

The Board of County Commissioners, Brown County, Ohio, met in regular session this 21st day of January, 2026 with the following members present: Barry L. Woodruff, Member Gordon Ellis, Member Tony Applegate, President

In attendance: Sarah Beath, County Administrator

IN THE MATTER OF PREVIOUS MINUTES

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

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

IN THE MATTER TO APPROVE THE BILLS

Motion moved by Mr. Ellis to approve the following bills for payment. Second: Mr. Woodruff.

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

DEPT	EXPENDITURE
AUDITOR	\$2,443.58
BOE	\$148.52
BUILDING DEPT	\$40.15
CLERK OF COURTS	\$0
COMMISSIONERS	\$4,218.57
COMMON PLEAS	\$1,638.90
CORONER	\$416.99
CSEA	\$633.73
DEVELOPMENT	\$0
DOG TAGS	\$0
E911	\$0
EMA	\$0
ENGINEER HWY	\$0
ENGINEER OFFICE	\$0
ENGINEER SEWER & WATER	\$0
JFS	\$134,239.95
JURY COMMISSION	\$0
PROBATE/JUVENILE	\$3,741.37
MAINTENANCE	\$13,310.48
MUNICIPAL	\$0
PROSECUTOR	\$104.50
RECORDER	\$0
SHERIFF	\$10,643.03
TITLE	\$210.00
TREASURER	\$0
GRAND TOTAL	\$171,789.77

IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – SHERIFF

Motion moved by Mr. Woodruff to approve the request of Rita Henize, BCSO, for a supplemental appropriation of unappropriated funds from 1000 CGF in the amount of \$29,885.10 into 1000-2000-52125 *Sheriff Training/Continuing Education*. Said funds were received from a Law Enforcement Professional Training reimbursement. Second: Mr. Ellis.

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

IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – SHERIFF

Motion moved by Mr. Ellis to approve the request of Rita Henize, BCSO, for a supplemental appropriation of unappropriated funds from 2200 *Concealed Handgun License Fund* in the amount of \$308.02 into 2200-2000-51116 *Sheriff Workers Compensation*. Said funds will be used to correct the amount entered into the line during the 2026 budget process. Second: Mr. Woodruff.

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

IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – SHERIFF

Motion moved by Mr. Woodruff to approve the request of Rita Henize, BCSO, for a supplemental appropriation of unappropriated funds from 2206 *Sheriff Drug Crime Task Force Fund* in the amount of \$109.80 into 2206-2000-51116 *Sheriff Drug Task Force Workers Compensation*. Said funds will be used to correct the amount entered into the line during the 2026 budget process. Second: Mr. Ellis.

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

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IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – ENGINEER

Motion moved by Mr. Ellis to approve the request of Todd Cluxton, Engineer, for a supplemental appropriation of unappropriated funds from 2521 *Auto & Gas Fund* in the amount of \$1,600,000.00 into 2521-4003-52118 *Engineer Contract Services Auto & Gas*. Said funds will be used to fund the Ripley Road Bridge. Second: Mr. Woodruff.

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

IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – PROSECUTOR

Motion moved by Mr. Woodruff to approve the request of Zac Corbin, Prosecutor, for a supplemental appropriation of unappropriated funds from 2488 *Prosecutor Victims Assistance Fund* in the amount of \$150.00 into 2488-3006-52114 *PVA Travel Expenses*. Said funds will be used to fund VOCA gas card travel expenses. Second: Mr. Ellis.

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

IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – AUDITOR

Motion moved by Mr. Ellis to approve the request of Jill Hall, Auditor, for a supplemental appropriation of unappropriated funds from 2120 *Dog & Kennel Fund* in the amount of \$3.26 into 2120-1001-51116 *Dog Workers Compensation*. Said funds will be used to correct the amount entered into the line during the 2026 budget process. Second: Mr. Woodruff.

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

IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – AUDITOR

Motion moved by Mr. Woodruff to approve the request of Jill Hall, Auditor, for a supplemental appropriation of unappropriated funds from 2022 *Real Estate Assessment Fund* in the amount of \$241.06 into 2022-1001-51116 *REA Workers Compensation*. Said funds will be used to correct the amount entered into the line during the 2026 budget process. Second: Mr. Ellis.

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

IN THE MATTER OF PROCLAMATION – HONORING LUCILLE GELTER

Motion moved by Mr. Ellis to adopt the following Proclamation. In attendance: Lucille Gelter and Teresa Montgomery. Second: Mr. Woodruff.

PROCLAMATION
Brown County Board of Commissioners
Honoring Lucille Gelter on the Occasion of Her 100th Birthday

WHEREAS, Lucille Gelter will celebrate her 100th birthday on January 25, 2026, marking a full century of life, service, resilience, and dedication to family, community, and country; and

WHEREAS, Ms. Gelter was born in 1926, a time when the nation was emerging from the Roaring Twenties and would soon face the challenges of the Great Depression, and she has lived through and witnessed some of the most significant events in American and world history, including World War II, the civil rights movement, the moon landing, the end of the Cold War, and the remarkable technological advances of the modern age; and

WHEREAS, throughout her lifetime, Ms. Gelter has exemplified the values of hard work, perseverance, and civic responsibility that define the strength of Brown County and its people; and

WHEREAS, even at 100 years of age, Ms. Gelter remains an active and engaged community member, continuing to contribute to the vitality of the Russellville area; and

WHEREAS, Ms. Gelter has played a vital role in the preservation and success of the Rambler Center, a historic building and treasured community asset, and without her continued efforts to seek funding, coordinate support, and oversee its care, the Rambler Center would not have undergone its 2025 renovations, ensuring its continued use for future generations; and

WHEREAS, her leadership, dedication, and love for her community have left a lasting impact on Russellville and all of Brown County;

NOW, THEREFORE, BE IT PROCLAIMED, that the Brown County Board of Commissioners does hereby recognize and honor Lucille Gelter for her extraordinary life, her unwavering commitment to community service, and her enduring contributions to the preservation of local history; and

BE IT FURTHER PROCLAIMED, that January 25, 2026, is hereby designated as “Lucille Gelter Day” in Brown County, in celebration of her 100th birthday and in gratitude for her many years of service to the people of this county; and

BE IT FURTHER PROCLAIMED, that the citizens of Brown County are encouraged to join in honoring Ms. Gelter, celebrating her life, and recognizing the remarkable legacy she continues to build.

