

REGULAR SESSION MARCH 11, 2013

This day the Board of Morrow County Commissioners met in their office at 80 North Walnut St., Ste. A, Mt. Gilead, Ohio with the following members present: Mr. Miller, Mr. Harden and Mr. Whiston

Public in attendance: Randa Wagner, Morrow Co. Sentinel; Bob Sutherland

The meeting was opened with prayer and pledge of allegiance to the flag, and then called to order by Mr. Whiston, who then proceeded with the business at hand. The following matters came before the Board for their consideration and approval.

**IN THE MATTER OF
APPROVAL OF THE MINUTES
OF REGULAR SESSION OF MARCH 6, 2013: 13-R-150**

Mr. Harden made a motion to approve the minutes of regular session of March 6, 2013, as recorded in the Commissioners Journal # 44.

Mr. Miller duly seconded this motion.

Roll Call Vote: .., Mr. Miller., "yea" .., Mr. Harden., "yea" .., Mr. Whiston .., "yea"

**IN THE MATTER OF
APPROVAL OF BILLS FOR PAYMENT: 13-R-151**

Mr. Harden made a motion to approve payment of bills numbered 1 through 7 as submitted by the Morrow County Auditors office.

Mr. Miller duly seconded this motion.

Roll Call Vote: .., Mr. Miller., "yea" .., Mr. Harden., "yea" .., Mr. Whiston .., "yea"

**IN THE MATTER OF
PAY-INS: 13-R-152**

The following pay-ins were made to Mary M. Holtrey, Morrow County Auditor:

Pay-in # 978 Payment from Ketterman residents for sewer maintenance and operations 121-121-40100 \$67.44
Pay-in # 979 Ketterman-City of Galion portion 121-121-40300 \$320.28
Pay-in # 980 Payment from Johnsville residents for sewer debt reserve portion 100-101-20100 \$12.00
Pay-in # 981 Johnsville sewer maintenance and operations portion 100-101-41000 \$136.00
Pay-in # 982 Johnsville sewer debt retirement portion 100-101-50100 \$80.00
Pay-in # 986 Payment from Westfield Township for EMA services 012-055-41002 \$835.67
Pay-in # 987 Payment from Village of Mt. Gilead for radio contract 013-056-30304 \$820.00
Pay-in # 1039 Payment from Ketterman residents for sewer maintenance and operations 121-121-40100 \$44.77
Pay-in # 1040 Ketterman-City of Galion portion 121-121-40300 \$214.09
Pay-in # 1041 Payment from Johnsville residents for sewer debt reserve portion 100-101-20100 \$15.00
Pay-in # 1042 Johnsville sewer maintenance and operations portion 100-101-40100 \$170.00
Pay-in # 1043 Johnsville sewer debt retirement portion 100-101-50100 \$100.00
Pay-in # 1046 Reimbursement from Development Office for internet service \$8.92

**IN THE MATTER OF
TRANSFER OF FUNDS-MCTC: 13-T-012**

At the request of Don Wake, Director of Job & Family Services, a motion was made by Mr. Harden to approve the following transfer of funds to cover workers compensation expenses:

From 160-160-29099 Misc Expenses to 160-160-29101 Workers Comp in the amount of \$261.71
From 160-169-29099 Misc Expenses to 160-166-29101 Workers Comp in the amount of \$15.51

Mr. Miller duly seconded this motion

Roll Call Vote: .., Mr. Miller., "yea" .., Mr. Harden., "yea" .., Mr. Whiston .., "yea"

**IN THE MATTER OF
SATISFACTION OF MORTGAGE - MICHAEL & JUDY KOLLAR : 13-R-153**

Mr. Miller moved the adoption of the following resolution:

SATISFACTION OF MORTGAGE

This is to Certify, that the conditions of a certain mortgage bearing date of September 6, 2012, given to THE BOARD OF COMMISSIONERS OF MORROW COUNTY, OHIO, by Michael and Judy Kollar, residing at 3658 County Road 51, Iberia, County of Morrow, to secure the payment of \$1,089.25 and recorded in Volume 778, Page 736, Morrow County Records, have been fully complied with, and the same is hereby satisfied and discharged.

Signed this 11th day of March 2013.

