

**MONDAY, AUGUST 17, 2015**

THE BOARD OF DARKE COUNTY COMMISSIONERS MET IN REGULAR SESSION AT 1:30 P.M. WITH MEMBERS PRESENT: Commissioner Chairman Michael W. Rhoades; Vice Chairman Michael E. Stegall and Member Diane L. Delaplane; Robin Blinn, Administrative Clerk/Secretary; Patty Harter, Asst. Clerk/Secretary; John Cook, Business Administrative; Jeff Marshall, Community Development/Grants Coordinator; Erik Martin, w/Daily Advocate; and Alex Mikos w/TIGER Radio.

Mrs. Delaplane moved to approve the minutes from Wednesday, August 12, 2015; motion seconded by Mr. Stegall and both voted YEA.

**IN THE MATTER OF RESOLUTION (R-186-2015) EXAMINATION AND ALLOWANCE OF BILLS**

Mr. Stegall moved to approve the following Resolution for payment of bills; motion seconded by Mrs. Delaplane and all voted YEA.

The attached vouchers dated August 12 & 17, 2015 for County Bills, including any "Then & Now" Certificates, in the amount of the General Fund \$ 3,307.02 + \$ 6,984.61; Outside General Funds \$ 367,095.98; for a Grand Total of \$ 377,387.61; are hereby approved for payment.

Michael W. Rhoades

Michael E. Stegall

Diane L. Delaplane  
Board of Darke County Commissioners

**IN THE MATTER OF RESOLUTION (R-187-2015) APPROVING THE INCREASE TO COUNTY RECORDER'S SPECIAL EQUIPMENT FUND**

Whereas, the Board of Darke County Commissioners received a request on August 6, 2015, from the Darke County Recorder, requesting an increase of \$3.00, currently \$4.00 per document, making the total document fee \$7.00 ea; and

Whereas, the Darke County Recorder, per Section 317.321 of the Ohio Revised Code, is required to submit a request no later than the first day of October of any year to the Board of Darke County Commissioners requesting the increase; and

Whereas, on Monday, August 10, 2015, the Administrative Clerk/Secy. presented the request to the Commission Board in Regular Session, with all Commissioners voting YEA; and

Whereas, the monies that are collected will continue to be credited to the County Recorder's Special Equipment Fund #109; and

Whereas, the Clerk is to notify the County Recorder and County Auditor of the change, making the change from \$4.00 to \$7.00 per document, effective January 1, 2016; and

Mrs. Delaplane moved to approve the increase; motion seconded by Mr. Stegall

And the roll being called upon its adoption, the vote resulted as follows:

Chairman Rhoades: Yea; Vice Chairman Stegall Yea; and Commissioner Member Delaplane: Yea;

Approved  Disapproved

by the Board of County Commissioners of Darke County, Ohio

Robin Blinn  
Robin Blinn  
Administrative Clerk/ Secretary

Michael W. Rhoades  
Michael W. Rhoades

Michael E. Stegall  
Michael E. Stegall

Diane L. Delaplane  
Diane L. Delaplane,  
DARKE COUNTY BOARD  
OF COMMISSIONERS

**IN THE MATTER OF RESOLUTION (R-188-2015) TRANSFER OF APPROPRIATIONS**

WHEREAS, pursuant to R. C. 5705.38-40 and OAG Opinion #94-007; and  
 WHEREAS, Commissioners are requesting that appropriations, etc. be changed as follows, we therefore  
 RESOLVE, the following funds be changed as follows,

Appropriation line transfer use only:

FROM:

TO:

**DC Auditor:** Need additional appropriations for microfilm services

\$ 1,000.00	Iron Storage	#001-1030.538080	Contract Services	#001-1030.533030
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**DC Ditch Maintenance:** Need to cover cost of new tires

\$ 600.00	Other Operating	#135-3010.538130	Vehicle Repair	#135-3010.522020
\$ 400.00	Maint/Equip + \$5000.	#135-3010.553020	"	"
\$ 1,200.00	Ditch Maint.-Non employ.	#135-3010.536030	"	"
\$ 2,000.00	Vehicle Repair-Non employ	#135-3010.536020	"	"
\$ 500.00	Facility Maint.-Non employ	#135-3010.536000	"	"
\$ 2,000.00	Mach/Equip. - \$5000.	#135-3010.520160	"	"

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**DC Board of Dev. Disabilities:** Need to cover facility maintenance costs for the remainder of year

\$ 10,000.00	Unanticipated	#148-4240.572040	Facility Maint. & Repair	#148-4240.536000
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**DC Commissioner's/Bus. Admin.:** Need for white board & supplies

