| Description | Williams County Commissioners' Regular Session #51 | |
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| Date | Thursday, August 6, 2026 | |
| Time | Speaker | Note |
| 9:14:51 AM | SL | Alright, we will call the meeting to order and begin with the Pledge, please. (All said Pledge). |
| 9:15:10 AM | Roll Call | TR: Here; BW: Present; SL: Here; Quorum is Met. |
| 9:15:21 AM | Resolution 411 | Approving Minutes from Regular Session on August 4, 2026; BW: Motion; TR: Second; Roll Call: TR: Yes; BW: Yes; SL: Yes; Motion Carried. |
| 9:15:48 AM | Resolution 412 | Approve Agenda as Amended to add a 10:30 with Ashley Epling regarding a TIF meeting; BW: Motion; TR: Second; Roll Call: TR: Yes; BW: Yes; SL: Yes; Motion Carried. |
| 9:16:18 AM | Resolution 413 | Approving Payment of Bills; BW: Motion; TR: Second; Roll Call: TR: Yes; BW: Yes; SL: Yes; Motion Carried. |
| 9:16:48 AM | Resolution 414 | Entering into an Agreement between OCV, LLC and Williams County (on behalf of the Sheriff) to provide a custom mobile app development services and support; BW: Motion; TR: Second; Roll Call: TR: Yes; BW: Yes; SL: Yes; Motion Carried. |
| 9:17:25 AM | Chatter on App | BW: Did they say about three months to implement this? By the time they get it set up? VH: Yes. |
| 9:17:36 AM | Resolution 415 | Nettle Lake Assessment – leaving assessments as it stands and not to go on tax bill; BW: Motion; TR: Second; Roll Call: TR: Yes; BW: Yes; SL: Yes; Motion Carried. |
| 9:18:02 AM | Also Signed | Dog Warden Weekly Report for July 27th; Dog Warden Monthly Report for July, 2026; Credit Card Appropriations on behalf of Sheriff's Office and IT Department for August, 2026. |
| 9:18:34 AM | AR | And then when you're ready to make the motion to go into Executive Session. And that's all I have. |
| 9:18:39 AM | Executive Session | BW: I will make the motion to go into Executive Session under Ohio Revised Code 121.22(G)(1) for Employment, requested by Commissioner Rummel. I would ask the EMS directors and the Engineer and Vond to join us please. TR: I will second that. Roll Call: TR: Yes; BW: Yes; SL: Yes; Motion Carried. |
| 9:51:35 AM | SL | We are coming out of Executive Session with NO ACTION. |
| 9:51:45 AM | RECESS | SL: And we will stand in a short Recess. |
| 9:52:38 AM | SL | Alright, we are back in session with Sarah Stubblefield for the Department of Aging update. You've got the floor Sarah. |
| 9:52:46 AM | Sarah | Well, I wanted to talk to you today about staff and hiring because I am short three drivers. I hired someone for the Stryker route. She lasted two days and then she quit. She was offered a job earning more money. So, I am back to hiring |

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| | | for that route as well. And, so I need Montpelier driver, a West Unity/Pioneer driver and a Stryker driver. And I have some people that I have been interviewing and so I will send you the requests to see if you will approve those hiring. And then I have someone for the Stryker center. Now, Lavon retired and she was at 32 hours a week, full benefits. I am replacing her with a 28 hour a week person who will get sick and vacation but will not get insurance. So, I'd like to start her as well next week. And then that would free up a lot more of my time to start doing other projects for the department. So, those requests will come to you. I just wanted to give you a heads up. Also, we have been working on reducing our home delivered meal participants. As of today, I have 336 people receiving home delivered meals. I don't know if you remember, I was pushing 170 just a couple weeks ago. As people come up for. |
| 9:54:17 AM | TR/Sarah | Wait a minute. 370. Sarah: I'm sorry. I heard you say 170. Sarah: I'm sorry, 370. TR: Okay. |
| 9:54:18 AM | Sarah | So, as people come up for reassessment we're trying really hard to get them into our centers. It's where we want them to be. Or, explaining to them, you know, we can help with transportation, we can help with frozen meals. But we've been doing a hard look at that to get people off home delivery. It hasn't been going well. I've been getting a lot of negative feedback. I don't know if you will also hear from them. There's an appeals process. If we decline them for home delivered meals then they can request an appeal, which is a second person to go out and assess them. And then if we still say you have, like some disabilities, but you're like a low disability so we're going to decline you, then that's pretty much it. Unless they would like to write me a letter or call me, but I'll stick with it and say we can reassess if your situation changes. I always invite them to like, if you feel like you're getting worse, right, please give us a call and we'll look at it again. But, trying to reduce these rolls. |
| 9:55:26 AM | Sarah | We have delivered 336 less meals in July than we did in June. We're working on every corner we can to reduce. Amber, my new finance manager, is reviewing all of our contracts to find where there might be any fees or things that we can cut in order to reduce funds in our current contracts. She recently reached out to Perry because we were getting charged for insurance when there's no reason. We have insurance through the county, so we're working to get these charges taken off. |
| 9:56:02 AM | SL | What kind of insurance? |
| 9:56:03 AM | Sarah | On our copiers they were charging us insurance on our copies when we have insurance as well. We don't need their version of insurance. |
| 9:56:14 AM | TR | So, they leased copiers through Perry ProTech a year or two ago. And if you don't send proof of insurance to the leasing companies they automatically bill you for insurance on these copiers. Personally, I think it's a money grab. And that's why they do it. And people just close their eyes and pay bills and pay bills. And luckily Sarah caught it and said wait a minute, this shouldn't be done. So, she's cleaning up that little mess that's out there. |

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| 9:56:44 AM | Sarah | Right. Their contract started in May I think. |
| 9:56:45 AM | TR/BW | That's why you buy from good local companies (inaudible). (Laughter). Out loud, I said that out loud. BW: I heard it out loud. (Laughter). |
| 9:56:55 AM | Sarah | So, I was wonder if you have any questions for me. |
| 9:56:59 AM | TR/Sarah | I will make a statement about the home delivered meals. And I want to tell you I appreciate you and the flack you are taking. I'll take it with you. This is 100%, in Williams County we believe, and I did too, when I started as commissioner, it's like damn it my mother has paid in taxes her whole life, she deserves this. Well, unfortunately we've outgrown the deserves this phase because we've grown that department and served so many more meals than what it was it was first intended to, in my professional opinion, which really isn't that professional. But we have to reset people's minds sets of, this is to help the needy. This isn't a. Sarah: Entitlement. |
| 9:57:43 AM | TR | Entitlement, that's the word I was looking at. It's not an entitlement because you paid taxes. Thank you for still paying taxes and please support us. But we're all paying taxes to help the people that truly need it and I believe we've went overboard. And it's gonna be painful to bring them back. And unfortunately, you're fielding that pain, but by all means throw my name freshly under the bus because I know I'm shit in Pioneer over doing what we did in Pioneer. It goes back to we can't afford it for goodness sakes people. Unless you want your taxes to go up, stop being so hard to get along with and stop beating up Sarah over this. |
| 9:58:20 AM | BW | However, if you are needing, we want to make sure (several talking) to provide the services. |
| 9:58:27 AM | TR | And there's certain levels of that, and we have to balance that. And thank you for taking it on. I think this is a huge step into passing the levy, because people need to hear us say loud and clear we're running lean. I mean, and that's causing us some frustration which is gonna hurt the levy, right? Because people, those people are gonna say screw it, I'm not getting the service I'm not voting for it. So that could hurt us on the other side too. We want them to come to our centers, right? It's much more, it's cheaper to serve them in our centers than it is to serve them in their home. |
| 9:58:57 AM | Sarah/BW | Yes. And all that preventative upstream things that our centers do will keep them from having, like, I could quote you a bunch of statistics. You'll live 7.6 years longer if you feel well that you're aging well. You know, there's just all these little things. BW: Socialization. (Several talking). |
| 9:59:17 AM | TR/Sarah | We're almost kicking them in the butt and telling them to get the heck out of their house, right? Sarah: Yeah. |
| 9:59:21 AM | SL | Can you speak a little bit to the criteria that you look at? |
| 9:59:24 AM | Sarah | In order be in a home delivered meal you have to have a nutritional risk and then you also have to have a disability. So, it's not I can drive or I can't drive, there's |

