

The Board of County Commissioners, Brown County, Ohio, met in regular session this 27th day of July, 2026, with the following members present: Barry L. Woodruff, Member Gordon Ellis, Member Tony Applegate, President

In attendance: Charlene Fithen, Clerk

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

PUBLIC COMMENTS

No members of the public were in attendance.

IN THE MATTER OF SUPPLEMENTAL APPROPRIATION – SHERIFF

Motion moved by Mr. Ellis to approve the request of Rita Henize, for a supplemental appropriation of unappropriated funds from the 1000 *County General Fund* in the amount of \$220.27 into 1000-2000-52516 *Detention Center Medical Fees*. Said funds are needed for MAT and Jail reimbursement. Second: Mr. Woodruff.

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

IN THE MATTER TO APPOINT BOARD MEMBER – BCMHAS

Motion moved by Mr. Woodruff to appoint Amanda Gregoire, of Georgetown, Ohio, to the Board of Mental Health and Addiction Services for a full-term beginning July 1, 2026 through June 30, 2030. Second: Mr. Ellis.

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

IN THE MATTER TO APPOINT BOARD MEMBER – BCMHAS

Motion moved by Mr. Ellis to appoint William Davis, of Georgetown, Ohio, to the Board of Mental Health and Addiction Services for a full-term beginning July 1, 2026 through June 30, 2030. Second: Mr. Woodruff.

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

IN THE MATTER OF ANNEXATION OF 9.357 ACRES FROM PLEASANT TWP INTO THE VILLAGE OF GEORGETOWN

Motion moved by Mr. Woodruff to accept the following petition for annexation. Second: Mr. Ellis.

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

**PETITION FOR ANNEXATION OF
CERTAIN TERRITORY FROM PLEASANT TOWNSHIP
TO THE VILLAGE OF GEORGETOWN
O.R.C. §709.023**

July 15, 2026

TO: Brown County Board of County Commissioners
800 Mt. Orab Pike, Suite 101
Georgetown, Ohio 45121

The undersigned being all of the owners of the real estate in the territory located in the County of Brown, Pleasant Township and adjacent to the Village of Georgetown as such territory is described upon "Exhibit A" attached hereto and made a part hereof, hereby petition for annexation of this territory to the Village of Georgetown, Ohio, all in accordance with Ohio Revised Code Section 709.02, to-wit:

See "Exhibit A" for legal description of territory to be annexed, commonly known as the "Sage Gardens Annexation".

The territory to be annexed is further delineated upon the Plat attached hereto marked as "Exhibit B" and by reference incorporated herein.

Joseph J. Braun, Strauss Troy, The Federal Reserve Building, 150 East Fourth Street, Cincinnati, Ohio 45202, is hereby appointed agent for the undersigned Petitioner in accordance with Ohio Revised Code Section 709.02(c)(3). Said agent is hereby authorized to make any amendment or deletion to the within Petition, legal description, and Plat and, in particular, to make any amendments in order to correct any discrepancy or mistake noted by the County Engineer in his examination of the Petition, legal description, or Plat.

July 27, 2026

NOTICE TO PETITIONER. Your signature below is important and requests annexation of your property to the Village of Georgetown.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISISONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

**PARCEL MAKING UP THE
SAGE GARDENS ANNEXATION**

NAME/MAILING ADDRESS	ADDRESS OF PROPERTY	LOT NO. OR ACREAGE	AUDITOR'S BOOK, PAGE& PARCEL #
Erie Land Co., LLC 500 S. Front St., Fl. 10 Columbus, OH 43215-7628	Mt. Orab Pike Rear Hollywood Ln.	9.357 Acres	31-059952.0200

TOTAL ACREAGE TO BE ANNEXED
EXCLUSIVE OF RIGHT OF WAY: 9.357 Acres

PETITIONER'S SIGNATURE

Erie Land Co., LLC

By:  Date: 7/15/2026
Printed Name: Jeffrey J. Woda
Title: Authorized Representative

**IN RE: PETITION FOR ANNEXATION
SAGE GARDENS ANNEXATION**

Listing of all parcel in territory proposed for all annexation:

PETITIONER'S NAMES	MAILING ADDRESS	PERMANENT PARCEL NO.
Erie Land Co., LLC	Mt. Orab Pike Read Hollywood Ln.	31-059952.0200

Listing of parcels located adjacent to the territory (or directly across from it when road is adjacent to territory, proposed for annexation):

ADJACENT OWNER'S NAMES	MAILING ADDRESS	PERMANENT PARCEL NO.
Erie Land Co., LLC	500 S. Front St., Fl. 10 Columbus, OH 43215-7628	33-062764.1900
Nicholas & Amanda Layman	PO Box 87 Georgetown, OH 45121	31-059952.0000

