

TUESDAY, MARCH 23,

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Approved April 27, 2021

The Urbana City School Board of Education met for a regular board meeting Tuesday, March 23, 2021, at 1673 S US Hwy 68, Urbana, Ohio. President Darrell Thomas called the meeting to order at 6:00 p.m.

Roll call: Mr. Arter, present; Mr. Engle, present; Ms. Finch, absent; Ms. Paul, present; Mr. Thomas, present.

Four members present.

(Motion #0321.01) APPROVAL OF AGENDA

It was moved by Ms. Paul and seconded by Mr. Arter to approve the agenda as presented.

Roll Call: Mr. Arter, aye; Mr. Engle, aye; Ms. Paul, aye; Mr. Thomas, aye. Motion carried.

RECOGNITIONS/PRESENTATIONS/BOARD COMMENDATIONS

Mr. Thomas read the Students of the Month.

Elementary: Karly Wooten
Claire DeWitt
Ivan Jacobs
Bentley Ruf
Ava O’Neal
Kenley Buckler
Phoebe West

Junior High: Toll Run – Adeline Hegyi
Mohawk – Eveline Schelle
Gutridge – Ethan Botkin
Five Points – Bailey Latham
UVA - Layla Nickell

High School: Marah Donahoe
Cameron Murphy

Marcia Bailey, Champaign Economic Partnership, presented a CRA letter and application from Sutphen Corporation. Sutphen is seeking a ninety percent tax abatement on a potential new build within the city of Urbana. The company currently does not have facilities within the city limits. While the new facility would generate approximately twenty to twenty-five new jobs, 155 jobs are expected to move into the city. This would all be considered new payroll and be subject to an income tax revenue sharing agreement with the City of Urbana. The district, under the Ohio Revised Code, would be entitled to fifty percent of the income tax generated by the new payroll, if the new payroll reaches one million dollars, for the life of the abatement. The company is considering other sites for the project. Several partners have come together to offer a package to Sutphen, with the hopes of keeping jobs local. Todd Winnenberg, General Manager of the Urbana Division of Sutphen, explained that the company wants to keep jobs local and partner with area schools for internships and job training, with the intention of full-time employment.

Public Participation: There was no public participation.

(Motion #0321.02) NEW BUSINESS – It was moved by Ms. Paul and seconded by Mr. Arter to approve the following resolution approving the CRA tax exemption request from Sutphen Corporation:

WHEREAS, to encourage economic development and the construction of new housing and repair of existing facilities or structures, the Council (“City Council”) of the City of Urbana, Ohio (the “City”) has established the Urbana CRA – Area 1 (the “CRA”), which CRA includes certain real property within the City currently identified by Champaign County permanent parcel numbers K48-25-11-01-32-008-00, K48-15-11-01-32-014-00, and K48-15-00-01-05-001-00 (the “Project Site”); and

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WHEREAS, the City Council has further authorized the negotiation of community reinvestment area exemption agreements with qualifying owners of commercial and industrial property from time to time in order to provide for exemptions from real property taxation pursuant to Ohio Revised Code Sections 3735.65 through 3735.70, inclusive, and related provisions; and

WHEREAS, the City has notified the District that Sutphen Corporation (together with its affiliates and successors and assigns as the owner of the Project Site, the “Developer”) has applied to the City for a 15-year exemption from real property taxation for 90% of the increased assessed valuation of the Project Site due to the construction of an approximately 160,000 square-foot facility on the Project Site (the “Project”); and

WHEREAS, copies of the City’s notice to the District and the Developer’s application are attached to this Resolution as **Exhibit A**; and

WHEREAS, the Developer and the City expect the Project to result in the relocation of approximately 120 full-time jobs to the Project Site at an estimated annual payroll in excess of \$9,000,000 and the creation of approximately 20-25 new full-time jobs at the Project Site at an estimated annual payroll in excess of \$1,200,000; and

WHEREAS, the City has notified the District of its intention to approve and execute an agreement in the form prescribed by Ohio Revised Code Section 3735.671 with the Developer (as may be validly amended and in effect from time to time, the “CRA Agreement”) with respect to the Project Site providing for a 15-year exemption from real property taxation for 90% of the increased assessed valuation of the Project Site due to the construction of the Project (the “CRA Exemption”); and

WHEREAS, based on the estimated payroll of “new employees” (as that term is defined in Ohio Revised Code Section 5709.82(A)(1)) to be employed at the Project Site, the District anticipates that the City will be obligated under Ohio Revised Code Section 5709.82 to make annual payments to the District by no later than December 31 of each calendar year in which the CRA Exemption is in effect in an amount equal to 50% of the income taxes levied and collected by the City on the incomes of the “new employees” at the Project Site less the amount of any allowable infrastructure costs incurred by the City in the calendar year in which each payment is due; and

