §709.023

February 3, 2021

TO: Brown County Board of County Commissioners 800 Mt. Orab Pike, Suite 101 Georgetown, Ohio 45121

The undersigned being all of the owners of the real estate in the territory located in the County of Brown, Pleasant Township and adjacent to the Village of Georgetown as such territory is described upon "Exhibit A" attached hereto and made a part hereof, hereby petition for annexation of this territory to the Village of Georgetown, Ohio, all in accordance with Ohio Revised Code Section 709.02, to-wit:

See "Exhibit A" for legal description of territory to be annexed, commonly known as the "Owens Annexation".

The territory to be annexed is further delineated upon the Plat attached hereto marked as "Exhibit B" and by reference incorporated herein.

Joseph J. Braun, Strauss Troy, The Federal Reserve Building, 150 East Fourth Street, Cincinnati, Ohio 45202, is hereby appointed agent for the undersigned Petitioner in accordance with Ohio Revised Code Section 709.02. Said agent is hereby authorized to make any amendment or deletion to the within Petition, legal description, and Plat in order to correct any discrepancy or mistake noted by the County Engineer in his examination of the Petition, legal description, or Plat.

NOTICE TO PETITIONER. Your signature below is important and requests annexation of your property to the Village of Georgetown.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

PARCELS MAKING UP THE OWENS ANNEXATION

Table with 4 columns: NAME/MAILING ADDRESS, ADDRESS OF PROPERTY, LOT NO. OR ACREAGE, AUDITOR'S BOOK, PAGE & PARCEL #. Row 1: Nicholas R. & Brittany M. Owens, 88 Station Dr. Georgetown, OH 45121, Hamer Rear, 36.220, 31-058832.0000

TOTAL ACREAGE TO BE ANNEXED EXCLUSIVE OF RIGHT OF WAY: 36.220 Acres

PETITIONER'S SIGNATURES

Nicholas R. Owens

Signature of Nicholas R. Owens, Date: February 2, 2021, Printed Name: Nicholas R. Owens

Brittany M. Owens

Signature of Brittany M. Owens, Date: February 2, 2021, Printed Name: Brittany M. Owens

**IN RE: PETITION FOR ANNEXATION  
OWENS ANNEXATION**

Listing of all parcels in territory proposed for all annexation:

PETITIONER'S NAMES	MAILING ADDRESS	PERMANENT PARCEL NO.
Nicholas R. & Brittany M. Owens	88 Station Dr. Georgetown, OH 45121	31-058832.0000

Listing of parcels located adjacent to the territory (or directly across from it when road is adjacent to territory, proposed for annexation):

ADJACENT OWNER'S NAMES	MAILING ADDRESS	PERMANENT PARCEL NO.
Judith Ann Wilson	96 Hamer Rd Georgetown, OH 45121	33-063024.0000
Brown County Commissioners	800 Mt. Orab Plk, #101 Georgetown, OH 45121	33-059700.0100
Bd. Of Trustees of the Ohio Veterans Home State of Ohio	3416 Columbus Avenue Sandusky, OH 44870	33-059700.0101 33-066016.0100
Zimmerer Farms LTD	Zimmerer Farms LTD 813 Massachusetts Dr. Cincinnati, OH 45245 AND Barbara Chandler 215 N. Union St. Bethel, OH 45106	31-059856.0000
61 Stephens Ave LLC	PO Box 137 Georgetown, OH 45121	33-063480.0000
Brittany R. Fite	10 Depot Circle Georgetown, OH 45121	33-058832.0221
Douglas M. & Regina Boone	20 Depot Circle Georgetown, OH 45121	33-058832.0220
Carol R. Craycraft	40 Depot Circle Georgetown, OH 45121	33-058832.0219
Zachary & Krysten Houshin	60 Depot Circle Georgetown, OH 45121	33-058832.0218
Caitlin J Spiller	200 Station Dr. Georgetown, OH 45121	33-058832.0217
Ryan M. Jones Hannah L. Barlow	155 Station Dr. Georgetown, OH 45121	33-058832.0216
Donna S. Clark	120 Roundhouse Circle Georgetown, OH 45121	33-058832.0215

**EXHIBIT "A"**

A tract of land located in Pleasant Township, Brown County, Ohio P. Talbert Military Survey #2212, lying East of and adjacent to the Georgetown, Mt. Orab Road (Old U.S. Route #68) and immediately North of and adjacent to the Northland Subdivision of the Village of Georgetown and more particularly described as follows:

Beginning at a spike in the centerline of Georgetown Mt. Orab Road (Old U.S. Route 68) in the Northwest corner of the Northland Subdivision in the Village of Georgetown, a copy of the plat of said Subdivision being recorded in Plat Book C-3 at Page 247 in the Plat Records of Brown County, Ohio, said spike being the most Westerly corner of the land herein described and a corner in the Village of Georgetown corporation boundary; thence with the centerline of the road and the East corporation line of the Village of Georgetown, N. 11° 25' 15" E. 267.85 feet to a spike, a corner to the land of Irvin B. Dyer, Jr.; thence leaving the road and the Village corporation line, with the line of the land of Irvin B. Dyer, Jr., S. 79° 18' E. 176.78 feet, passing an iron pin at 26.68 feet to an iron pin; thence N. 12° 28' E. 120.00 feet to an iron pin; thence N. 79° 18' W. 178.27 feet, passing an iron pin at 150 feet, to a spike in the centerline of Georgetown-Mt. Orab Road and in the East corporation line of the Village of Georgetown; thence with the centerline of the road, which is the corporation line of the Village of Georgetown as it meanders in a Northerly direction approximately along the following bearings and distances:

- N. 13° 50' E. 58.18 feet to a spike
- N. 18° 38' E. 105.46 feet to a spike
- N. 24° 19' 30" E. 335.83 feet to a spike;
- N. 29° 03' E. 229.44 feet to a spike;
- N. 17° 23' E. 62.72 feet to a spike; and
- N. 7° 27' 30" E. 29.90 feet to a spike in the prolongation of an old fence line, a corner to the land of Ruth A. Jones;

Thence leaving the road and the Village of Georgetown corporation line, with Ruth A. Jones' line, a line marked by an old fence, N. 70° 33' E. 597.21 feet passing a stone and iron pin at 27.80 feet, to a stone at a fence junction in the line of land of Ronald R. and Judith A. Wilson and in the Village of Georgetown corporation line, a corner to the land of Ruth A. Jones; thence with Ronald R. and Judith A. Wilson's line and the said Village corporation line, a line marked by a fence S. 21° 00' 15" E. 428.31 feet to an iron pin at a fence corner; thence N. 74° 04' E. 863.76 feet to a ¼ inch round iron pipe at a fence junction in the line of the land of Claude and Irma L. Neal, a corner to the land of Ronald R. and Judith A. Wilson; thence leaving the Village of Georgetown corporation line and Wilson's line, with Claude and Irma L. Neal's line and a fence line S. 14° 55' E. 1622.10 feet to an iron pin at a fence junction in the line of the land of Augustus P. Cooper et al, a corner to the land of Claude and Irma L. Neal; thence with Augustus P. Cooper et al's line and a fence line S. 69° 28' W. 157.82 feet to an iron pin at a fence corner in the line of the land of Anna M. Newmann, a corner to the land of Augustus P. Cooper et al; thence with Anna M. Newmann's line N. 20° 26' W. 16.50 feet to an iron pin; thence S. 68° 46' 40" W. 862.09 feet to an iron pin, a corner to the land of the Meadow Wood Nursing Home, Incorporated and a corner in the Village of Georgetown corporation boundary; thence with the line of the Meadow Wood Nursing Home, Incorporated and in the Village of Georgetown corporation line, N. 14° 17' W. 850.93 feet to an iron pin; thence S. 68° 48' 15" W. 449.40 feet to an iron pin; thence S. 32° 15' W. 47.00 feet to an iron pin at the Northeast corner of the Northland Subdivision and the Village Corporation line N. 80° 19' W. 761.51 feet passing an iron pin at 731.51 feet to the point of beginning, and containing 64.49 acres and also subject to existing easements for public road and highways and public utilities.