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| | | actually a three-page assessment that goes into it. It's do you need help cooking and cleaning? Do you need help with your budget and making your own meals? Can you stand very long? Do you have memory issues that maybe physically you're fine but you're going to forget that you were cooking and its dangerous for you to cook? |
| 9:59:53 AM | SL | So, if you can't drive, wouldn't that get you a home delivered meal right off the bat? |
| 10:00:00 AM | Sarah/SL | Not necessarily. If you have a support system that can get the actual ingredients to you and you could cook on your own, then maybe you don't need home delivered meals. Or, if we can give you a ride to the grocery store and you can get your ingredients then maybe you don't need home delivered meals. SL: Ahh, that's good. |
| 10:00:14 AM | Sarah | So, we try to look at, everybody gets an individual assessment. They're all reviewed by Sarah Carothers, our licensed social worker. |
| 10:00:22 AM | SL/Sarah | And so, you guys are probably also giving a mental evaluation? Sarah: Yes. Yes. |
| 10:00:28 AM | SL | Because some people can seem very healthy, but if they're repeating themselves, the dementia, the Alzheimer's, so that. |
| 10:00:35 AM | Sarah | Yes. And so sometimes they'll present to us as being perfectly fine and we'll decline them and then maybe a month or two will go by and their child will call us and say hey look, actually they are not okay. And we will assess them again. They don't have to wait six months or a long period of time. If their situation changes we will look at them again. We did 72 assessments last month on home delivered meals. So, our, when our sites, like in the afternoon, they are out in the community. Our site managers, assessing people and getting information referrals. So, that's another thing that happens with the site manager. |
| 10:01:18 AM | SL/Sarah | Gotcha. I wouldn't have thought that if you can't drive, to me you're an automatic shoo-in for a meal. But when you say that we can take you to the grocery store that's a whole different. Sarah: Yes. If that's your only barrier, then we're gonna try to address that barrier. SL: Right. And it's good to get them out of the house as well and they get to go, you know. |
| 10:02:09 AM | Sarah | And I would love to have the in the center. If we're picking you up can we just take you to our center? And I think some people are overwhelmed, especially in our bigger centers like Bryan and Montpelier where there's a couple hundred people there and they don't know anybody. And we will buddy you up. I have made phone calls to people who have told they are no longer on home delivered meals. I said I'll tell you the day's I'm working. I cover centers. We can have lunch together and I'll sit with you. I'm delightful, I promise. We'll have a good time. So, give it a try. And trying to encourage people to. |
| 10:02:10 AM | BW/Sarah | Well, and our visits to your centers to have lunch, everybody's been very friendly and welcoming and you know, I can see that they, there was a new couple we were sitting with the last time we were at Montpelier. And, you know, |

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| | | the people reached out and tried to welcome them. Hopefully they (inaudible). Sarah: Change is hard. BW: It is. Routines, we are complacent in our habits are (inaudible). |
| 10:02:41 AM | Sarah/TR | So, that's my update for you. I would also like to say thank you to Anne. Have you thanked Anne recently? TR: A little bit ago I did. Sarah: Okay. Because, since I have started she has fielded random questions with Sarah on how do we do things. (Laughter). And she always helps me figure out the process. So, thank you to Anne. |
| 10:02:56 AM | AR | Thank you. |
| 10:03:05 AM | RECESS | SL: We stand in Recess. |
| 10:12:59 AM | SL | Alright, we are back in session and I've asked Ashley to come up here because I wanted to have some conversation on the TIF. Been working with the airport a little bit, the board out there, and what direction that's gonna go. And we've all talked about maybe it would be beneficial for us to have some sort of TIF set up out there before there's any kind of expansion ever done. And the timing on that's one thing we probably need to talk about because those are only good for like what, thirty years? |
| 10:13:31 AM | VH/AE | It depends on how it's set up. AE: Right. |
| 10:13:36 AM | SL | And what kind you want to set up. I just wanted to start conversation on it just to help out the. |
| 10:13:38 AM | AE | I mean there, you can, there's different funding mechanisms. I guess it depends on like what your goal is. Like if you're trying to attract investment, you can write the TIF in such a way where someone has to pay to put in all the infrastructure that the taxes can be reallocated to pay them back if a private industry comes in. So, like a TIF, you can set it up where, I mean there's several different ways. I think it just depends on what your end goal is. Because you can do, you can redirect the taxes that you collect from that improvement to a fund that goes special just for infrastructure for future development. You can redirect the taxes to go towards the developer if they're putting in their own private equity to build it. To kind of incentivize them. It just really depends on the direction that you're looking to go. |
| 10:14:37 AM | SL | And I would think for us it would be toward infrastructure wouldn't you guys? |
| 10:14:41 AM | BW | I would assume that's what it's gonna. |
| 10:14:44 AM | TR | Future development of the airport, right? I mean, if we would have been doing this all along we would have, at least the $16,000 that I still don't think we are liable for, we would have had that money sitting in an account. Yes, we're paying it, but we're putting it back so that it's, you know, it could have been repurposed to buy the 35 acres for the AWOS. Had that money been there we would have repurposed that money to put towards the AWOS I think. Vond's (inaudible). He's struggling with that statement. |
| 10:15:08 AM | VH/AE | I'm like yeah, I'm not sure that's true, not with TIF dollars. AE: Right. |

