

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, February 13, 2023

Roll Call: Board Members Sanford, Stewart, Yoder. Visitors – Mr. Hall, Mr. Wasson, Mrs. Henry, Mr. Tipple, Jordan Butler and family, Gabriel Foreman and family, Kayla Watkins and family, Corbin Baker and family, and Laurie Showalter. Absent – Board Members Fissel and Wilson.

APPROVAL OF MINUTES

23-015 A motion was made by Sanford and seconded by Stewart to approve the minutes of the January 9, 2023, Board Meeting.

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

APPROVAL OF AGENDA

23-016 A motion was made by Stewart and seconded by Sanford to approve the agenda as presented.

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

HIGHLIGHTING BELLEFONTAINE CITY SCHOOLS

Seniors of the Month, Jordan Butler, Gabriel Foreman, Kayla Watkins, and Corbin Baker were recognized.

COMMITTEE OF THE WHOLE

23-017 A motion was made by Sanford and seconded by Stewart to go into the Committee of the Whole.

A. Hotel CRA Amended School Compensation Agreement Discussion

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

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23-018 A motion was made by Stewart and seconded by Sanford to come out of the Committee of the Whole.

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

TREASURER'S REPORT

23-019 A motion was made by Sanford and seconded by Stewart to approve:

A. Approval of Monthly Financial Reports

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

SUPERINTENDENT'S REPORTS AND RECOMMENDATIONS

A. Personnel

23-020 A motion was made by Stewart and seconded by Sanford to approve items 1-11.

1. Professional Personnel – Resignations

Subject to the approval of the Board, the following resignations are hereby accepted effective on the date indicated.

<u>Name</u>	<u>Assignment</u>	<u>Effective Date</u>
Shawn Congleton	MS Guidance	5/26/23
Jean Minnick	HS ELA	5/26/23
Mary Smith	HS Math	5/26/23

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2. Professional Personnel – Leave of Absence

In accordance with the rules and regulations now in effect and subject to the approval of the Board, a leave of absence is hereby granted to the following staff members with the effective dates indicated.

<u>Name</u>	<u>Assignment</u>	<u>Effective Date</u>
Amber Newkirk	Intervention Specialist	2/27/23 *
Marilyn Smith	7 th Grade Social Studies	1/27/23 *

* FMLA

3. Professional Personnel – Home Instruction/Tutors

The Superintendent recommends that the following teacher be appointed as home/school tutors for the 2022-2023 school year at an hourly rate in accordance with the schedule now in effect or hereafter adopted by the Board.

Donna Howell

4. 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.

Madeline Baird
Taylor Ruble

Christopher Meyer

5. 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>
Candy Powell	Educational Aide	2/17/23

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6. Service and Support Personnel – Assignments

Subject to the approval of the Board, the following persons are 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>
Brenda Moon	Food Service Worker	1/23/23
Tamara Schneider	Educational Aide	2/13/23

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.

Brandon Gamble	Karis Garcia
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8. 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>
Jason Warner	Custodian	1/20/23

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9. Supplemental Contracts Appointments

Subject to the approval of the Board, the following persons 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>
Nathan Arbogast	MS Girls Track (A)
James Ball	HS Boys Tennis (A)
Eric Fatzinger	MS Boys Track (H)
Matt Gallaway	MS Boys Track (A)
Steve Henry	MS Girls Track (H)

10. Approval of Athletic Workers

Subject to the approval of the board, the following person is hereby appointed as athletic worker for the 2022-2023 school year at a pay rate of \$14 per hour, pending the satisfactory clearance from the Bureau of Criminal Identification and Investigation.