13063335.1

July 27, 2026

ANNEXATION OF A 9.357 ACRE TRACT
FROM PLEASANT TOWNSHIP TO VILLAGE OF GEORGETOWN

Situated in the Township of Pleasant, County of Brown, State of Ohio; also being a part of L. Trent's Military Survey Number 712; also being all of a 9.357 Acre tract (Parcel Number 31-059952-0200) as conveyed to **Erie Land Co., LLC** as recorded in **Official Record 556 Page 1338**; being more particularly described as follows:

Beginning at a 1" iron pipe found at the northeasterly corner of said 9.357 acre tract, said point also being the northwesterly corner of Lot 34A of Replat of an Unnumbered Lot of First Addition Stephen Manor Subdivision as recorded in Plat Book 4 Slide 137, said point also being along the southerly line of an 85.8710 acre tract as conveyed to Georgetown Exempted Village School District Board of Education as recorded in Official Record 204 Page 455, said point also being along a division line between Village of Georgetown and Pleasant Township; said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence; thence,

Along the easterly line of said 9.357 acre tract and the westerly line of said Lot 34A, also being along a division line between the Village of Georgetown and the Township of Pleasant, **South 11° 49' 04" West for a distance of 387.49'** to a 1" diameter iron pin set, 30" in length, with an "ASI FIRM 1648" cap, said point being the southeasterly corner of said 9.357 acre tract, the southwesterly corner of said Lot 34A, the northwesterly corner of Lot 34B, and the northeasterly corner of a 34.5895 acre tract, the remainder of a 43.942 acre tract as conveyed to Nicholas L. Layman and Amanda J. Layman as described in Official Record 450 Page 1074; thence,

Along the southerly line of said 9.357 acre tract and the northerly line of said 34.585 acre tract, **North 83° 59' 40" West for a distance of 1037.62'** to a 5/8" iron pin found with a "MPH8591" identifier cap; thence,

Along the westerly line of said 9.357 acre tract and along an easterly line of said 34.585 acre tract, **North 06° 00' 14" East for a distance of 385.51'** to a 5/8" iron pin found with a "MPH8591" identifier cap; thence,

Along the northerly line of said 9.357 acre tract and along a portion of the southerly line of said 85.8710 acre tract, **South 83° 59' 38" East for a distance of 1076.88'** to the point of beginning, containing 9.357 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a field survey performed by American Structurepoint Inc. in December, 2025.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-2011) as determined by a GPS survey incorporating an NGS OPUS solution, with the westerly line of Lot 34A of Replat of an Unnumbered Lot of First Addition Stephen Manor Subdivision (PC 4 Slide 137) being South 11° 49' 04" West.

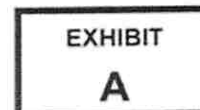
This description is prepared for annexation purposes only and is not intended to be used for conveyance purposes.



American Structurepoint, Inc.

Michael L. Keller 7/27/2026
Michael L. Keller, P.S. Date

APPROVED FOR TRANSFER
Date _____
By _____
Tax Map Draftsman
Brown Co. Engineer



July 27, 2026

1 of 1

PLAT CABINET:
 BLOCK:

WODA-SAGE GARDENS
 ANNUATION PLAT OF 9.357 ACRES
 FOR THE
 TOWNSHIP OF MASON COUNTY, OHIO

STRUCTUREPOINT
 10000 LITTLE LANE, SUITE 100
 COLUMBUS, OHIO 43240-1100
 (614) 461-1000
 WWW.STRUCTUREPOINT.COM

NOTES:

1. Source documents are noted.
2. Bearings are based on The State Plane Coordinate System, Ohio South Zone NAD83-2011, as indicated by a GPS survey utilizing a GPS survey and an NGS GNSS receiver.
3. The drawing is based on an actual field survey performed by American Street Report, Inc. in December, 2023.

This plat of survey was prepared on June 21, 2023, is based upon an actual field survey performed by American Street Report, Inc. in December 2023, and is true and correct to the best of my knowledge and belief.

American Street Report, Inc.

REGISTERED SURVEYOR, P.E., No. 12345

COMMISSIONER'S APPROVAL

For the County of Mason, Ohio, I hereby approve this plat and the distribution of the proceeds of the sale of the land to the Village of Georgetown, Ohio.

Date: _____

By: _____

COUNCIL APPROVAL

For the Village of Georgetown, Ohio, I hereby approve this plat and the distribution of the proceeds of the sale of the land to the Village of Georgetown, Ohio.

Date: _____

By: _____

ENGINEER'S APPROVAL

I hereby approve the general layout of this plat as shown on the Village of Georgetown, Ohio.