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| 10:15:15 AM | VH | That's a reallocation of what is otherwise paid as property taxes that then goes toward debt service for infrastructure. That is the normal process. |
| 10:15:26 AM | TR | So, we would have had to borrow the money for the AWOS? |
| 10:15:31 AM | VH | AWOS would not be infrastructure is what I'm saying. |
| 10:15:35 AM | SL | A sewer pipe running down the east side of the property. |
| 10:15:37 AM | VH/AE | That is a hundred percent. AE: Yeah. |
| 10:15:42 AM | BW/VH | The taxiway? VH: Arguable. |
| 10:15:46 AM | AE/VH | Right. Because. VH: Because the purpose of it being the airport. AE: Right. |
| 10:15:50 AM | TR | Well maybe we want to put it towards, one way or another money was gonna come back in, right? It's how we want it to redirect. |
| 10:15:52 AM | VH | Yeah. It's a matter of how you reallocate it. |
| 10:15:55 AM | SL | What about resurfacing a parking lot? |
| 10:15:57 AM | AE/VH/SL | No. VH: I agree, no. SL: So, it's just a? |
| 10:16:03 AM | VH/AE | But what you can do is if you have this debt and then you take the improvement and you reallocate that, the monies that you would have otherwise had to use to pay that is now freed up to go do something else. AE: Yes, right. VH: So, it's, that the. |
| 10:16:16 AM | TR/VH | You mean like the debt for the $435,000 that they actually, because that's a loan from the county. Now that we're saying that out loud. VH: It is. |
| 10:16:24 AM | TR | You know, it might be a good way to, and then we would just reallocate it back. I'm just trying to figure out how to pull the money down, legally, and then reallocate it to something that we need to use for. The AWOS, right? So, I bet we could have done it that way. |
| 10:16:35 AM | VH | You could have, but. |
| 10:16:37 AM | TR | Yeah. Back to should've, could've. |
| 10:16:40 AM | BW | What is the chances that we'd have an outside development on the airport other than just us in the future? |
| 10:16:45 AM | TR | I think pretty good. There was talk about a T-Hangar being built and, I think it's a pretty favorable idea. |
| 10:16:53 AM | VH | This should help in your discussions. |
| 10:16:59 AM | TR | Most of the time at airports from what I'm hearing, a lot of private investors will build a hangar and put it on a hundred, a 50-year lease. |
| 10:17:03 AM | BW | Lease on the lot. Okay. |
| 10:17:04 AM | TR | And then it turns back to the county, so maybe they get to benefit for 50. I think in Defiance Arend Enterprises built a hangar and put it under a 50- or hundred-year deal and he just said I don't care if you end at a hundred years. I don't own |

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| | | it, my family don't own it, but I did something good for that and I got my money back. And I got to use it, right? That's what this guy was aiming for. And he did that 25 years ago, maybe 30 years ago. I was talking to him privately. And I thought that was weird, why would you build that, but that was how he did it back then. I don't know how they do it now. |
| 10:17:33 AM | AE | Typically, TIF's are done to help, you are reallocating the property taxes. So, as an example, I helped Northwest Township, they wanted to do some parcel TIF's on where the Amish are putting up those hoop buildings because they're destroying their roads. So, we did a parcel TIF for a handful of them so then now that property tax on those improvements, instead of it going back to the county, could stay there with the township to go, to help with the infrastructure for the roads. So, you're reallocating the property taxes to go to something else instead of where they, like there's also the 75%/100%. So, schools are funded by property taxes. If you do a TIF and you don't do 100%, you're not required to have school approval. It would be polite and courteous to let the school know what you're doing, but it's not required. So, if you did a 75% TIF, you could essentially do it without approval from the school. But when you want 100%, you have to have the school approval. |
| 10:18:38 AM | TR | And I think at the airport, I don't, I am not in agreeance with stealing the money from the school. You know, because truthfully, I think that that's kind of what we're doing. Even out at the airport, the $16,000, the bulk of that money's going to the school. But they don't have any, we're not sending kids to the school because of that. So, they're out by a cash, you know, it really, truly is a separate thing. I don't know how the township's doing it, but hopefully they're making the school whole for something. So, whatever that is it is. We're still trying to pull money. |
| 10:19:08 AM | SL | If you're not adding the burden to the school. |
| 10:19:12 AM | TR | Burden is the word I was looking for. Right. |
| 10:19:15 AM | SL | Then it should be a. |
| 10:19:17 AM | AE | So, like the township did it specifically to repair the roads. Because the people who are putting up these hoop buildings are the ones that are destroying the roads, right? So, that makes sense. Like when I do Enterprise Zone Agreements with businesses, the last one we did was with Creative Liquid Coating in Montpelier. That one was a 75%. But, part of those Enterprise Zone Agreements, which is not taxes. We have a separate infrastructure fund that was created in '22, I think before I started. So, there's an opportunity for that too. So, in return for us giving them a tax abatement, we're asking that business to contribute a percentage to this special fund. So, it's not tax revenue, but it's a fund, it's like a donation kind of. |
| 10:20:01 AM | SL | It gives us more leeway. |

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| 10:20:06 AM | AE | Yes. It's like them saying thank you for giving us a tax abatement. We're gonna contribute to this special infrastructure fund and then we can use the infrastructure fund to fund future developments. |
| 10:20:14 AM | SL | Whatever we want. |
| 10:20:15 AM | TR | And if they choose to not participate you just take away the TIF, right? AE: Correct. (Several talking). TR: This is our agreement today and in five years they say ah, never mind we don't want to contribute. (Several talking) and then we say okay, we're taking it back. |
| 10:20:24 AM | AE | Right. So, that's why every year when we do that TIRC we look at all of that. Did they create the jobs? Are the making the payments like they said they would? And then if they're not we can then penalize them by either removing the tax abatement or reducing the amount or something to that affect. |
| 10:20:42 AM | TR/AE | (Inaudible) that you stick. AE: Right. |
| 10:20:46 AM | SL/AE | So, the only way we're gonna receive any funds is if something gets built. AE: Correct. SL: Everything that's getting paid is paid the same. AE: Correct. SL: If somebody comes out and puts a hangar up, that hangar, whatever it generates, would be starting this fund. AE: Correct. |
| 10:20:59 AM | BW/AE | Directed to a specific use. AE: Right, yes. |
| 10:21:04 AM | SL/AE | And we could say like, you know, if want to put a sewer pipe in along that east side we can get that first business in, stop our pipe right there, and then as they generate tax revenue we can continue that project through type thing? AE: I mean, kind of. SL: Or do you have to get a loan for the whole thing and then pay back that loan? |
| 10:21:22 AM | VH | You can do it piecemeal. But usually the monies that you use retires the debt. You don't use it to then build the next thing. |
| 10:21:33 AM | SL/VH | You're not allowed to build a kitty and when that kitty gets so big you can do some work? VH: You can. |
| 10:21:41 AM | AE | You can, but it has, that would be a tax abatement, not a TIF. Those are two separate things. |
| 10:21:44 AM | VH | Right. They're not the same statutory tools. |
| 10:21:49 AM | TR/VH | Is that written down here? VH: It is. |
| 10:21:52 AM | VH/AE | So, those are the statutory things for a TIF. Municipal, county, township. Each has the different code sections. There is a description on how, and steps you would go through to do a partial TIF that she had just mentioned that the township has done. I love the idea of it being not necessarily a TIF, but as part of the Enterprise Zone Agreement, a donation to an infrastructure fund. Because that gives you so much more latitude. AE: Right. |
| 10:22:29 AM | TR/VH | Which is what we want. VH: Which is what you want. You want that flexibility. |