WHEREAS, the City has requested that the District, in accordance with Ohio Revised Code Section 3735.671(A), approve the CRA Agreement and waive any statutory notice and waiting periods with respect to the City’s approval of the CRA Agreement in Ohio Revised Code Section 3735.671(A), Ohio Revised Code Section 5709.83, or otherwise; and

WHEREAS, the District is willing to conditionally approve the CRA Agreement and conditionally waive the notice and waiting periods with respect to the City’s approval of the CRA Agreement upon the following conditions: (1) the City provides a copy of the final CRA Agreement to be approved, executed, and delivered to the District; (2) the final CRA Agreement complies in all respects with the requirements of Ohio Revised Code Section 3735.671 and provides an exemption not to exceed the term of years (15 years) or percentage of increased assessed valuation (90%) described as the CRA Exemption in this Resolution; (3) the City fully and strictly complies with the requirements of Ohio Revised Code Section 5709.82 in each year in which the CRA Agreement is in effect; and (4) the City authorizes and obligates itself in the legislation approving the CRA Agreement to timely and fully provide directly to the District in each year in which the CRA Agreement is in effect any and all reasonably necessary information in order to allow the District to review the increase in assessed value of the Project Site, the application of the CRA Exemption to the increase in assessed valuation, the payroll of “new employees” at the Project Site, any infrastructure costs claimed by the City, and the amount of income taxes to be paid to the District;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF EDUCATION OF THE URBANA CITY SCHOOL DISTRICT, CHAMPAIGN COUNTY, STATE OF OHIO THAT:

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Section 1. This Board has received a notice of the proposed CRA Agreement and CRA Exemption from the City, along with a copy of the Developer's application for the CRA Exemption, both of which are attached to this Resolution as **Exhibit A**.

Section 2. The CRA Exemption described in the notice (15-year exemption for 90% of the increase in assessed valuation of the Project Site due to the construction of the Project) is hereby conditionally approved, and the District conditionally approves the City's approval, execution, and delivery of a CRA Agreement with the Developer in the form prescribed by Ohio Revised Code Section 3735.671 providing for the CRA Exemption, all upon the following conditions: (1) the City provides a copy of the final CRA Agreement to be approved, executed, and delivered to the District; (2) the final CRA Agreement complies in all respects with the requirements of Ohio Revised Code Section 3735.671 and provides an exemption not to exceed the term of years (15 years) or percentage of increased assessed valuation (90%) described as the CRA Exemption in this Resolution; (3) the City fully and strictly complies with the requirements of Ohio Revised Code Section 5709.82 in each year in which the CRA Agreement is in effect; and (4) the City authorizes and obligates itself in the legislation approving the CRA Agreement to timely and fully provide directly to the District in each year in which the CRA Agreement is in effect any and all reasonably necessary information in order to allow the District to review the increase in assessed value of the Project Site, the application of the CRA Exemption to the increase in assessed valuation, the payroll of "new employees" at the Project Site, any infrastructure costs claimed by the City, and the amount of income taxes to be paid to the District.

Section 3. As provided in Ohio Revised Code Section 5709.82, the City and the District may negotiate for compensation with respect to the real property taxes exempted by the CRA Exemption. Notwithstanding any additional compensation the District may receive, the District anticipates that under Ohio Revised Code Section 5709.82 the City will be obligated to make annual payments to the District by no later than December 31 of each year in which the CRA Exemption is in effect in amounts equal to 50% of the income taxes levied and collected by the City on the incomes of the "new employees" (as that term is defined in Ohio Revised Code Section 5709.82(A)) at the Project Site in the calendar year less the amount of any allowable infrastructure costs incurred by the City in the calendar year in which each payment is due.

Section 4. Upon satisfaction of the conditions stated in Section 2 of this Resolution to be satisfied prior to the approval of the CRA Agreement, the Board hereby waives all applicable notice and waiting requirements relevant to the CRA Agreement, including, without limitation, the notice requirements of Ohio Revised Code Sections 3735.671 and 5709.83 and the 45-day and 14-day periods described in those Sections.

Section 5. The Superintendent and the Treasurer, together or individually, are hereby authorized to negotiate with the City and the Developer with respect to additional compensation, if any, to be provided to the District with respect to the real property taxes to be exempted under the CRA Agreement. The Superintendent and the Treasurer, together or individually, are further hereby authorized to review the final CRA Agreement, any compensation agreements, and any and all other information as may be necessary to determine whether the conditions set forth in Section 2 of this Resolution have been met. This Board authorizes the Superintendent and the Treasurer, together or individually, to take all necessary action in connection with the review of information to be provided by the City in connection with the CRA Agreement and the receipt of payments from the City with respect to the CRA Exemption.

Section 6. This Board authorizes the Treasurer to certify and deliver true and complete copy of this Resolution, together with its attachments, to the City Council as soon as practicable after the passage of this Resolution.

