

RECORD OF PROCEEDINGS

Minutes of a Regular session of the Bellefontaine Board of Education Meeting

Held at the Sloan Distance Learning Center, 6:30 p.m., Monday, January 9, 2023

Roll Call: Present --- Board Members Fissel, Sanford, Stewart, Wilson, Yoder. Visitors --- Mr. Hall, Mr. Wasson, Ms. Henry, Mr. Ely, Mr. Tipple, Laurie Showalter and Spouse, and Ben Volrath.

APPROVAL OF MINUTES

- 23-001 A motion was made by Sanford and seconded by Wilson to approve the minutes of the December 19, 2022, Board meeting.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

AMENDMENT OF AGENDA

- 23-002 A motion was made by Sanford and seconded by Wilson to amend the January 9, 2023 agenda.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

APPROVAL OF AGENDA

- 23-003 A motion was made by Wilson and seconded by Sanford to approve the agenda as amended.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

COMMITTEE OF THE WHOLE

- 23-004 A motion was made by Wilson and seconded by Stewart to go into the Committee of the Whole.

A. Hotel CRA Request Discussion

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

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23-005 A motion was made by Fissel and second by Sanford to come out of the Committee of the Whole.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

TREASURER'S REPORT

23-006 A motion was made by Sanford and seconded by Wilson to approve:

A. Approval of Monthly Financial Reports

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

23-007 A motion was made by Sanford and seconded by Fissel to approve:

B. FY23 2nd Amended Certificate of Estimated Resources

The attached is the third amended official certificate of estimated resources for the fiscal year beginning July 1, 2022, as revised by the Budget Commission of Logan County, which shall govern the total of appropriations made at any time during the fiscal year.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

23-008 A motion was made by Wilson and seconded by Fissel to approve:

C. FY23 2nd Supplemental Appropriation Resolution

BE IT RESOLVED by the Board of Education of the Bellefontaine City School District, Logan County Ohio, that to provide for the current expenses and other expenditures of the Board of Education, during the fiscal year ending June 30, 2023, the sums in the attached resolution be and the same are hereby set aside and appropriated for the several purposes for which expenditures are to be made for and during the fiscal year; and be it further

RESOLVED, that the Treasurer is directed to certify a copy of the 2nd Supplemental Appropriations Resolution to the Logan County Auditor.

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Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

23-009 A motion was made by Fissel and seconded by Sanford to approve:

D. Certificate Required Under Section 5705.412, Revised Code

Subject to the approval of the Board, the Treasurer, Superintendent and Board President are authorized to sign the following certificate as required under Section 5705.412, Revised Code, certifying the availability of funds to cover the 2nd Supplemental Appropriation Resolution.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

SUPERINTENDENT'S REPORTS AND RECOMMENDATIONS

A. Personnel

23-010 A motion was made by Sanford and seconded by Stewart to approve items 1-9.

1. Professional Personnel – Resignations

Subject to the approval of the Board, the following resignation is hereby accepted effective on the date indicated.

<u>Name</u>	<u>Assignment</u>	<u>Effective Date</u>
Vanessa Bumgardner	4 th Grade	5/26/23

2. Professional Personnel – Building Leadership Teams

It is the recommendation of the Superintendent to pay the following staff member a stipend in the amount of \$200.00 for serving on Building Leadership Teams.

Lindsay Hogan

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3. Professional Personnel – Substitutes

Subject to the approval of the Board, the following teachers are hereby appointed to the professional staff substitute list of the Bellefontaine City School District for the second semester of the 2022-2023 school year, pending satisfactory clearance from the Bureau of Criminal Identification and Investigation, to be assigned as services are needed, at a salary in accordance with the schedule now in effect or hereafter adopted by the Board.

Jason Boy	Rosalind Brown	Gay Brunswick
Laura Daniels	Kristen Elton	Phil Forsythe
Frank Giannola	Mary Gillespie	Tricia Hefner
Julia Houchin	Kristine Mount	Beth Powers
Brad Rader	Karen Rader	Madison Rader
Tom Rose	Heather Shaw	Joni Siler
Karl Smith	Sara Stahler	Landon Stapleton
Sharon Traul	Virginia Viveros	Emily Walters
Nichole Watkins	April White	Maureen Yoder

4. Service and Support Personnel – Resignations

Subject to the approval of the Board, the following resignation is hereby accepted effective on the date indicated.