Subject to an easement now owned by Irvin B. Dyer, Jr, and for the benefit of him, his heirs and assigns to maintain a 4" tile. Said easement begins 10 feet South of the Northeast corner of the Irvin B. Dyer, Jr. lot line 4 feet said tile emptying into a natural drain and also the right and easement to maintain a 4" tile approximately 46 feet South of the Northeast corner of the Irvin B. Dyer lot, extending Eastwardly approximately 4 feet and empty into the natural drainage-way. Furthermore, such rights and privileges that the grantors have by reservation of the right and privilege of going over the North portion of a 12.14 acre tract for the purposes of ingress and egress, which said easement was well defined by a road at the time of the conveyance of said 12.14 acre tract to Bernard Wahl by deed dated July 29, 1961 in Volume 79, Page 234 Recorder's Office, Brown County, Ohio, said easement extends across the North line of the 12.14 acre tract approximately parallel to the North line of said tract and does not extend any further south of said North line than 140 feet.

A survey of this property was made by Wm. R. Ellis Registered Land Surveyor #3229, December, 1970.

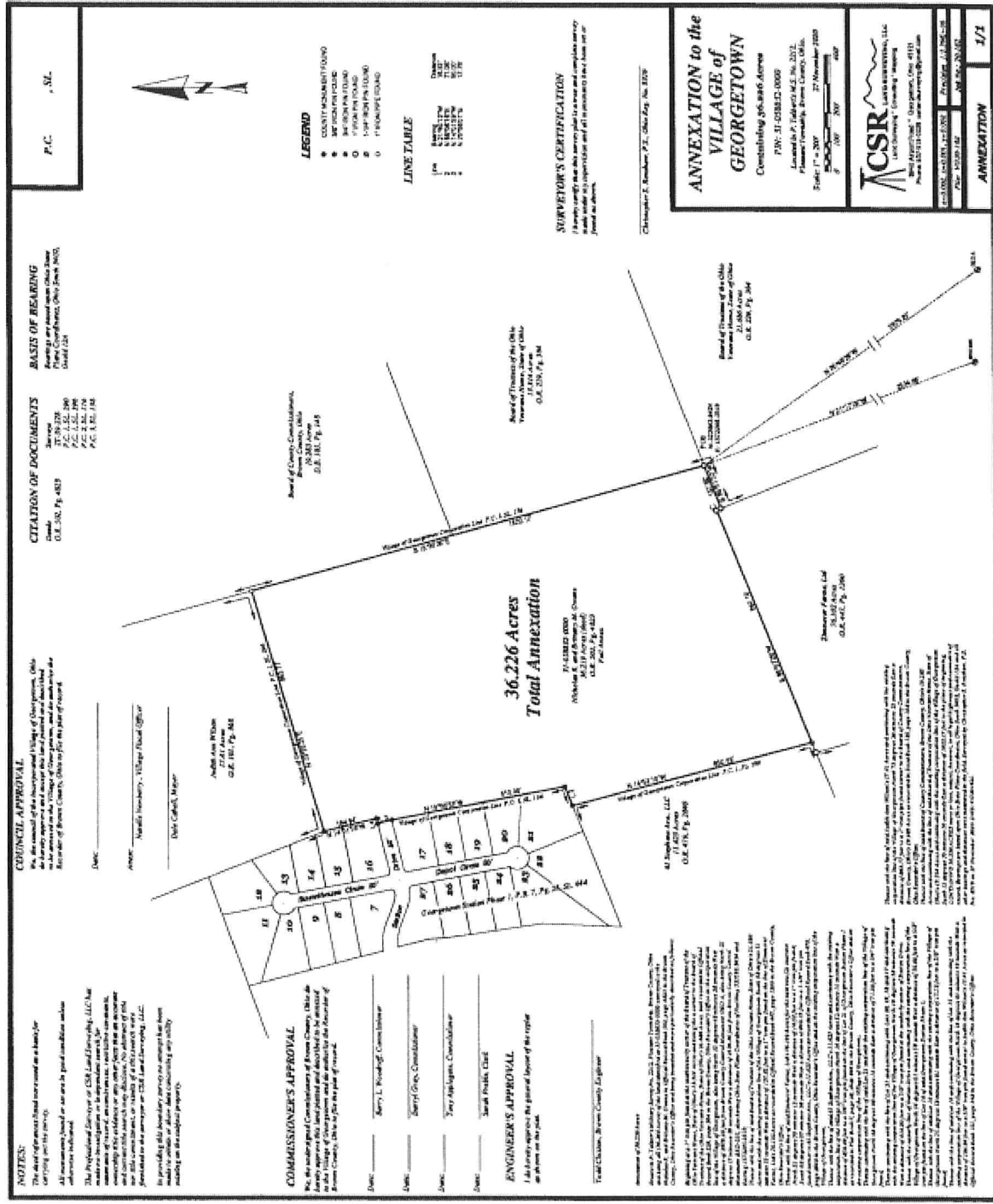
**SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:**  
 Situated in the State of Ohio, Brown County in Pleasant Township in Military Survey No. 2212, and being 6.812 acres having frontage on S.R. 68 and being cut out of a larger 64.49 acres tract belonging to Northlake Commons as recorded in Deed Book 142, page 191, and more particularly described as follows:

Beginning at the intersection of the centerline of Hamner Road with the centerline of State Route 68; thence with said centerline of S.R. 68 Southwesterly 1700 feet to a spike at the Southwest corner of grantor and the Northwest corner of Northland Subdivision, the true point of beginning for the land herein described; thence along said centerline N. 11° 25' 15" E. 217.85 feet to a point; thence on a new division line S. 79° 18' E. 220.00 feet to a stake; thence N. 42° 12' E. 270.00 feet to a stake; thence N. 65° 12' E. 334.84 feet to a stake; thence S. 7° 58' 02" E. 335.20 feet to the center of a manhole lid over a 12" sanitary sewer line; thence S. 3° 10' 55" W. 270.18 feet to a point in the North line of Northland Subdivision; thence with said Subdivision line S. 32° 46' 15" W. 47.00 feet to a found iron pin, thence continuing on said subdivision line N. 80° 19' W. 761.51 feet to the point of beginning, containing 6.812 acres subject to all right-of-way restrictions and easements of record in Brown County Court House. Surveyed by Ballinger & Associates, Douglas Lane, Registered Surveyor No. 5795, July, 1977

**ALSO SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:**  
 21.459 acres known as Georgetown Station Phase 1, as recorded in Plat Book 7 Page 28, Slide 644.

LEAVING A REMAINDER OF 36.219 ACRES, MORE OR LESS.

Parcel Number: 33-058832.0000  
 Prior Deed Ref: Official Records Book 414, Page 1010, Brown County, Ohio  
 Property Address: Station Road, Georgetown, OH 45121



February 22, 2021

**IN THE MATTER TO ENTER AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES – MAXIMUS US SERVICES, INC.**

Motion moved by Mr. Applegate to enter an agreement for professional consulting services with Maximus US Services Inc., 808 Moorefield Park Drive, Suite 205, Richmond, VA 23236, commencing on January 1, 2021 through June 30, 2024 or until the completion of, and payment in full for the services specified, with the option to extend for two additional one year periods, contract amount is \$10,000, per year. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER OF MEMORANDUM OF UNDERSTANDING – TBRA 2021-22 – B-C-20-1AH-2**

Motion moved by Mr. Woodruff to enter a Memorandum of Understanding with Adams Brown Counties Economic Opportunities, Inc. for supporting the 2020 applications of the Brown County Community Housing Impact & Preservation Program which includes a request of \$40,000.00 of TBRA funding. Second: Mr. Applegate.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

**IN THE MATTER TO ADJOURN**

Motion moved by Mr. Applegate to adjourn this meeting with no further business before the Board this 22nd day of February, 2021. Second: Mr. Woodruff.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Applegate, yea Mr. Gray, yea

2/18/2021

Commissioner, Daryll Gray, attended the Virtual Brown County Chamber Meeting.

Commissioner, Daryll Gray, attended the Virtual CCAO General Government & Operations Committee Meeting.

2/19/2021

Commissioner, Daryll Gray, met with Sheriff Ellis.

2/20/2021

Commissioner, Daryll Gray, attended the Developing Food Council for Brown County Meeting via Zoom.

2/22/2021

Commissioners met with Chad Shaffer, Community Relations Manager for Duke Energy, Eastern Service Area.

Commissioners met with David M. Sharp, JFS, for a personnel action.


Commissioners met with Brandy Duncan, JFS, for a personnel action.

Commissioners met with Sheri Tabor, JFS, for a personnel action.

Commissioners met with Wayne Gates, Editor, Brown County Press, per the request of Mr. Gates.

Commissioner, Barry Woodruff, attended the OVRDC Virtual Meeting regarding Appalachian Drinking Water Initiative.

Approval: February 24, 2021

  
Daryll Gray, President

  
Tony Applegate, Member

  
Barry Woodruff, Member

  
Sarah Beath, Clerk