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| 10:22:33 AM | AE/VH/SL | So, if someone comes out to the airport and builds a new hangar, you can give them a tax abatement, which is an Enterprise Zone Agreement, and part of that you can have them make a contribution to the infrastructure fund and then that money, then to your point you would have money that you're saving up to do an infrastructure project in that way. VH: Yes. SL: Gotcha. |
| 10:22:58 AM | BW | And those are usually for like 10 or 15 years? |
| 10:23:02 AM | AE | The Enterprise Zone Agreements? Yeah, 10 or 15. You can, again you can write your own terms and you can make it as short or as long you want. |
| 10:23:06 AM | VH/BW | You can (inaudible). BW: Right. |
| 10:23:10 AM | AE | The ones that we've done in the past, looking back they've all been like 15 years. |
| 10:23:15 AM | TR | But you can renew them too. At the end of 15 you can probably, we don't know what 15 rule's gonna be right, in 15 years. But today if we wanted to renew or extend or modify. Love's truck stop on Exit 1, are we legally allowed to change that? Or once it's done it's done? |
| 10:23:31 AM | AE | Once it is done it's done, but you can re, you could re-do a new one. You can't really essentially renew it. |
| 10:23:40 AM | TR | We do that at Menards. All the time. |
| 10:23:42 AM | AE | So, they add a new one, correct. But you still have to go through all the steps. So like Menards has, I don't know, 4 or 5 left every time they build a building. But each time we had to go through the whole process to get it. So, they each were their own agreements, so they are kind of staggering as they expire. |
| 10:24:00 AM | SL | So, if you, if you renew it and you do a new one, does that mean that the current buildings and all the taxes that they're generating are no longer a part of the new one? You have to just get new development to be able to collect anything? |
| 10:24:15 AM | AE | No, it's, I'm trying to think of the best way to explain that. So, you build a new building and you were paying $100 in property taxes. And then you built this new building, so now your property tax is going to increase to $200. So that increased value is what you're abating, so they wouldn't be paying that increased value. So, say you have it out for 15 years and then it's done. So then at that time you can look at essentially renewing or extending that, but you'll have to go through all the same process. It would stay on what the original improvement was. Unless you built something new so then that one ends and you build another building and then. |
| 10:25:07 AM | SL/AE | And that's also in. AE: Right. |
| 10:25:09 AM | BW | And that's why it may be staggered because you do it as you do it. |
| 10:25:11 AM | TR | I think what Scott is worried about and I am too is, if we set it up today and they building in 10 years, do we only get 5 years' worth of benefit? |
| 10:25:19 AM | AE | Oh no. TR: Or do we get 15? AE: You would, Enterprise Zone Agreements you only do when the new building is. It's not. |

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| 10:25:28 AM | TR | They are kind of ongoing. |
| 10:25:30 AM | AE | All of Williams County is an Enterprise Zone Agreement. The entire county. So, if anyone builds in Williams County, like for commercial, industrial, whatever they could be, they could apply for this Enterprise Zone Agreement. |
| 10:25:43 AM | VH | Pre '94. |
| 10:25:46 AM | AE | No. No, only City of Bryan's pre '94. |
| 10:25:51 AM | TR | But like when Williams County built the airport hangar we could have done that at that time. |
| 10:25:56 AM | AE | Correct you could have done an Enterprise Zone Agreement for that yes. TR: And we should have done that. AE: And then you could have abated the taxes on the improvement. So, you'd still pay your normal property taxes. Whatever that value increased is the part that you wouldn't be paying for your set amount of years. Ten years, 15 years. And then you can also, in turn, you could have been making a contribution of that tax savings to the Enterprise, or the infrastructure fund that whole time too. |
| 10:26:22 AM | TR | Those dumb ass commissioners that were in charge of that. (Laughter). I'm the only one that was here. |
| 10:26:27 AM | SL/TR/AE | We could have abated our own taxes instead of? TR: That's what she's telling us right now. |
| 10:26:32 AM | AE | Yes. |
| 10:26:34 AM | SL | We could have abated our own taxes? |
| 10:26:35 AM | TR/SL | We just didn't know. SL: And we wouldn't have had to go through all this bullshit with (inaudible). TR: Well, we didn't even know we were going to, yeah. |
| 10:26:37 AM | BW | We could have redirected it. |
| 10:26:39 AM | TR | We could have redirected it to. |
| 10:26:41 AM | AE/BW | Yes. So, an Enterprise Zone Agreement and a TIF are two different mechanisms. Two separate mechanisms, but they both they both redirect taxes. So, a TIF, a good application that is the way that the township is doing it. But another way you could do it is say you have someone who wants to come in and do a residential development. You have a private person that comes in and he is like I'm gonna buy 10 acres. I'm gonna put in all the infrastructure, but I want it to be a TIF. So, what that means is he's gonna build a house and then someone's gonna buy the house. And the property taxes that they would have on that house, say we did a 50% TIF. 50% of those property taxes would go to that developer to pay him back for putting the infrastructure in. That's kind of how a TIF would work. BW: For however many years. AE: For however long you set it up. And then when he's made whole, then you could have something that even says you know, once they're made whole, those funds then get directed to this fund and then that's where they pool. And then you can use it for other development. |

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| 10:27:46 AM | VH | Yeah, and mechanically typically what would happen is those are collected, they go into the Redevelopment Tax Equivalent Fund and then that funds pays that developer. And the county still has to collect the money. It doesn't go directly to him, it comes to the county. BW: Right. VH: And then it is distributed, because it is collected semi-annually, and then for X number of years, however long the deal is. |
| 10:28:09 AM | BW/AE | Can you do that if it's already in an enterprise zone? AE: Yes. |
| 10:28:14 AM | VH | Yeah and again because they are two different tools. One's an enterprise. |
| 10:28:17 AM | BW | Why isn't West Unity in one to protect their development (inaudible) residential? |
| 10:28:22 AM | AE | So, they're not opposed to it I don't believe. |
| 10:28:28 AM | BW/AE | I mean as a developer, other than you're laying out the costs. AE: What's that? BW: Other than the developer has the up-front cost to get the debt serviced. |
| 10:28:34 AM | VH | But as long as they understand that there's a way in which it's gonna be covered, I think they're okay. |
| 10:28:40 AM | AE | Yeah, because you can write them, because there's the other thing too. So, another tax tool that helps the person who is buying the house is the CRA. So, if you have a TIF parcel, but it's only a 50% TIF, you can still do the CRA, but it has to be 50%. |
| 10:29:00 AM | BW | Okay. That's the way with the CRA. |
| 10:29:02 AM | AE | Yeah, right. You just have to do your math out. So, you could support the developer putting it in and then you could also support the homeowner. |
| 10:29:09 AM | BW | If there's a CRA already put in at 100%? Can you readjust that? |
| 10:29:12 AM | AE | You can readjust it. It's whatever is currently set up. So, I don't know off the top of my head what West Unity's is. |
| 10:29:18 AM | BW/AE | I think theirs is 100%. AE: Okay. For so many years. BW: Because basically you're just gonna pay on a lot. AE: Correct, yeah. BW: That's pre-existing. |
| 10:29:25 AM | AE | Yes. So, they could just change that to be less than 100%. |
| 10:29:36 AM | BW | It kind of seems like somebody needs to do more homework on that. |
| 10:29:39 AM | AE | There's so many, the nice things about these tools is you can write them to literally do, they can be situational. You know, depending on each project. What you're trying to achieve. And, you can change the language on them. So, say you have a project here and you want to make sure part of the money goes to a fund and part of the money goes to the school. So, you just write it that way. Or maybe you have a project over here and you want part of it to go to the developer and part of it to go to the homeowner. You just write the language of those two and they compliment each other. It's just having that forethought to think about how you want them to be structured. |