<u>Name</u>	<u>Assignment</u>	<u>Effective Date</u>
Barb Triplett	Secretary	6/30/23

5. Service and Support Personnel – Assignments

Subject to the approval of the Board, the following person is hereby appointed to the assignment as indicated, pending satisfactory clearance from the Bureau of Criminal Identification and Investigation, at the hourly rate of pay now in effect according to the position salary schedule or hereafter adopted by the Board, effective on the date shown with a one-year contract.

<u>Name</u>	<u>Assignment</u>	<u>Effective Date</u>
Jacob Watkins	2 nd Shift Custodian	1/2/23

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6. Service and Support Personnel – Substitute Appointments

Subject to the approval of the Board, the following person is hereby appointed to the assignments as indicated for the 2022-2023 school year, pending satisfactory clearance from the Bureau of Criminal Identification and Investigation, at the hourly rate of pay now in effect or hereafter adopted by the Board.

<u>Name</u>	<u>Assignment</u>	<u>Effective Date</u>
Benjamin Manbevers	Custodian	1/2/23

7. Service and Support Personnel – Substitutes

Subject to the approval of the Board, the following persons are hereby appointed to substitute under the Ohio 1 Year Temporary Non-Bachelor's Substitute Teaching License for the remainder of the 2022-2023 school year, pending satisfactory clearance from the Bureau of Criminal Identification and Investigation, to be assigned as services are needed, at a salary (\$115/day or \$16.43/hour) in accordance with the schedule now in effect or hereafter adopted by the Board.

Avani Abhyankar	Trista Denbow	Aliya Furton
Ian Higgins	Michael Horvath	Cadence Latimer
Derrick Linniman	Kristin Lowe	Laney Mitchell
Beth Overs	Polly Rodenhausen	Caitlyn Shumaker
Aubrey Stolly	Patricia St. Clair	Tayteum Vigansky
Kourtney Walker		

8. Supplemental Contracts Appointments

Subject to the approval of the Board, the following person are hereby appointed for supplemental service in the public schools of the City School District of Bellefontaine pending satisfactory clearance from the bureau of Criminal Identification and Investigation for the 2022-2023 school year, and shall be compensated in accordance with the pay schedule now in effect or hereafter adopted by the Board.

<u>Name</u>	<u>Assignment</u>
Russ Hogue	HS Baseball (H)
Aaron Kean	HS Baseball (A)
Josh Wallace	HS Baseball (A)

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9. Approval of Volunteer Coaches

Subject to the approval of the Board, the following person is hereby appointed as volunteer coach for the 2022-2023 school year, pending satisfactory clearance from the Bureau of Criminal Identification and Investigation. No compensation is due.

<u>Name</u>	<u>Assignment</u>
Mike Mosbarger	HS Baseball

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.
Abstain #3 --- Yoder.

B. Finance

23-011 A motion was made by Sanford and seconded by Fissel to approve:

1. Service and Support Personnel – Substitute Hourly Wage Schedule

Subject to the approval of the Board, the Superintendent and Treasurer are authorized to increase hourly wages of miscellaneous service and support positions.

<u>Position</u>	<u>Hourly Rate</u>	<u>Effective Date</u>
Secretary/Aide	\$11.00	1/1/23

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

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OTHER ITEMS FOR PRESENTATION

A. Superintendent

23-012 A motion was made by Stewart and seconded by Fissel to approve:

1. Approval of Job Description – Bus/Van Aide

It is the recommendation of the Superintendent that the Board approve the job description for a Bus/Van Aide.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.

23-013 A motion was made by Sanford and seconded by Wilson to approve:

2. Resolution to Approve Hotel CRA Request

SCHOOL COMPENSATION AGREEMENT

This School Compensation Agreement (the "Agreement") is made and entered into as of _____ 2023 by and between BELLEFONTAINE HOSPITALITY, LLC (the "Company"), and the BELLEFONTAINE CITY SCHOOLS DISTRICT (the "School District"), a public school district, through the Bellefontaine City Schools District Board of Education (the "Board").

WITNESSETH:

WHEREAS, pursuant to Ohio Revised Code Section 5709.83 and 3753.671, the City of Bellefontaine (the "City") has delivered notice to the School District of a proposed Community Reinvestment Area Agreement ("CRA Agreement") between the City and the Company; and

WHEREAS, the CRA Agreement provides for a 100% 15-year property tax exemption to the Company for a new commercial construction project located at Lot 5120 Dowell Avenue, Bellefontaine, OH; and

WHEREAS, on January 2, 2023 Ohio Governor DeWine signed SB33 amending Ohio Revised Code 3753.671 so that school board approval is required on CRA Agreements when property tax exemptions exceed 75% rather than the previous 50% threshold; and