John Maurice

11. Approval of Volunteer Coaches

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

<u>Name</u>	<u>Assignment</u>
Greg Bryant	HS Baseball
Zoe Price	HS Track

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

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B. Finance

23-021 A motion was made by Stewart and seconded by Sanford to approve:

1. Resolution Authorizing the Filing of an Original Increase Complaint with the Logan County Board of Revision Regarding Logan County Parcel No. 58-106-00-00-080-006

WHEREAS, real property taxes derived from real estate located within the Bellefontaine City School District (the “District”) represents the vast majority of funds supporting the District’s operations. Ensuring such real estate is properly valued and taxed by the Logan County Auditor is critical to the District’s continued provision of necessary educational and other services to its students and their families; and

WHEREAS, The District’s legal counsel has identified a recent sale of real estate within the District, indicating the subject real estate is undervalued for real property taxation purposes as a matter of Ohio law. The real estate is identified and described as follows (the “Property”):

Logan County Parcel No. 58-106-00-00-080-006

Address: 2079 S. Main Street, Bellefontaine, Ohio 43311

Property Owner(s) of Record: Triple N Investments LLC; and

WHEREAS, available public records indicate: (1) the Property’s current true value appearing on the tax list is \$ 1,312,320.00; and (2) the Property’s current owner(s) purchased the Property in a recent arms-length transaction, as described in Ohio Revised Code 5713.03, on or about June 24, 2021 for \$1,829,000.00; accordingly, the sale price exceeds the true value of the Property currently appearing on the tax list, by both 10% and \$500,000.00; and

WHEREAS, based on the above, the District’s legal counsel recommends that the Board of Education authorize the filing of an Original Complaint with the Logan County Board of Revision against the Auditor’s determination of the total valuation of the Property as it appears on the tax list for the current tax year (Tax Year 2022), per R.C. 5715.19(A)(1)(d); specifically, such Complaint will seek to increase the value of the Property to its recent sale price in accordance with Ohio law; and

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1. Resolution Authorizing the Filing of an Original Increase Complaint with the Logan County Board of Revision Regarding Logan County Parcel No. 58-106-00-00-080-006 (con't)

WHEREAS, on behalf of the Board of Education, the Treasurer provided written notice of the Board of Education's intent to consider and adopt this Resolution to at least one record owner of the Property, via certified mail to the owner's last known tax-mailing address and to the street address of the Property, which written notice was postmarked at least seven (7) calendar days prior to the Board's meeting at which this Resolution was considered (and adopted), in accordance with R.C. 5715.19(A)(7) (a copy of said notice is attached hereto).

BE IT THEREFORE RESOLVED:

1. The Board finds and determines the recent sale of the Property identified above meets all requirements for the District to file an Original Complaint against the Auditor's valuation of the Property for the current tax year.
2. The Board authorizes its legal counsel to file an Original Complaint against the valuation of the Property for the current tax year (Tax Year 2022), seeking to increase the value of the Property for real property taxation purposes to its recent sale price (or such other value as legal counsel and the District deem fair and reasonable based on further evidence and information legal counsel may collect regarding the sale).

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

23-022 A motion was made by Sanford and seconded by Stewart to approve:

2. Approval of Independent Contractor

It is the recommendation of the Superintendent that the Bellefontaine City Schools approve the Independent Contractor Agreement with Teresa Dunn for her services as a substitute speech therapist. Specific terms to be outlined in a signed Independent Contractor Agreement.

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

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OTHER ITEMS FOR PRESENTATION

A. Superintendent

23-023 A motion was made by Stewart and seconded by Sanford to approve:

1. Approval of the Preschool Handbook for the 2023-2024 school year

It is the recommendation of the Superintendent that the Bellefontaine Board of Education approve the 2023-2024 Preschool Handbook.

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

23-024 A motion was made by Sanford and seconded by Stewart to approve:

2. Approval of Job Description – Guidance Secretary

It is the recommendation of the Superintendent that the Board approve the job description for a Counseling Secretary.