Board of Morrow County Commissioners

s/ Richard J. Miller, Commissioner

s/ Tom E. Harden, Commissioner

s/ Tom E. Whiston, Commissioner

Mr. Harden duly seconded this motion

Roll Call Vote: .., Mr. Miller., “yea” .., Mr. Harden., “yea” .., Mr. Whiston .., “yea”

**IN THE MATTER OF
APPROVAL OF REAL ESTATE PURCHASE CONTRACT FOR SALE OF NSP NEW HOME
CONSTRUCTION PROJECT #2 IN FULTON, OHIO: 3-R-154**

 Mr. Harden made a motion to authorize Chairman Tom Whiston to sign Real Estate Purchase Contract for NSP home in Fulton, Ohio:

RESOLUTION

WHEREAS, the Board of Morrow County Commissioners awarded contract to Hinkle Builders, 375 Township Road 21, Marengo Ohio 43334, for the construction of a home at 103 East Main Street, Fulton, Ohio, funded through the Neighborhood Stabilization Program; and

WHEREAS, the home is complete and the buyers, Derek and Meghan Meadows have agreed to the following terms:

Sale of property at Parcel # J27-003-00-011-00, J27-003-00-018-00, 103 East Main Street, Fulton, Ohio 43321; Legal Description: In Lot 45 and 95,

Terms: \$165,000.00 (One Hundred Sixty Five Thousand and no/dollars)
 \$40,000.00 (Forty Thousand and no/ dollars) forgivable second mortgage (affordability subsidy)
 Deposit \$1,250.00 (One Thousand Two Hundred Fifty and no/dollars) made payable to Morrow County Board of Commissioners to be assigned to and held by Morrow Title Company.

Contingencies:

All utilities to be paid current to date of closing by Seller. Buyer meets all financing obligations and NSP eligibility requirements.

Additional Terms and Conditions: This transaction is between buyer and seller, no real estate broker is involved. Buyer will have walk-thru with builder before closing. Builder will provide builders warranty.

Possession: Seller is entitled to possession through the day of closing.

Duration of Offer: This offer shall be open for acceptance through May 29, 2013.

The language below should be inserted into the Warranty Deed or as a restrictive covenant to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or attachment.

Borrowers, their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Neighborhood Stabilization Program, must maintain ownership and reside in this property as their primary residence for a period of ten (10) years (Retention Period) from the date of the recording of the deed.

1). The Morrow County Board of County Commissioners, whose mailing address is 80 N. Walnut Street, Suite A, Mt. Gilead, Ohio 43338, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.

2). In the case of sale or refinancing prior to the end of the Retention Period, an amount equal to the prorate share of the NSP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to the Morrow County Board of County Commissioners from any net gain realized upon the sale or refinancing of the unit: unless:

- A. Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (1), (2) and (3) continued herein.

3). The obligations to repay Subsidy to the Morrow County Board of County Commissioners shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Morrow County, Ohio to approve Real Estate Purchase Contract, dated March 7, 2013, for the sale of the aforementioned property to Derek and Meghan Meadows in the amount of \$165,000.00. A complete copy of the contract will be on file in the Morrow County Recorder's Office.

Mr. Miller duly seconded this motion

Roll Call Vote: .., Mr. Miller., "yea" .., Mr. Harden.., "yea" .., Mr. Whiston .., "yea"

**IN THE MATTER OF
APPOINTMENT OF CAROLYN BEAL AS MEMBER OF
MORROW COUNTY HOSPITAL BOARD OF TRUSTEES: 13-R-155**

WHEREAS, Bonnie Fisher submitted her resignation, effective December 31, 2012, as a member of the Morrow County Hospital Board of Trustees; and

WHEREAS, the Morrow County Hospital Board of Trustees has recommended the appointment of Carolyn Beal, 6521 Congress Township Road 84, Mt. Gilead, Ohio 43338, to fill the unexpired term of Bonnie Fisher;

THEREFORE, Mr. Miller made a motion to approve the appointment of Carolyn Beal to the Morrow County Hospital Board of Trustees, effective March 11, 2013 through the first Monday in March 2016.

Mr. Whiston duly seconded this motion

Roll Call Vote: .., Mr. Miller., "yea" .., Mr. Harden.., "yea" .., Mr. Whiston ..,"yea" .., Judge Robert Hickson Jr. .., "yea"

There being no further matters to bring before the board, a motion to adjourn was made by Mr. Harden and duly seconded by Mr. Miller.

Roll Call Vote: .., Mr. Miller., "yea" .., Mr. Harden.., "yea" .., Mr. Whiston .., "yea"

We hereby certify the foregoing to be true and correct.

CHAIRMAN

CLERK

ASSISTANT CLERK _____ MORROW COUNTY COMMISSIONERS