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| 10:30:14 AM | SL | So, they're gonna move a hangar out there at the airport, and they're gonna move it from one location to another. Is that gonna change, I wonder what value. |
| 10:30:23 AM | BW | Yeah, they're gonna change it to the existing improvement. |
| 10:30:29 AM | AE | Yeah. And typically, it would be new construction for? |
| 10:30:32 AM | SL | Well, if they have an empty lot that somebody out there owns privately and they move that on to that lot, that lot's gonna have a higher tax rate than the one it sits on now. Because it's gonna have a building on it. |
| 10:30:43 AM | AE | I mean. |
| 10:30:44 AM | BW/SL | But you had a negative, you have an improvement. You've gotta have an improved lot. SL: Yeah. |
| 10:30:51 AM | AE/SL | Right. SL: Because that (both talking at once). AE: That's kind of a shell game. SL: That one's gonna go down and that one's gonna go up. |
| 10:30:52 AM | VH | Right. It's a wash. |
| 10:30:55 AM | SL | But we own this one and somebody else owns that one. |
| 10:30:57 AM | VH | Right. SL: So, they're lot's gonna go up. |
| 10:30:59 AM | AE | And then yours will go down, yeah. Right. |
| 10:31:06 AM | BW | Good conversation. |
| 10:31:11 AM | AE | Yeah. There's lots of options to do it, it's just. And that's part too, you know, when people are looking at doing improvement is just having those conversations. Like what, and thinking outside of the, not really outside of the box, but thinking from up to (inaudible) we're gonna do this project. What's it gonna look like, you know, down the road? Can we, what can we, I don't want to say take advantage of, but what can we? |
| 10:31:37 AM | BW/AE | BW: What could we utilize the best? AE: Right, yeah. |
| 10:31:39 AM | SL | Because you want to do it before, not after. Like right now we have. |
| 10:31:43 AM | AE | Correct. |
| 10:31:44 AM | SL | We have that $2 million improvement on that lot out there and we can't do anything with it. |
| 10:31:47 AM | AE/BW | No, because you can't, you can't retro. SL: Unless we sell the lot to somebody. AE: You have up until the taxes are collect in the first year. BW: And it's already done. AE: So, but once the taxes are collected you're (inaudible). |
| 10:31:58 AM | TR | You can't sell it to somebody, either. |
| 10:32:00 AM | SL | You can't sell it and let them? |
| 10:32:01 AM | AE | No, because it is not an improvement. |
| 10:32:05 AM | SL | Of course not. Well, you guys screwed that up. |

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| 10:32:10 AM | TR/VH | I owned it. I already owned it. Yeah, now, I'm just surprised that like at Love's truck stop, Exit 1, we hired a lawyer to write all this stuff up and do all this. And you're indicating this isn't that big a deal. You should be able to just draw one up, or is it a whole legal process that it's a nightmare to do? VH: It's not a nightmare. |
| 10:32:31 AM | AE | It's not. |
| 10:32:33 AM | SL | Love's is a lot bigger too. They went clear down to. |
| 10:32:34 AM | TR/AE | It doesn't matter (several talking at once). AE: Not in the language. |
| 10:32:45 AM | VH | It's the language. |
| 10:32:48 AM | AE | Yeah, right. |
| 10:32:51 AM | TR/VH/AE | I'm just surprised we made such a big, I just thought that this was such a huge thing because we went through months of negotiating, talking to this lawyer out of Toledo. VH: When you read those, you'll realize how. AE: It's very sensible. VH: It's not hard at all. TR: I've only been a commissioner ten years, sorry I'm kinda new. (Laughter). |
| 10:33:01 AM | AR/SL | Nobody understood it clear enough to be able to help you guys, that's why you outsourced it to an attorney because nobody was. SL: Smart. |
| 10:33:06 AM | TR | Yeah, thank you guys for being smart on this because it definitely helps enlighten me on. |
| 10:33:10 AM | BW | We just need to figure out what direction and what we can do. |
| 10:33:11 AM | TR | Well, and I've been saying it, the Kunkle, I want something around Kunkle to help those developers. Because Kunkle, Kunkle's not a high dollar town. They have to put a well in. We have septic, but they have to drop a well in order to do it. I would like something to get more houses on these county sewer systems. We have to figure out a way to help incentivize. I have guys that will build in Kunkle, but we have to design it and I would tell you I would make the motion and sign the paperwork tomorrow to get something in place in Kunkle, Ohio to make this go. |
| 10:33:43 AM | SL | And Williams Center. |
| 10:33:46 AM | VH | CRA is the way to go. |
| 10:33:49 AM | BW/TR | CRA is (inaudible). TR: And we can do that. BW: (Inaudible) have done them. |
| 10:33:51 AM | AE/VH | But that only helps the person buying the house. That doesn't help the person putting, building the house. VH: Right, but the guy that's building the house (inaudible). AE: Knows he'll sell it. That's true. (Several talking). |
| 10:33:59 AM | TR | He'll be able to sell it for more. He'll sell it for more. |
| 10:34:04 AM | VH | He will be able to sell it. |
| 10:34:05 AM | AE | It will be just another, hey here is a brand-new house, you don't have to pay taxes on it for the first 10 years. |