\$ 100.00	Consultant	#001-1006.533012	Other Operating	#001-1006.538130
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*Mr. Stegall* moved, and *Mrs. Delaplane* seconded the resolution and all voted as follows:

*Robin R. Blinn* (YEA)  
*David W. Blinn* (YEA)  
*David W. Blinn* (YEA)  
 Board of Darke County Commissioners

*Robin R. Blinn*  
 Robin R. Blinn,  
 Administrative Clerk/Secretary

**IN THE MATTER OF FIXING OF DATE FOR SEALED BIDS ON BEHALF OF THE VILLAGE OF NEW WESTON, OHIO, FOR STREET RESURFACING PHASE I**

Mrs. Delaplane moved to approve the following 'Advertisement for Bids'; motion seconded by Mr. Stegall and all voted YEA.

Sealed Bids will be received by the Darke County Board of Commissioners (Contracting Authority) on behalf of the Village of New Weston, Ohio (Owner) at the Darke County Board of Commissioners, Administration building, 520 South Broadway, Greenville, Ohio 45331 until **1:00 PM (local time) on Wednesday, September 2, 2015** for furnishing all labor, materials, and equipment necessary to complete the project known as **Village of New Weston – Street Resurfacing Phase I**. The Bids received will be publicly opened and read aloud during the regular session on the same day beginning at 1:30 PM. The work for which proposals are invited consists of resurfacing and related tasks of approximately 4,600 LF of streets within the Village.

The Contract Documents including Specifications may be examined or obtained from the Issuing Office of the Consulting Engineer, Mote & Associates, Inc., 214 West Fourth Street, Greenville, Ohio 45331 (937.548.7511). A non-refundable charge for the Contract Documents will be required in the amount of \$40.00 per set, payable to Mote & Associates, Inc. An additional non-refundable handling charge of \$15.00 will be required if documents are to be shipped. An electronic version of the Contract Documents is also available for a non-refundable charge of \$25.00. The Owner and/or Engineer will not be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Engineer. **Proposals will only be accepted from bidders who have purchased the Contract Documents from Mote & Associates, Inc. and are registered as a planholder.**

Each Bidder is required to furnish with its proposal a 100% Bid Guaranty and Contract Bond or a certified check upon a solvent bank in the amount of 10% of the total bid amount in accordance with Section 153.54 of the Ohio Revised Code. Bid security furnished in Bond form shall be issued by a Surety Company or Corporation licensed in the State of Ohio to provide said surety. Each Proposal must contain the full name of the party or parties submitting the Proposal and all persons interested therein. Each Bidder must submit evidence of its experience on projects of similar size and complexity. The Owner intends and requires that the project be completed no later than **July 15, 2016**.

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Advertisement for Bids (cont.)

Additionally, attention of bidders is called to all of the requirements contained in the Contract Documents and on the plans, particularly to the Federal Labor Standards Provisions including the Davis-Bacon Prevailing Wage Rates, various insurance requirements, various equal opportunity provisions, and the requirement for a 100% Performance and Payment Bond. No bidder may withdraw his bid within sixty (60) days after the actual date of the opening thereof.

The Darke County Board of Commissioners and the Village of New Weston reserve the right to accept or reject any or all bids, to waive any informalities in the bidding, and to enter into a contract with the bidder whom in their consideration offered the lowest and best proposal.

DARKE COUNTY BOARD OF COMMISSIONERS, Contracting Authority  
VILLAGE OF NEW WESTON, Owner

Advertise: Monday, August 17, 2015  
Monday, August 24, 2015

*The Darke County Board of Commissioners and Village of New Weston are Equal Opportunity Employers*

**IN THE MATTER OF RESOLUTION (R-189-2015) REVENUE AND APPROPRIATION INCREASES (PITTSBURG SEWER)**

WHEREAS, the Board of Darke County Commissioners are requesting that the following "Revenue/Appropriation Increases" be changed; and

WE DO HEREBY RESOLVE, the following 'increases' be changed as follows:

<b>Pittsburg Sewer:</b> Rcvd. more <sup>revenue</sup> <del>grant money</del> than estimated in January 2015			
Estimated Revenue Increase	\$ 322.22	Desc.: Sewer Charges	Acct.#593-3033.441100
Total Increase.....	\$ 322.22		
*****			
Appropriation Increase	\$ 322.22	Desc.: Contract Services	Acct.# 593-3033.533030
Total Increase.....	\$ 322.22		

Mr. Stegall moved; and Mrs. Delaplane seconded the resolution and ALL voted as follows:

Robin Blinn  
Robin Blinn,  
Administrative Clerk/Secy.