Section 7. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Section 8. It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were 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 the law.

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Ms. Paul said it is great that the school district is able to work with the city on these projects. Our community will survive by getting new businesses. She really looks forward to the job shadowing and future partnerships between Sutphen and the school district. Mr. Engle said this is a win-win for everyone and brings more business to the city.

Roll Call: Mr. Engle, aye; Ms. Paul, aye; Mr. Thomas, aye; Mr. Arter, aye. Motion carried.

(Motion #0321.03) APPROVAL OF MINUTES

It was moved by Mr. Engle and seconded by Mr. Arter to approve the minutes of the regular meeting of February 18, 2021.

Roll Call: Ms. Paul, aye; Mr. Thomas, aye; Mr. Arter, aye; Mr. Engle, aye. Motion carried.

(Motion #0321.04) TREASURER'S REPORT

- A. Approve monthly reports
- B. Accept Audit Report for the 2019 - 2020 fiscal year
- C. Approve updated Certificate of Estimated Resources for FY2021
- D. Approve amended Permanent Appropriations for FY2021
- E. Approve the following donations:
 - To Urbana Junior High, from the Wilhelm Family, \$50.
 - To Urbana City Schools, from Steve Mabry, in-kind donation valued at \$50.

The certificate of estimated resources and the appropriations were updated to reflect new federal grant amounts, as well as increased amounts for the fee account.

Roll Call: Ms. Paul, aye; Mr. Thomas, aye; Mr. Arter, aye; Mr. Engle, aye. Motion carried.

REPORTS OF THE SUPERINTENDENT

- A. School Facilities Update: We continue to work on the final closeout of the building project. The PK8 building is scheduled to be cleaned and sealed this spring to finalize the corrections for the brick efflorescence. The demolition of the 550 Washington house started yesterday and is expected to be completed by the end of the week.

(Motion #0321.05) APPROVE SUPERINTENDENT'S RECOMMENDATIONS

Consent Agenda – All matters listed under the Consent Agenda (contingent upon meeting all local/state/federal laws/guidelines) are considered by the Board of Education to be routine and will be enacted by the Board in one motion in the form listed below. The Superintendent of Schools will briefly discuss each item in the consent agenda before they are actively acted upon. However, a board member, staff member, or the public may request that specific items shall be discussed and/or removed from the consent agenda. The Superintendent and administrative staff recommend approval of all consent agenda items.

It was moved by Mr. Arter and seconded by Mr. Engle to approve the Superintendent's recommendations as follows:

1. The Superintendent recommends the approval of the following substitutes for the 2020 - 2021 school year:

Judy Lewis	Substitute Secretary
Tia Brenning	Substitute Teacher
Sheena Payne	Substitute Teacher
Donald Cain	Substitute Bus Aide
Donald Cain	Substitute Bus Driver

2. The Superintendent recommends the approval of the following intra-sub at the elementary for the 2020 - 2021 school year:

Traci Pine	Nichole White
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3. The Superintendent recommends the approval of the following volunteers for the athletic department for the 2020 - 2021 school year:

Josh Jacobs	Baseball
Rod Wilson	Baseball

4. The Superintendent recommends the approval of Jennifer Payne as Head High School Fall Cheer Coach, Step 2, for the 2021 - 2022 school year.

5. The Superintendent recommends the approval of the following resignations:

Dylan Walker	Assistant Boys Soccer Coach	effective immediately
Tim Mackey	Building Technology Assistant	effective end of school year
Marcia Marsh	Building Technology Assistant	effective end of school year
Ryan Pine	Building Technology Assistant	effective end of school year
Megan Jacobs	Building Technology Assistant	effective end of school year

Roll Call: Mr. Arter, aye; Mr. Engle, aye; Ms. Finch, aye; Ms. Paul, aye; Mr. Thomas, aye.
Motion carried.

BOARD COMMITTEE REPORTS

Career-Technical/Activities: We are moving right into the spring season. Ohio Hi-Point continues to move forward with their building project. The All Boards Banquet is scheduled for this week and Mr. Engle plans to attend.

Community Advisory: Sarah Finch will be serving on a committee with Legacy Place to help plan the Grand Opening of the project. The group is interested in finding pieces of memorabilia and plaques that were originally in the buildings to have on display at the apartment complexes. Barb Frye, former Urbana art teacher and the original artist of the murals in the buildings, has also been contacted about touching up the murals.

Legislative/Policy: House Bill 67 has been signed and removes some testing consequences this year.