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| 10:34:12 AM | VH | It's another incentive to make the sale. It's a deal. |
| 10:34:16 AM | TR | But, and that's the easiest to do you would say? CRA is the easiest to do? |
| 10:34:21 AM | AE | Yeah, that's really simple. |
| 10:34:23 AM | VH/TR | Yeah, those are not hard to do. TR: And then you do it lot by lot, not a town? |
| 10:34:27 AM | BW/VH | (Several talking). West Unity's all under it. They did it all at one time. VH: You can describe a territory. |
| 10:34:30 AM | SL | So, if we wanted to take, say Williams Center, all the way around that and do a CRA, that may incentivize people to go out to Williams Center and build a house. |
| 10:34:42 AM | AE | So, yes and no. Because a developer what, when they're, only because I'm in the thick of this right now. When you're looking at trying to get a developer to come, they want the land to be as cheap as possible, because the cheaper the land is, the more affordable of a house they can build. So, a developer knows they can't go out to Williams Center, just driving around out there, they can't sell a $300,000 house out there probably. It doesn't matter if you have a CRA or not. |
| 10:35:09 AM | TR | Or Kunkle. |
| 10:35:13 AM | AE | Or Kunkle. So, the cheaper you can make it for them to develop, they'll, the better chances you have of attracting someone to develop there. But then, to Vond's point about so now we have it developed, now we need to incentivize someone to buy it, too. So, that's where you could potentially layer a TIF and a CRA. So, then you'd have the TIF in place to incentivize the developer, and then you'd have the CRA in place to incentivize the buyer. |
| 10:35:42 AM | TR | Which community do we want to do first? |
| 10:35:47 AM | BW | West Unity's got it all ready to go. Send them up there. |
| 10:35:51 AM | TR | I'm talking about our community. Not the towns, because we have no jurisdiction over a town. An incorporated area we don't touch. That's their problem, thank God they're doing it. |
| 10:35:57 AM | BW/AE | I think you are still going to find it's gonna be hard to get. AE: The trustees I think. BW: I know the cost to build a house. And I know what you can market those houses when you get done. |
| 10:36:04 AM | TR | Do we have to have the trustees' approval? |
| 10:36:12 AM | AE/TR | I would add them because it's the township, or do you? TR: We already approached Kunkle and Madison Township and Madison Township wasn't on board. AE: I don't know how the language of that works. |
| 10:36:15 AM | TR | And if we need their signature, I wouldn't even try Kunkle. We'll just go somewhere else. Let's call Williams Center. |
| 10:36:23 AM | SL | And Center Township. |

| | | |
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| 10:36:24 AM | TR | If see if Center Township's willing to play. But before we leave here today I would like to make a decision on making this go. I've talked about this for 3 years. We have to move it forward. |
| 10:36:34 AM | BW | You have Millcreek Township because you've got Alvordton. It's the same thing. You've got sewers up there now. |
| 10:36:37 AM | TR | But Alvordton would probably play, right. We think Bob Short's team probably would play. We don't think Madison, at least the old regime wasn't on board. These new guys might, if there is new they may be willing to play. We should re-associate with them. |
| 10:36:48 AM | BW | I would think Center Township would. |
| 10:36:50 AM | VH | What do you think about having a meeting with trustees and offer it to all of them and let them go back and figure out. |
| 10:37:00 AM | TR | Have Ashley present it at the next association meeting? |
| 10:37:02 AM | VH | And then at that point you're gonna say they're in, they're out, we can do something here, they don't want to play. Whatever it is. |
| 10:37:08 AM | TR | Do we want to limit it to just our sewer system? |
| 10:37:13 AM | VH | It's so much easier if you do. Because your infrastructure is there. |
| 10:37:16 AM | AE | Right. And I can also, I'll do a little more homework on, you know, on how to structure it like that. I mean, it makes sense. I know, I understand how to do it. But I also have a couple developers that I'm currently working with that are coming to Williams County as well. And I'd just kind of spitball that with them from a developer lens and see what their feedback is on it too. |
| 10:37:41 AM | BW | When you come up with that let us know and we'll schedule a meeting with the townships it's gonna affect. The trustee. |
| 10:37:45 AM | TR | We should probably do it at their quarterly meeting. |
| 10:37:51 AM | BW | Well, we only need to deal with the ones that have sewer. We don't need Northwest Township, we don't need, yeah. |
| 10:37:52 AM | TR | True. |
| 10:37:55 AM | BW | So, we'll just have, I think you have specifically with them and then hopefully |
| 10:37:59 AM | TR | Get something moving. |
| 10:38:02 AM | BW | We'll get two township trustees out of each township. If you don't mind, that would be great. |
| 10:38:05 AM | AE | Okay. Yeah, I can do that. |
| 10:38:09 AM | TR | Can we make something in 30 days? Within 30 days we can have that done? |
| 10:38:15 AM | AE | I can have it ready to be presented, yeah. Have it done, no. (Laughter). |
| 10:38:22 AM | VH | Did you say done, no. |

| | | |
|---|---|---|
| 10:38:24 AM | BW | At least so we can get the information to them. |
| 10:38:25 AM | AE | Right, yes. I can have the information put together in layman's terms and not lawyer jargon. |
| 10:38:27 AM | TR | And something else to think about is Hillside. If we are going to build some homes around Hillside, that would be another one too. |
| 10:38:34 AM | BW | That would be Jefferson. (Inaudible) property owner. |
| 10:38:38 AM | TR | Well, we're still gonna need Jefferson's signature, if it's a township thing we would still need Jefferson's signature on it. So, keep that in mind. We have a pretty good sewer system out there. We already have water and sewer out there. I'm excited. I think this could be huge for us to move something forward with this. |
| 10:38:54 AM | BW | Now we have an investment in the sewer there. |
| 10:38:56 AM | TR | Right. Absolutely. |
| 10:38:59 AM | SL | It would definitely, it would be a win for everybody because you put more people on the sewer systems so you're making that monthly fee to help cover the cost. You're making it cheaper to live in a house. |
| 10:39:09 AM | BW | Well, and also typically when you start that it has a tendency to improve everything around it too. |
| 10:39:14 AM | SL | And truthfully, when you go out to Williams Center, there's a lot of open spaces in between. I mean, down 576 there's, I look at it every time I go by there and I've been wanting to get you in here for this for a while. So, thank you. |
| 10:39:31 AM | AE | You're welcome. Good stuff for sure. |
| 10:39:36 AM | SL/TR | Anything else anybody? TR: I'm good. |
| 10:39:37 AM | ADJOURNED | SL: We're Adjourned. |

**WILLIAMS COUNTY COMMISSIONERS**

APPROVED: Scott Lirot

Scott A. Lirot, President

Bartley E. Westfall, Vice-President

Not Present

Terry N. Rummel, Member

ATTEST:

Anne M. Retcher, Clerk

Robin R. Kemp

Robin R. Kemp, Deputy Clerk

# RESOLUTION 26-0411

COUNTY COMMISSIONERS' OFFICE
WILLIAMS COUNTY, BRYAN, OHIO
August 6, 2026

In the Matter of:
Approving Minutes from Regular Session

The Board of Williams County Commissioners met in regular session on the above date with the following members present:

Scott A. Lirot, Yes    Bartley E. Westfall, Yes    Terry N. Rummel, Yes

Commissioner Westfall moved adoption of the following resolution:

**THEREFORE, BE IT RESOLVED**, that after review, the Williams County Commissioners hereby approve the minutes of Regular Session(s) held on August 4, 2026; and

**BE IT FURTHER RESOLVED,** that it is further found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were so adopted in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Commissioner Rummel seconded the motion.