WHEREAS, as an alternative to school board approval of a CRA Agreement, the amended Ohio Revised Code 3753.671A (2) allows for annual payments to the School District that equal or exceed twenty-five (25) percent of the amount of taxes, as estimated at or prior to that time, that would have been exempted from taxation; and

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WHEREAS, without any CRA tax exemption the estimated annual amount of new property taxes to be charged and payable to the School District resulting from commercial development is \$36,546 and twenty-five (25) percent of this amount is \$9,137; and

WHEREAS, the Company and the School District have agreed to annual payments from the Company to the School District for the 15-year term of the CRA Agreement of \$10,508 (the "Compensation Payment") which amounts to \$9,137 plus fifteen (15) percent to account for expected property value increases over the term of the agreement; and

WHEREAS, the Company and the School District desire to enter into this Agreement to memorialize the terms of the Compensation Payment, in accordance with the CRA Agreement.

NOW, THEREFORE, in consideration of the promises and covenants contained herein the parties hereto agree as follows:

Section 1. Company Compensation Payment to School District. The Company hereby agrees to pay to the School District the Compensation Payment of \$10,508 annually for the 15-year term of the CRA Agreement. The School District will invoice the Company directly and payments will be due by September 30 of each year. Payments will begin in the first tax year that the exemption is applicable.

Section 2. Entire Compensation. The School District acknowledges and agrees that this Agreement provides for the only compensation to be received by the School District from the Company in connection with the real property tax exemptions granted pursuant to the CRA Agreement.

Section 3. Amendment. This Agreement may be amended or modified by the parties hereto only in writing, signed by both parties to this Agreement.

Section 4. Entire Agreement, Waiver of Notice. This Agreement sets forth the entire agreement and understanding between the parties hereto as to the subject matter hereof, including without limitation all forms of compensation to be paid by the Company to the School District pursuant to the CRA Agreement, and merges and supersedes all prior discussions, agreements, and undertakings of every kind and nature between the parties hereto with respect to the subject matter of this Agreement. The School District, by execution of this Agreement, hereby waives any notice requirements for this CRA Agreement as set forth in the CRA Act and Ohio Revised Code Section 5709.83, or as otherwise may be provided by law from time to time regarding any CRA Exemption.

Section 5. Notices. All payments, certificates and notices which are required to or may be given pursuant to the provisions of this Agreement shall be sent by the United States ordinary mail, postage prepaid, and shall be deemed to have been given or delivered when so mailed to the following addresses:

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If to the Company: James D. Holycross, Signing Member
Bellefontaine Hospitality, LLC
8490 Township Rd 110
Rushsylvania, OH 43347

If to the Board: Brad Hall, Superintendent
Bellefontaine City School District
820 Ludlow Rd
Bellefontaine, OH 43311

Either party to this Agreement may change its address for receiving notices and reports by giving written notice of such change to the other party.

Section 6. Severability of Provisions. The invalidity of any provision of this Agreement shall not affect the other provisions of this Agreement, and this Agreement shall be construed in all respects as if any invalid portions were omitted.

Section 7. Counterparts. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any party to this Agreement may execute this Agreement by signing any such counterpart.

Section 8. Contingency. This agreement is contingent upon the investors of Bellefontaine Hospitality, LLC executing an Operating Agreement for the construction of a Cobblestone Hotel. If an Operating Agreement is not signed by 12/31/23, this agreement is null and void.

IN WITNESS WHEREOF, the Company and the School District have caused this Agreement to be executed in their respective names by their duly authorized officers, all as of the date hereinbefore written.

**BELLEFONTAINE
HOSPITALITY, LLC**

**BELLEFONTAINE CITY SCHOOLS DISTRICT
BOARD OF EDUCATION**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Roll Call: Yeas --- Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.
Abstain --- Fissel.

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3. Committee Reports

Executive – Brenda Sanford, Colin Yoder
Finance – Mark Fissel, Karen Wilson
Curriculum – Brenda Sanford, Karen Wilson
Buildings and Ground – Bryn Stewart, Mark Fissel
Legislative – Colin Yoder, Bryn Stewart

B. Board of Education

1. Reports

Ohio Hi-Point Career Center – Anne Reames
Student Liaison – Colin Yoder


ADJOURNMENT

23-014 A motion was made by Stewart and seconded by Wilson to adjourn.

Roll Call: Yeas --- Fissel, Sanford, Stewart, Wilson, Yoder.
Noes --- None. Motion carried.



PRESIDENT – Colin Yoder



TREASURER – Joshua Wasson