Date: _____

By: _____

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Georgetown Exempted Village
 School District Board of Education
 OR 254 PG 455
 85.6710 Acres

Village of Georgetown - PG 2 Slide 535

9.357 ACRES

DRS Land Co., LLC
 OR 606 PG 1338
 9.357 Acres
 31-059950-0000

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IN THE MATTER OF RESOLUTION FOR SENIOR SERVICES LEVY

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

RESOLUTION FOR SENIOR SERVICES LEVY
(ORC 5705.03 and 5705.25)
Resolution No. 07272026-1

Resolution declaring the amount of taxes that may be raised by levy in excess of the ten-mill limitation and declaring the necessity of such levy in excess of such rate.

WHEREAS, pursuant to Section 5705.02 and Section 5705.25 of the Ohio Revised Code, the 27th of July 2026, at the office of said Board, the following members being present:

TONY APPELGATE
GORDON ELLIS
BARRY WOODRUFF

Mr. Woodruff moved for the adoption of the following Resolution.

July 27, 2026

BE IT RESOLVED that the amount of taxes which may be raised by levy within the ten-mill limitation set by Section 5705.02 of the Ohio Revised Code on the taxable property within the incorporated and unincorporated areas of Brown County, Ohio, will be insufficient to provide an adequate amount for the necessary requirements of said county, therefore,

BE IT FURTHER RESOLVED by the Board of Commissioners of Brown County, Ohio, by two-thirds of the members elected thereto concurring that pursuant to Section 5705.19(Y) of the Ohio Revised Code, it is necessary to levy a renewal of part of an existing levy, being a reduction of 0.8 mills for \$1 of taxable value, to constitute a tax in excess of the ten-mill limitation for the benefit of the Brown County Senior Citizens Council and Adams & Brown Counties Economic Opportunities, Inc. Senior Programs, for the purpose of providing or maintaining senior citizens services or facilities for the elderly citizens of Brown County, Ohio, that the county auditor estimates will collect \$612,382.00 annually at a rate not exceeding 0.43 mills for each \$1 of taxable value, which amounts to \$15.00 for each \$100,000 of the county auditor's market value, for 5 years, commencing in 2027 first due in calendar year 2028 in said incorporated and unincorporated areas of the Brown County, Ohio, said levy being a renewal tax levy.

	For the Tax Levy	
	Against the Tax Levy	

If passed the funds generated by this levy will be divided as follows: 60% to the Brown County Senior Citizens Council, and 40% to the Adams & Brown Counties Economic Opportunities, Inc. Senior Programs.

Said renewal tax levy to be for a five year period, beginning and covering the following tax years: 2028, 2029, 2030, 2031, and 2032, to be placed upon the 2027 tax list and duplicate, for first collection beginning January 2028, at the rate for each year not to exceed eight-tenths of a mill on each dollar of the tax valuation, which amounts to eight cents for each one hundred dollars of tax valuation, of the taxable property within said incorporated and unincorporated areas of Brown County, Ohio, in excess of the ten mill limitation set by Section 5705.02 of the Ohio Revised Code.

The Clerk of the Board of Commissioners be, and is hereby directed to certify a copy of this Resolution to the Brown County Board of Elections prior to the time provided by law, and to notify said Board of Elections to make the necessary arrangements for the submission of said question to the electors of said Brown County, Ohio, as provided by law and to notify said Board of Elections to cause notice of election of the question of levying said tax to be given according to law for the November 3, 2026 election.

It is hereby found and determined that all formal actions of this Board concerning and related to the passage of this Resolution were adopted in an open meeting of this Board in compliance with all legal requirements, including ORC 121.22.

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 27th day of July, 2026.
Second: Mr. Woodruff.

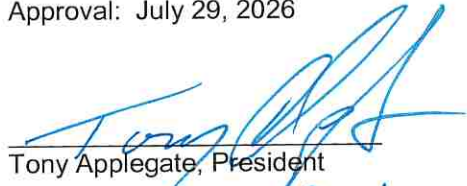
ROLL CALL VOTE: Mr. Woodruff, yea Mr. Ellis, yea Mr. Applegate, yea

07/22/26
Commissioner Gordon Ellis attended the LEPC Drill, Government Services Building.

07/23/26
Commissioner Gordon Ellis attended the Southern Ohio Buckeye Safety Council meeting, ABCAP.
Commissioner Barry Woodruff attended an OVRDC Executive Committee Meeting, Virtual.
Commissioner Gordon Ellis attended the Historical Society meeting.

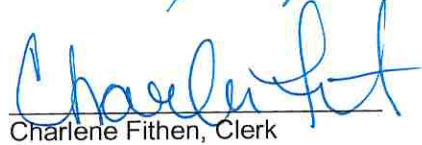
07/27/26
Commissioners met with Christy Lucas, Bill Neal, Roger Barricklow, and Ryan Waterfield to provide fairground updates.

Approval: July 29, 2026


Tony Applegate, President


Gordon Ellis, Member


Barry Woodruff, Member


Charlene Fithen, Clerk