Michael W. Christensen (YEA)  
Markus K. Kistner (YEA)  
Quinn K. Delaplane (YEA)  
Board of Darke County Commissioners

**IN THE MATTER OF RESOLUTION (R-192-2015) TRANSFER OF APPROPRIATIONS AND FUND ADVANCE**

Transfer of Appropriations (Step 1 of 2)

WHEREAS, pursuant to R. C. 5705.38-40 and OAG Opinion #94-007; and  
WHEREAS, Commissioners are requesting that appropriations, etc. be changed as follows, we therefore  
RESOLVE, the following funds be changed as follows,

Appropriation line transfer use only:

*To Cover advance for #457 – 2014 FAA Grant*

FROM:		TO:	
\$5,085.17	Consultant	#001-1509.533012	Advance Out
			#001-8070.590000

\*\*\*\*\*

Fund Advance (Step 2 of 2)

WHEREAS, Commissioners are requesting that the following "Fund Advance" be completed: "Advancing revenue to 2014 FAA Grant (till revenue is received); and  
WE DO HEREBY RESOLVE, the following "Fund Advance" is approved as follows:

*Need to advance revenue to 2014 FAA Grant till revenue is received*

\$ 5,085.17	Advance Out	#001-8070.590000	Advance In	#457-8003.490000
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Mrs. Delaplane moved; and Mr. Stegall seconded the resolution and all voted as follows:

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R-192-2015 (cont.)

Robin Blinn  
Robin Blinn,  
Administrative Clerk/Secretary

Michael W. Rhoades (YEA)  
Michael E. Stegall (YEA)  
Diane L. Deleplane (YEA)  
Board of Darke County Commissioners

**IN THE MATTER OF RESOLUTION (R-190-2015) FUND TRANSFER (JFS/CHILDREN SERVICES) SUPPORT FOR AUGUST 2015**

WHEREAS, the Board of Darke County Commissioners met in "Regular Session" on December 31, 2014, and signed Resolution (R-323-2014), for approval of the 2015 Annual Appropriations; and

WHEREAS, per the Budget's Estimated Receipts and Appropriations; we therefore

RESOLVE, the following transfer needs to be made:

**JFS (Children Services) - Support for August 2015**

\$48,083.33 From: County Fund-#001-8070.591028 To: Child. Serv.-#151-5101.491000

Mr. Stegall moved the resolution; and Mrs. Delaplane seconded the resolution and ALL voted as follows:

Michael W. Rhoades (YEA)  
Michael E. Stegall (YEA)  
Diane L. Deleplane (YEA)  
Board of Darke County Commissioners

Robin R. Blinn  
Robin R. Blinn  
Administrative Clerk/Secretary

**IN THE MATTER OF RESOLUTION (R-191-2015) AWARDING FY 2014 CHIP REPAIR GRANTS**

The below listed resident(s) of Darke County have made proper application to the FY 2014 CHIP Repair and Sewer grant program; and they are qualified to receive a grant in the amount(s) indicated below, said grants are thereby awarded;

Michael & Paula Harshbarger, 200 Adams Street, Gettysburg, Ohio 45328.  
New roof \$8,150.00  
Not to exceed \$10,000.00

Mrs. Delaplane moved the Resolution.

Mr. Stegall seconded the resolution and all voted as follows:

All voted YEA.

Michael W. Rhoades  
Michael W. Rhoades -Chairman  
Michael E. Stegall  
Michael E. Stegall -Vice-chairman  
Diane L. Deleplane  
Diane L. Deleplane - Member

DARKE COUNTY COMMISSIONERS

Robin Blinn  
Robin Blinn, Clerk/Secretary

**IN THE MATTER OF AUTHORIZATION OF MEETING EXPENSES (DARKE Co. AUDITOR & SHERIFF)**

Mr. Stegall moved to approve the following requests; motion seconded by Mrs. Delaplane and all voted YEA.

#001-1100.532010 (MANDATORY)

Attending: Ohio GFOA Annual Conf./Cincinnati, OH/Sept. 22-25, 2015/Carol Ginn, Kim Hunt & Emily Thornhill  
Transportation: \$80.00/Parking: \$120.00/Lodging: \$540.00 x 2/Meals: \$140.00 x 3/Registration: \$260.00 x 3/Est. total for mtg.: \$ 2,480.00  
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#001-1100.532010 (MANDATORY)

Attending: ODA Regional Training/Bellefontaine, OH/Sept. 29-30, 2015/Geoffrey Surber  
Parking: \$30.00/Meals: \$70.00/Estimated total for meeting: \$100.00  
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#001-6010.532000 (NECESSARY)

Attending: Ohio Peace Officer Training Academy Canine Evaluator Training/October 25-28, 2015/Port Clinton, OH/Sgt. Mike Burns  
Lodging: \$240.00/Meals: \$140.00/Registration: \$150.00/Estimated total for meeting: \$530.00

**IN THE MATTER OF CERTIFICATE OF APPOINTMENT OF PART-TIME FLOATER FOR DARKE COUNTY HOME**

Mrs. Delaplane moved to approve the following appointment; seconded by Mr. Stegall and all voted YEA.