The vote upon adoption resulted as follows:

Mr. Scott A. Lirot, Yes

Mr. Bartley E. Westfall, Yes

Mr. Terry N. Rummel, Yes

WILLIAMS COUNTY COMMISSIONERS

Scott Lirot
President of the Board of Commissioner

Vice-Pres of the Board of Commissioners

Terry Rummel
Member of the Board of Commissioners

# RESOLUTION 26-0412

COUNTY COMMISSIONERS' OFFICE
WILLIAMS COUNTY, BRYAN, OHIO
August 6, 2026

In the Matter of:
Approve Agenda as Amended or Presented

The Board of Williams County Commissioners met in regular session on the above date with the following members present:

Scott A. Lirot, Yes    Bartley E. Westfall, Yes    Terry N. Rummel, Yes

Commissioner Westfall moved adoption of the following resolution:

**WHEREAS**, Commission Staff, to the best of its ability, has prepared the agenda for the day, and

**WHEREAS**, the Board of County Commissioners has reviewed said agenda and find it to be satisfactory as presented or as officially amended on the record in open session; therefore

**BE IT RESOLVED**, that the Board of Williams County Commissioners hereby approves the agenda as amended or presented for today's date; and

**BE IT FURTHER RESOLVED,** that it is further found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were so adopted in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Commissioner Rummel seconded the motion.

The vote upon adoption resulted as follows:

WILLIAMS COUNTY COMMISSIONERS

Mr. Scott A. Lirot, yes

Scott Lirot
President of the Board of Commissioner

Mr. Bartley E. Westfall, yes

Vice-Pres of the Board of Commissioners

Mr. Terry N. Rummel, YES

Terry Rummel
Member of the Board of Commissioners

VOL 166 PAGE 299

# RESOLUTION 26-0413

COUNTY COMMISSIONERS' OFFICE
WILLIAMS COUNTY, BRYAN, OHIO
August 6, 2026

In the Matter of:
Approving Payment of Bills

The Board of Williams County Commissioners met in regular session on the above date with the following members present:

Scott A. Lirot, Yes Bartley E. Westfall, Yes Terry N. Rummel, Yes

Commissioner Westfall moved adoption of the following resolution:

**WHEREAS**, the Williams County Auditor certifies that the money for the credit of the bills listed on the Disbursement List is in the Treasury for the credit of the Funds from which they are to be paid, and is not appropriated for any other purpose; therefore

**BE IT RESOLVED**, that the Board of Williams County Commissioners hereby approve the payment of bills as submitted; and

**BE IT FURTHER RESOLVED,** that it is further found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were so adopted in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Commissioner Rummel seconded the motion.

The vote upon adoption resulted as follows:

Mr. Scott A. Lirot, Yes

Mr. Bartley E. Westfall, Yes

Mr. Terry N. Rummel, Yes

WILLIAMS COUNTY COMMISSIONERS

Scott Lirot
President of the Board of Commissioner

Vice-Pres of the Board of Commissioners

Terry Rummel
Member of the Board of Commissioners

**VOL 166 PAGE 300**

# RESOLUTION 26-0414

COUNTY COMMISSIONERS' OFFICE
WILLIAMS COUNTY, BRYAN, OHIO
August 6, 2026

In the Matter of
Entering into an Agreement

The Board of Williams County Commissioners met in regular session on the above date with the following members present:

Scott A. Lirot, Yes Bartley E. Westfall, Yes Terry N. Rummel, Yes

Commissioner Westfall moved adoption of the following resolution:

**WHEREAS**, an Agreement has been successfully negotiated between OCV, LLC and Williams County (on behalf of the Sheriff) to provide a custom mobile app development services and support as further explained in the attached. Term: June 23, 2026 – June 23, 2029 (renewable thereafter) at a cost not to exceed $16,317.80; therefore,

**BE IT RESOLVED**, by the Board of Williams County Commissioners we do hereby approve the Agreement as set forth above and attached hereto. A copy of the Agreement will be on file with Williams County Sheriff's Office; therefore

**BE IT FURTHER RESOLVED,** that it is further found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were so adopted in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Commissioner Rummel seconded the motion.

The vote upon adoption resulted as follows:

Mr. Scott A. Lirot, Yes

Mr. Bartley E. Westfall, Yes

Mr. Terry N. Rummel, Yes

WILLIAMS COUNTY COMMISSIONERS

Scott Lirot
President of the Board of Commissioners

Vice-Pres of the Board of Commissioners

Terry Rummel
Member of the Board of Commissioners

# WILLIAMS COUNTY SHERIFF'S OFFICE, OH MOBILE APP

Mobile App (External)

Prepared for

**Williams County Sheriff's Office, OH**
1425 East High Street
Bryan, Ohio 43506
United States

Vond Hall
County Administrator
vhall@wmsco.org

Tom Kochert
Sheriff
kochert@williamscosheriff.com

**OCV LLC**
PO Box 2010

Opelika, AL 36803
US

1

# YOUR INVESTMENT

#20260623-114410109

**Issued**
June 23, 2026
**Expires**
September 21, 2026

**The pricing of this agreement shall continue for a period of 3 years (Renewable annually thereafter)**

| Products & Services | Billing Frequency | Quantity | Unit price | Price |
|---|---|---|---|---|
| Mobile App Development (IOS/Android) - Tier 2 | | 1 | $10,908.00 | $9,271.80 after 15% discount for 1 year |
| Mobile App Annual Support & Maintenance - Tier 2 | Annually | 1 | $5,454.00 / year | $5,454.00 / year for 3 years |
| Inmate Search Integration - Tier 2 | Annually | 1 | $1,025.00 / year | $1,025.00 / year for 3 years |

| Products & Services | Billing Frequency | Quantity | Unit price | Price |
|---|---|---|---|---|
| Sex Offender Integration | Annually | 1 | $567.00 / year | $567.00 / year for 3 years |
| Digital Marketing Kit Digital Downloads Only | | 1 | $995.00 | $0.00 after 100% discount for 1 year |

| | |
|---|---|
| Annual subtotal | $7,046.00 |
| One-time subtotal | $9,271.80 after $2,631.20 discount |
| **Year One Total** | **$16,317.80** |

# 2 LET'S WORK TOGETHER

OCV, LLC proposes to develop an iPhone and Android app for Williams County Sheriff's Office, OH.

THIS AGREEMENT is made between OCV, LLC ("Host") having an address at 809 2nd Avenue, Opelika, AL. 36801 and Williams County Sheriff's Office, OH ("Client") having a mailing address at 1425 East High Street, , Bryan, Ohio 43506 and is effective from Date Customer Signs Proposal to End Date: 3 years Following Signature (Renewable Annually Thereafter)

1. **SERVICES:** Host agrees to provide custom mobile app development services and support.

2. **BILLING AND PAYMENT:**

100% Invoiced Net 30 at Contract Signing

Annual Maintenance / Subscription Payment Schedule - 2027 and Beyond

Total Annual Maintenance / Subscription Fee - Annual fee billed annually on contract anniversary date.

3. ***TERM AND TERMINATION:** The term of this agreement shall begin as of the effective date (date of signatures of both parties) and shall continue thereafter for a period of 3 years.