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

23-025 A motion was made by Stewart and seconded by Sanford to approve:

3. Resolution Authorizing Membership in Ohio High School Athletic Association

WHEREAS, Bellefontaine City Schools has satisfied all the requirements for membership in the Ohio High School Athletic Association, a voluntary unincorporated association not-for-profit; and

WHEREAS, the Board of Education/Governing Board ("Board") and its Administration desire for the schools with one of more grades at the 7-12 grade level under their jurisdiction to be voluntary members of the OHSAA;

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3. Resolution Authorizing Membership in Ohio High School Athletic Association (con't)

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION/GOVERNING BOARD that all schools listed on the reverse side of this card do hereby voluntarily renew membership in the OHSAA and that in doing so, the Constitution, Bylaws, Regulations and Business Rules of the OHSAA are hereby adopted by this Board as and for its own minimum requirements as it pertains to, but not limited to, student-eligibility, coaching requirements, and administrative responsibility. Notwithstanding the foregoing, the Board reserves the right to raise the minimum standards as it deems appropriate for the schools and students under its jurisdiction; and

BE IT FURTHER RESOLVED that the schools under this Board's jurisdiction agree to conduct their athletics programs in accordance with the Constitution, Bylaws, Regulations, Business Rules, interpretations and decisions of the OHSAA and cooperate fully and timely with the Executive Director's office of the OHSAA in all matters related to the interscholastic athletic programs of the schools. Furthermore, the schools under this Board's jurisdiction shall be the primary enforcers of the OHSAA Constitution, Bylaws, Regulations, Business Rules and the interpretations and rulings rendered by the Executive Director's office. The administrative heads of these schools understand that failure to discharge the duty of primary enforcement may result in fines, removal from tournaments, suspension from membership and/or other such penalties as prescribed in Bylaw 11.

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

23-026 A motion was made by Sanford and seconded by Stewart to approve:

4. Amended School Compensation Agreement

This Amendment to the 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, the Board approved the initial School Compensation Agreement at its January 9th, 2023 meeting; and

WHEREAS, the Company and the School District have agree to amend the Agreement to allow for routine adjustments to the annual compensation payment amount based on changes in property valuation,

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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 an annual Compensation Payment equal to 25% of what the School District would otherwise have received without the CRA Agreement tax abatement for every year the Company maintains a 100% abatement through its CRA Agreement with the City of Bellefontaine.

Payments will begin in the first year that the exemption is applicable (tax year 2025/calendar year 2026). The initial payment amount will be calculated by the School Treasurer and approved by the Company. Future payment amounts will also be calculated by the School Treasurer and approved by the Company every three years in conjunction with the county auditor's property revaluation cycle as outlined in the table below. The School District will invoice the Company directly and payments will be due by September 30 of each year.

Below is the table outlining the payment and property evaluation schedule:

Year of Tax Exemption	Amount to be Paid	Payment Date
Year 1	TBD based on initial property valuation in 2025	9/30/26
Year 2	Same as year 1	9/30/27
Year 3	Same as year 1	9/30/28
Year 4	TBD based on 2028 reval	9/30/29
Year 5	Same as year 4	9/30/30
Year 6	Same as year 4	9/30/31
Year 7	TBD based on 2031 reval	9/30/32
Year 8	Same as year 7	9/30/33
Year 9	Same as year 7	9/30/34
Year 10	TBD based on 2034 reval	9/30/35
Year 11	Same as year 10	9/30/36
Year 12	Same as year 10	9/30/37
Year 13	TBD based on 2037 reval	9/30/38
Year 14	Same as year 13	9/30/39
Year 15	Same as year 13	9/30/40

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Section 2. Entire Compensation. The School District acknowledges and agrees that the is Agreement provides for only compensation to be received by the School District from the Company in connection with 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:

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 Schools
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 Amendment to the 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.

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

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

5. Committee Reports

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

B. Board of Education

1. Reports

Ohio Hi Point Career Center – Anne Reames
Student Liaison – Karen Wilson

ADJOURNMENT

²³⁻⁰²⁷ A motion was made by Stewart and seconded by Sanford to adjourn.

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



PRESIDENT – Colin Yoder



TREASURER – Joshua Wasson