I hereby certify that I have this day appointed Heather Trent to the  
position of Part-Time Floater, in my Office of County  
(DEPUTY-CLERK-ETC.)  
Darke County Home, at a salary of \$ 9.25 per hour.

Said appointment is to take effect August 25, 2015, and the said salary to be  
paid bi-weekly from the County Treasury, upon the warrant of the County  
(MONTHLY-BI-WEEKLY)  
Auditor.

Said employee has credited to their account N/A days of accumulated sick leave from  
prior political sub-division employment with \_\_\_\_\_

\_\_\_\_\_  
(POLITICAL SUB-DIVISION)  
WITNESS MY HAND AND OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF August  
20 15.

SIGNED [Signature]  
TITLE Director

Date: 8-13-15

IF CIVIL SERVICE EMPLOYEE, COMPLETE THE FOLLOWING:

APPROVED BY: [Signature]  
[Signature]  
[Signature]  
Board of Commissioners  
Darke County

**IN THE MATTER OF CERTIFICATE OF APPOINTMENT OF FULL-TIME RESIDENTIAL COUNSELOR AT THE MICHAEL RESOURCE TREATMENT CENTER**

Mr. Stegall moved to approve the following appointment; seconded by Mrs. Delaplane and all voted YEA.

I hereby certify that I have this day appointed Caleb Guster to the  
position of Full-Time Residential Counselor, in my Office of County  
(DEPUTY-CLERK-ETC.)  
MRTC, at a salary of \$ 14.00 per hour.

Said appointment is to take effect August 31, 2015, and the said salary to be  
paid bi-weekly from the County Treasury, upon the warrant of the County  
(MONTHLY-BI-WEEKLY)  
Auditor.

\_\_\_\_\_  
(POLITICAL SUB-DIVISION)  
WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF August  
20 15.

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Certificate of Appointment (cont.)

SIGNED [Signature]

TITLE Director

Date: 8-17-2015

IF CIVIL SERVICE EMPLOYEE, COMPLETE THE FOLLOWING:

APPROVED BY: [Signatures]  
Board of Commissioners  
Darke County

**IN THE MATTER OF LEASE CONTRACT FOR COMMERCIAL/INDUSTRIAL/INVESTMENT REAL ESTATE BETWEEN BOARD OF DARKE COUNTY COMMISSIONERS AND LEIS REALTY FOR PROPERTY AT 633 AND 635 WAGNER AVE.**

Mrs. Delaplane moved to approve the following two (2) Leases'; motion seconded by Mr. Stegall and all voted.

- 1. Dayton, Ohio August 14, 2015
2. This Exclusive Right to Lease Contract ("Contract") is made between DARKE CO COMMISSIONERS
3. ("Owner," whether one or more), whose address is 520 S BROADWAY, GREENVILLE OH 45331 and
4. LEIS REALTY COMPANY ("Broker"), whose address is 535 E MAIN STREET, GREENVILLE
5. 1. EXCLUSIVE RIGHT TO LEASE. In consideration for Broker's efforts to procure tenants, and for Broker's acceptance of the duties as Owner's exclusive agent, Owner grants to Broker the exclusive right to lease the real property (the "Property") located at and commonly known as
6. 633 WAGNER AVE, GREENVILLE OH PROPERTY @ 633 WAGNER AVE
7.
8. 2. TERM. This Agreement shall begin on the date first written above and shall expire at 12:00 Midnight on AUGUST 31, 2016
9. (the "Listing Period").
10. 3. TERMS OF LEASE(S). The Property will be offered for lease on the following terms: \$5/SF PLUS NNN
11.
12.
13. or upon such other rentals, terms and conditions as Owner may specify in writing from time to time.
14. 4. COMMISSIONS. If the Property is leased in whole or in part during the Listing Period, Owner shall pay Broker a leasing commission of
15. 8 % of the scheduled rent for the initial term of the lease, such commission to be paid as follows: IN FULL UPON RECEIVING FIRST MONTH RENT
16. PAYMENT