IN WITNESS WHEREOF, the Brown County Board of Commissioners has adopted this Proclamation to commemorate this special occasion and to extend heartfelt congratulations and best wishes to Lucille Gelter on her 100th birthday.

Adopted this 21st day of January, 2026, by the Brown County Board of Commissioners.

ROLL CALL VOTE: Mr. Woodruff, yea Mr. Ellis, yea Mr. Applegate, yea
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IN THE MATTER OF SATISFACTION OF MORTGAGE – CHIP – DEVELOPMENT

Motion moved by Mr. Woodruff upon the recommendation of Austin Sanders-Williams, Development, to execute a Satisfaction of Mortgage for the CHIP HOME project dated November 4, 2015, recorded November 17, 2015, in Book 453, Pages 1692-1698. The outstanding amount owed on the original CHIP Mortgage has been paid in full. Second by Mr. Ellis.

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

IN THE MATTER OF RESOLUTION – BUILD BROWN COUNTY FUND – DEVELOPMENT

Motion moved by Mr. Woodruff to adopt the following resolution. Second: Mr. Ellis.

ESTABLISHMENT OF THE 2026 INTEREST RATE
FOR LOANS ISSUED THROUGH THE
BUILD BROWN COUNTY FUND
O.R.C. § 307.07

The Board of County Commissioners of Brown County, Ohio, met on the 21st day of January, 2026, in regular session at the offices of said Board in the Administration Building, Georgetown, Ohio, with the following members present:

Tony Applegate, President
Barry Woodruff, Member
Gordon Ellis, Member

The following resolution was presented by Mr. Woodruff, who moved its adoption, and seconded by Mr. Ellis.

WHEREAS, the Brown County Board of Commissioners previously established the Build Brown County Fund for the purpose of providing low-interest loans to political subdivisions for infrastructure, capital improvements, and other time-sensitive public projects; and

WHEREAS, the Board finds it necessary to establish an annual interest rate for all loans issued through the Build Brown County Fund in order to ensure consistency, transparency, and responsible financial administration; and

WHEREAS, the Board further finds that setting the interest rate at a predictable and uniform level provides stability for participating political subdivisions while safeguarding the fiscal integrity of the Build Brown County Fund; and

WHEREAS, the Board has reviewed current financial conditions and determines that an interest rate of three and one-half percent (3.5%) is reasonable, fair, and consistent with the purpose and objectives of the Build Brown County Fund;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Brown County, Ohio, that the interest rate for all loans issued under the Build Brown County Fund during calendar year 2026 shall be set at 3.5%;

BE IT FURTHER RESOLVED that this interest rate shall apply to all loan agreements executed between January 21, 2026, and December 31, 2026, unless otherwise amended or directed by subsequent action of the Board.

Upon call of the roll:
ROLL CALL VOTE: Mr. Woodruff, yea Mr. Ellis, yea Mr. Applegate, yea

PUBLIC COMMENTS

Paul Riley discussed his concerns with the proposed development in Mt. Orab and lack of transparency. He noted the citizens of Brown County are unhappy with the lack of public participation in the mega site development.

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Johnny Bohrer shared his concerns with the proposed development in Mt. Orab and lack of transparency. He requested the Board commit to livestreaming future meetings, so all **citizens** have the opportunity to participate in local government.

Barbara Hale, Fayetteville, discussed her concerns with the lack of transparency. She questioned if other development sites exist within Brown County, that the general public has not been informed of.

Other members of the public, who chose to remain anonymous, shared concerns with the proposed development in Mt. Orab, the signing of NDAs, and general lack of transparency from elected officials.

IN THE MATTER TO RECESS

Motion moved by Mr. Ellis to recess the meeting at 12:10 p.m. Second: Mr. Woodruff.

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

IN THE MATTER TO RECONVENE

Motion moved by Mr. Woodruff to reconvene the meeting at 1:04 p.m. Second: Mr. Ellis.

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

IN THE MATTER TO ADJOURN

Motion moved by Mr. Ellis to adjourn this meeting with no further business before the Board this 21st day of January, 2026. Second: Mr. Woodruff.

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

1/15/2026

Commissioner Gordon Ellis attended the Chamber of Commerce Annual Meeting and Economic Forecast. Commissioners Barry Woodruff and Tony Applegate attended a Land Reutilization Corporation Board Meeting.

1/20/2026

Commissioner Barry Woodruff attended the monthly Planning Commission Board Meeting. Commissioners attended the monthly ABCAP Board Meeting.

1/21/2026

Commissioners met with Jeremy Davis, 1011 Technology, to discuss county information technology services. Commissioners met with Justin Grant, CEBCO, to review the 3rd quarter claims report for 2025. Commissioners met with Charles Ashmore and Ryan Gallenstein, Juvenile Court, to discuss the court's request for building space for an alternative Juvenile Court program and the Workforce Development Board's potential contribution.

Approval: January 28, 2026


Tony Applegate, President
Gordon Ellis, Member
Barry Woodruff, Member
Hannah Birchfield, Clerk

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