*At the end of the initial contract period, Host will contact the customer for a renewal confirmation. Confirmation is typically communicated through email or other electronic means. Host will also send a renewal invoice 30 days prior to the expiration of this agreement. Receiving the invoice without renewal confirmation does not lock the customer into renewal. Customer will have 30 days to decline renewal. Host retains ownership of all intellectual property rights associated with the services, its technology and any enhancements or modifications thereof.

4. **AMENDMENTS:** This Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

5. **ACCEPTANCE OF TERMS:** Use of services provided by Host constitutes acceptance of the terms and conditions contained in this agreement and any amendments thereto.

# 3 OCV, LLC TERMS AND CONDITIONS

1. **MOBILE APP CREATION AND REVIEW PERIOD:** Upon execution of this contract, the OCVapps team will go to work on designing and building your

app(s). At the design phase, we will solicit your initial design ideas, existing graphics and logos and use any other existing asset that you have to set the direction. A mock up / prototype will be developed using graphics and be sent to you for approval/ review. This will happen prior to the start of coding. Upon electronic approval of the prototype images, OCV, LLC will begin coding your app (contingent on having all information from the customer).

Upon completion of the code, OCV will review and test the app at all levels. Once the app passes our internal review and processes, we will upload it to the Apple iTunes Store/Google Play store for official App review and release.

Upon acceptance of the app within the iTunes store/ Google Play store, we will notify you via email/phone. After the App is released in the stores we will train you how to use the control panel and how to update your app. Total elapsed time estimate: ~ 45 - 60 days after all information is provided to Host project management staff.

2. **OCV, LLC Features:** Features will be solidified after contract acceptance.

3. **CUSTOMER/OCV CONTROL:** An OCVapp exists in two parts: the "features" and "content". The features remain static in nature. The "content" is the update-able features that the client can update. OCV will work with your team to ensure that you can edit the "content" via RSS feeds and a custom web accessible control panel. Unless requested of OCV by the client, only the client can make changes to the content within the control panel.

4. **PUSH NOTIFICATION AND OTHER ALERT NOTIFICATIONS:** An OCVapp may be instrumented with a Push notification or other Alert terminology. OCV does not warranty, suggest, or advertise that an OCVapp is designed for life saving immediate warnings. The OCVapp push notification and alert systems are simply intended to give a central location for end users to see the latest information. While it will be the intent of a push notification to be delivered to your OCVapp, it is not something that can be guaranteed. Due to the technical limitations, multiple internet connections and outside factors that are out of the control of OCV, we suggest that our warnings will almost always be delivered in less than a minute. Some instances will show quicker and others slower. There is a chance that during a storm or other emergency, information may slow due to power outages, mobile phone network shortages or outages and many other factors. In severe situations, the feed may not happen at all.

<u>Note:</u> Never assume that the end user has received the push notification. Due to the requirements of the marketplace, push notifications are opt-in services. A user can turn off the notifications at any time or uninstall the app.

5. **Warranties Disclaimer:** Due to the many links in the overall national and regional communication networks and infrastructure (national/regional

cellular/mobile communication networks and their traffic management, land-phone lines and regional switching networks, power grids, etc.) all of which are completely outside the control or monitoring of OCV, OCV disclaims any and all warranties with respect to the Client's use of an App developed by OCV, direct or indirect, including but not limited to warranties of merchantability and fitness for a particular purpose. In no event shall OCV, its affiliates, business partners, service providers, employees, agents, representatives, or shareholders be liable to customer for any incidental, consequential, indirect, special, or punitive damages (including damages due to: service failures, business or service interruptions, etc.) for any aspect of its service outside of OCV's direct control.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives.

This Agreement, constitutes the entire Agreement between the parties with respect to the subject matter hereof, and as of the date this Agreement is executed by both Parties, shall supersede any previous agreements or understandings, written or oral, between the Parties. All modifications to the applicable Compensation arrangement shall be in writing and signed by both Parties and shall not supersede the terms of this Agreement.

The Agreement shall commence on date of customer signature.

The total cost of the agreement is outlined in Section One (1) - Your Investment.

# Signature

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

**Vond Hall**
vhall@wmsco.org

Vond Hall

**Kevin Cummings**
kevin@myocv.com

Kevin Cummings

Print

Dropbox Sign

Audit trail

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|---|---|
| **Title** | Williams County Sheriff's Office, OH Mobile App |
| **File name** | redir |
| **Document ID** | e82de0303e2535bc60d7dc04891c70e34b478663 |
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## SIGNATURE PAGE

Agreement Title: OCV, LLC

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### WILLIAMS COUNTY PROSECUTOR

This Agreement is approved as to form, with deletion of any indemnity clauses and attorney fee provisions in accordance with Ohio Attorney General Opinions 99-049 and 2005-007.

Katherine Zartman ______________________ 7-29-26

Katherine J. Zartman, Williams County Prosecutor — Date

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### FISCAL OFFICER'S CERTIFICATE

5705.41 O.R.C.

The undersigned, County Auditor of Williams County, hereby certifies that the amount required to meet this contract has been lawfully appropriated for such purpose, and is in the treasury or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances.

Vickie Grimm ______________________ 7.29.26

Vickie Grimm, Williams County Auditor — Date

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WILLIAMS COUNTY COMMISSIONERS

Scott Lnat ______________________ 8-6-26

President — Date

______________________ 8-6-26

Vice-President — Date

Terry Rn ______________________ 8-6-26

Member — Date

# RESOLUTION 26-0415

COUNTY COMMISSIONERS' OFFICE
WILLIAMS COUNTY, BRYAN, OHIO
August 6, 2026

In the Matter of
Nettle Lake Assessment

The Board of Williams County Commissioners met in regular session on the above date with the following members present:

Scott A. Lirot, Yes   Bartley E. Westfall, Yes   Terry N. Rummel, Yes

Commissioner Westfall moved adoption of the following resolution:

**WHEREAS**, on August 4, 2026, the Williams County Engineer, Todd Roth met with the Williams County Board of Commissioners in open session to discuss an assessment regarding tap fees within Nettle Lake;

**WHEREAS**, after discussion was held, Commissioner Rummel made a motion that we leave it as it stands and that it is not to go on the tax bill. Commissioner Westfall Second the Motion and a unamious roll call was taken; therefore,

**BE IT RESOLVED**, by the Board of Williams County Commissioners we do hereby approve the resolution putting the verbal motion into written form; therefore

**BE IT FURTHER RESOLVED,** that it is further found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were so adopted in an open meeting of this Board and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Commissioner Rummel seconded the motion.

The vote upon adoption resulted as follows:

Mr. Scott A. Lirot, Yes
Mr. Bartley E. Westfall, Yes
Mr. Terry N. Rummel, Yes

WILLIAMS COUNTY COMMISSIONERS

Scott Lirot
President of the Board of Commissioners

Vice-Pres of the Board of Commissioners

Terry R
Member of the Board of Commissioners

**VOL 166 PAGE 310**