NEW BUSINESS – The first reading of the following policies was held (*note – the agenda list was incomplete and additional policies were presented for the first reading, as indicated by asterisks)

Policy 1520 - Employment of Administrators (Revised)
 Policy 3120 - Employment of Professional Staff (Revised)
 Policy 3120.05 - Employment of Personnel in Summer School and Adult Education Programs (Revised)
 Policy 3120.08/4120.08 - Employment of Personnel for Co-Curricular/Extra-Curricular Activities (Revised)
 Policy 2464 - Gifted Education and Identification (Revised)
 Policy 3120/4120 Employment of Professional/Classified Staff (Revised)
 Policy 3120.04 - Employment of Substitutes (Revised)
 Policy 4124 - Employment Contract (Revised)
 Policy 4162 - Drug and Alcohol Testing of CDL License Holders and Other Employees Who Perform Safety-Sensitive Functions (Revised)
 Policy 5460 - Graduation Requirements (Revised)
 Policy 5460.02 - Students At Risk of Not Qualifying for a High School Diploma (NEW)
 Policy 6107 - Authorization to Accept and Distribute Electronic Records and to Use Electronic Signatures (Revised)

*Policy 1520 – Employment of Administrators (Revised)
 *Policy 1530 – Evaluation of Principals and Other Administrators (Revised)
 *Policy 2270 – Religion in the Curriculum (Revised)
 *Policy 2431 – Interscholastic Athletics
 *Policy 3124 – Employment Contract (Revised)

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- *Policy 5200 – Attendance (Revised)
- *Policy 5517.02 – Sexual Violence (RESCIND/DELETE)
- *Policy 5610 - Removal, Suspension, Expulsion, and Permanent Exclusion of Students (Revised)
- *Policy 5611 – Due Process Rights (Revised)
- *Policy 6144 – Investments (Revised)
- *Policy 6152 – Student Fees, Fines, and Charges (Revised)
- *Policy 6152.01 – Waiver of School Fees for Instructional Materials (Revised)
- *Policy 6325 - Procurement – Federal Grants/Funds (Revised)
- *Policy 6424 - Procurement Cards (Replacement)
- *Policy 8450.01 – Protective Facial Coverings During Pandemic/Epidemic (New)
- *Policy 8800 - Religious/Patriotic Ceremonies and Observances (Revised)

BOARD COMMENTS

Mr. Arter commented everyone was doing a phenomenal job. He wished good luck for the last nine weeks of school.

Mr. Engle noted our girls' basketball team won the CBC this year. Former Hillclimber Geron Stokes will be coaching football at Dublin Coffman. Other area accomplishments from around the county include Graham alum Brook Cupps winning a state championship in basketball at Centerville and the Mechanicsburg bowling team winning a state championship. While our students are competitors against some of these kids, they all know each other and it is good to see positive things happening in our district and around us.

Ms. Paul noted along with Brook Cupps, former Hillclimber Elisha Leiker is an assistant coach on the Centerville team. She hoped everyone enjoyed the spring break.

Mr. Thomas said he was glad we had decent weather for spring break this year. He is excited for spring and warm weather as baseball, softball, track, and tennis are starting. He said he hopes we are able to move forward with as normal of a graduation as we can and hold it outside, if possible. He said he appreciated the members of the Board for asking good questions and having good discussions during decision-making. Our DECA students competed well at the state competition, with fifteen students placing in the top twelve. Seven students will be moving forward to the ICDC competition. This is a tremendous accomplishment for our students and there is good support in the program.

Mr. Thiel said we are planning for end of year activities and looking at holding graduation outside and how to determine the number of guests per student and backup dates in the event the ceremony needs to be moved inside. Other events being planned include prom, awards ceremonies, and concerts. We may need to look at the number of attendees per event and consider livestream for people to watch. There will be many activities coming up over the next several weeks.

(Motion #0321.06) EXECUTIVE SESSION – It was moved by Ms. Paul and seconded by Mr. Arter to enter into executive session to prepare for negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment, under ORC 121.22.

Roll Call: Mr. Engle, aye; Ms. Paul, aye; Mr. Thomas, aye; Mr. Arter, aye. Motion carried.

The Board entered into executive session at 7:01 p.m.

The President reconvened the open meeting at 7:25 p.m., noting all members were still present.

(Motion #0321.07) EXECUTIVE SESSION – It was moved by Mr. Arter and seconded by Ms. Paul to enter into executive session to consider the employe and/or compensation of a public employee, under ORC 121.22.

Roll Call: Ms. Paul, aye; Mr. Thomas, aye; Mr. Arter, aye; Mr. Engle, aye. Motion carried.

The Board entered into executive session at 7:26 p.m.

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The President reconvened the open meeting at 8:44 p.m., noting all members were still present.

(Motion #0321.08) ADJOURNMENT - Being no further business to discuss, it was moved by Mr. Arter and seconded by Ms. Paul to adjourn the meeting.

Roll Call: Mr. Thomas, aye; Mr. Arter, aye; Mr. Engle, aye; Ms. Paul, aye. Motion carried.

The President declared the meeting adjourned at 8:45 p.m.

President

Treasurer