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- 1. Dayton, Ohio August 14, 2015
2. This Exclusive Right to Lease Contract ("Contract") is made between DARKE CO COMMISSIONERS
3. ("Owner," whether one or more), whose address is 520 S BROADWAY, GREENVILLE OH 45331 and
4. LEIS REALTY COMPANY ("Broker"), whose address is 535 E MAIN STREET, GREENVILLE
5. 1. EXCLUSIVE RIGHT TO LEASE. In consideration for Broker's efforts to procure tenants, and for Broker's acceptance of the duties as Owner's exclusive agent, Owner grants to Broker the exclusive right to lease the real property (the "Property") located at and commonly known as
6. 633 WAGNER AVE, GREENVILLE OH PROPERTY @ 633 WAGNER AVE
7.
8. 2. TERM. This Agreement shall begin on the date first written above and shall expire at 12:00 Midnight on AUGUST 31, 2016
9. (the "Listing Period").
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11.
12.
13. or upon such other rentals, terms and conditions as Owner may specify in writing from time to time.
14. 4. COMMISSIONS. If the Property is leased in whole or in part during the Listing Period, Owner shall pay Broker a leasing commission of
15. 8 % of the scheduled rent for the initial term of the lease, such commission to be paid as follows: IN FULL UPON RECEIVING FIRST MONTH RENT
16. PAYMENT

(REMAINDER OF LEASE CAN BE SEEN IN FULL IN THE COUNTY COMMISSIONER'S DEPT. FILE OR BUSINESS ADMIN.'S OFFICE)

70. Owner (if entity):
71. Darke County Commissioners (Name of Entity)
72. By: x [Signature] (Authorized Signatory)
73.
74. Owner (if individual(s))
75. x [Signature] Phone:

Phone: 937-547-1370
Email: jcook@co.darke.oh.us

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Lease (cont.)

76.  
 77. Quinn R. Delaplane  
 78.  
 79. Broker:  
 80. LEIS REALTY COMPANY  
 (Name of Company)  
 81. By: [Signature]  
 (Authorized Signatory)  
 82.

Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 AUG 17 2015  
 DARKE COUNTY, OHIO  
 BOARD OF COMMISSIONERS  
 Phone: 937-548-5750  
 Email: dustinleis@leisrealty.com

**IN THE MATTER OF PAY INS**

Pay In#080762	Received of Commissioners	County-reimb. – Coroner’s cell phone use 4/1-6/30/15	\$130.36
Pay In#081078	Received of Commissioners	Co. Airport-Dehays – June hangar rent	\$65.00
Pay In#081108	Received of Commissioners	Co. Airport-Aug. & Sept. hangar rents	\$235.00
Pay In#081112	Received of Solid Waste	Tipping Fees-Preble Co. for July '15	\$8.34
Pay In#081113	Received of Solid Waste	Tipping Fees-Maharg for July '15	\$30.00

**IN THE MATTER OF PUBLIC ATTENDEES COMMENTS/QUESTIONS**

\*\*Erik Martin w/Daily Advocate: Had a question for the Board regarding (R-192-15); what exactly is that for? The Community Development/Grants Coordinator Jeff Marshall spoke and advised him that basically it is house-keeping of dollars that the State Auditor requires showing the money being advanced to a fund until the revenue is received back from the State. Once the money is received back, then a Advance Back is done to complete the grant. These services are for consulting fees only that have already been performed.

**MR. STEGALL MOVED TO ADJOURN; SECONDED BY MRS. DELAPLANE AND ALL VOTED YEA. THE MEETING WAS ADJOURNED AT 1:47 P.M.**

<p>_____  <b>ROBIN R. BLINN, ADMINISTRATIVE CLERK/SECY.</b></p> <p>_____  <b>PATRICIA S. HARTER, ASSISTANT CLERK/SECY.</b></p>	<p>_____  <b>MICHAEL W. RHOADES</b></p> <p>_____  <b>MICHAEL E. STEGALL</b></p> <p>_____  <b>DIANE L. DELAPLANE,        DARKE COUNTY BOARD        OF COMMISSIONERS</b></p>
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**IN THE MATTER OF FURTHER DISCUSSION BY THE BOARD**

\*\*All Commissioners, CDGC Jeff Marshall, and Business Admin. John Cook (joined the meeting late) met with Tristan Weis and Ben Thaeler of Congressman Boehner’s Office regarding grant monies that might be available to help with developing the Darke Co. Airport.

\*\*All Commissioners and Business Administrator John Cook met with Dustin Leis, of Leis Realty, regarding a lease/contract for the WAGC.