

RECORD OF LEGISLATION

No. 10.62.2026

Passed 10-20, 20 26

A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A MONETARY DONATION FROM THE ESTATE OF DONALD L. MCCAIN PURSUANT TO OHIO REVISED CODE SECTION 9.20 AND 715.21 AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 9.20 authorizes political subdivisions to accept gifts, devises, or bequests of money or property for public purposes; and

WHEREAS, Ohio Revised Code Section 715.21 authorizes political subdivisions to accept real estate or any interest herein and other property for public purposes; and

WHEREAS, the Estate of Donald L. McCain requested a monetary donation be made in the amount of Seventy-Eight Thousand Four Hundred Forty-Two Dollars and Twelve Cents (\$78,442.12) and is intended to support the Fire Department of the City of Circleville; and

WHEREAS, the Estate of Donald L. McCain presented a check to the City in the amount of Seventy-Eight Thousand Four Hundred Forty-Two Dollars and Twelve Cents (\$78,442.12); and

WHEREAS, the City of Circleville desires to accept said donation from the Estate of Donald L. McCain in accordance with the wishes of the donor and applicable law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, PICKAWAY COUNTY, OHIO, AS FOLLOWS:

SECTION I. The Mayor is hereby authorized to accept said donation of Seventy-Eight Thousand Four Hundred Forty-Two Dollars and Twelve Cents (\$78,442.12) from the Estate of Donald L. McCain for the Fire Department of the City of Circleville pursuant to Ohio Revised Code Section 9.20 and 715.21.

SECTION II. That said funds shall be deposited into Fund 212-4131-41187 Fire Donations and used solely for the Fire Department of the City of Circleville, consistent with the intent of the donor.

SECTION III. The Auditor is hereby authorized and directed to take all actions necessary to receive, account for, and administer the donation in accordance with Ohio law and applicable financial procedures.

SECTION IV. It is found and determined that all formal actions concerning and relating to the adoption of this resolution have been taken at open meeting of this Council; and that all deliberations of this Council and any of its committees that resulted in such formal action, took place in meetings open to the public, in full compliance with all legal requirements, including without limitation, those set forth in Section 121.22 of the Ohio Revised Code.

SECTION V. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the health, safety and welfare of the citizens of the City of Circleville to ensure the prompt receipt of funds, so that this resolution shall take effect and be in force immediately from and after the page and approval by the Mayor.

PASSED: 10-20-2026
DATE

Bryan D. Kille
PRESIDENT OF COUNCIL

ATTEST: [Signature]
CLERK OF COUNCIL

APPROVED: 10-20-26
DATE

[Signature]
MAYOR

APPROVED AS FORM: [Signature]

KENDRA C. KINNEY - LAW DIRECTOR

RECORD OF LEGISLATION

	<i>No.</i> _____ <i>Passed</i> _____, 20 ____	

KUDAMSDU3

EST OF DONALD L MCCAIN DECD
GARY D KENWORTHY ADMSTR
~~408 E MAIN ST~~ 443 N. Court St
CIRCLEVILLE, OH 43113-1844

DATE 3/23/2026

13-39/420

PAY TO THE
ORDER OF

Circleville Fire Department

\$ 78,442.12

Seventy-eight Thousand Four Hundred Forty-two and 12/100*****DOLLARS

PNC Bank, National Association
Ohio
CIRCLEVILLE 00150

MEMO Final Distribution

Mary D. Kenworthy, Administrator WVA



PROBATE COURT OF PICKAWAY COUNTY, OHIO

ESTATE OF Donald L. McCain

, DECEASED

CASE NO. 2024 PB 0323

NOTICE OF PROBATE OF WILL
(O.R.C. 2107.19(A))

To: Circleville Fire Department
586 North Court Street
Circleville, OH 43113

You are hereby notified that the decedent died on May 21, 2024, that the decedent's will was admitted to probate by this Court located at Pickaway County Courthouse, 207 South Court Street, Circleville, Pickaway County, Ohio, on June 17, 2024. This notice is given to all persons who would be entitled to inherit from the decedent had the decedent died intestate and to all legatees and devisees named in this will who do not waive notice. You are receiving this notice as: [check all of the following that apply]

- ☐ The Surviving Spouse.
- ☐ A person who would be entitled to inherit from the decedent had the decedent died intestate.
- ☒ A legatee or devisee named in the will.

After a certificate is filed evidencing any notices given, any action to contest the validity of this will must be filed not more than three months after the filing of the certificate for estate of decedents who die on or after January 1, 2002 and no more than four months after the filing of the certificate for estate of decedents who die before January 1, 2002.

7-2-24
Date

James K. Hill
Typed or Printed Name

408 East Main Street
Address

Circleville, OH 43113

(740) 474-2505
Telephone Number

~~Fiduciary~~

- ☐ Applicant for the admission of this will to probate
☐ Applicant for release from administration
☐ Other interested person
☐ Attorney for any of the above

Attorney Registration No. 0023910

LAST WILL AND TESTAMENT

2024 PB 0323

-of-

DONALD L. McCAIN

FILED
2024 JUN 17 PM 3:24
CLERK OF PROBATE
PICKAWAY COUNTY, OHIO

I, **Donald L. McCain**, of Circleville, Pickaway County, Ohio, being of full age and of sound mind and memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills by me heretofore made.

ITEM I.

I direct that all of my legal debts, including expenses of last illness, funeral expenses, court costs and expenses of administration be paid out of my estate as soon after my decease as may be practicable.

ITEM II.

I give and bequeath to **Alfred Hill** my GMC Van, the same to be his absolutely.

ITEM III.

I give and bequeath to **Doctor Ianni** my 1987 Cadillac automobile, the same to be his absolutely.

ITEM IV.

I give and bequeath to **Joe Monday** my motorcycle, the same to be his absolutely.

ITEM V.

All the rest, residue and remainder of my estate of every kind and description, wheresoever situate, which I may own or have the right to dispose of at the time of my decease, I order and direct my Executor hereinafter named to sell and reduce to cash, without Court Order and no bond requirement, and to distribute the net proceeds as follows:

A) Fifty percent (50%) to the Circleville Fire Department, the same to be theirs absolutely.

B) Fifty percent (50%) to Meals on Wheels, the same to be theirs absolutely.

ITEM VI.

I make, nominate and appoint **James K. Hill** to be the Executor of this my Last Will and Testament and request that no bond be required of him as such.

Page Two of the Last Will and Testament of Donald L. McCain

My Executor shall have full power and authority, without prior order or approval of any court having jurisdiction over the administration of my estate, to be exercised as shall be deemed advisable in the sole discretion of my said Executor:

A. To compromise, adjust and settle all claims and liabilities due to or from my estate; to employ legal counsel, accountants, brokers and/or agents, and to pay reasonable compensation for their services; to pay all fees, costs and expenses of ancillary administration proceedings in any jurisdiction; to loan or borrow money, and to reimburse advances to or for the benefit of my estate by any person, including my Executor individually; to sell, exchange, lease for any term, mortgage, pledge, grant security interests in or otherwise dispose of any of my real or personal property, including motor vehicles, for such amounts and upon such terms and conditions as shall be deemed advisable, and to execute and deliver all instruments and conveyances necessary to transfer title to or otherwise encumber property disposed of in such capacity; and to continue, incorporate, syndicate or liquidate any business in which I may be engaged, without compliance with any law requiring separate accounting or reporting and without limitation to the assets used or involved in such business or as to the period of such continuation without liability for any losses occasioned thereby;

B. To retain any of my real or personal property without liability for any loss or depreciation occasioned by such retention, including any securities issued by any corporate fiduciary hereunder or by any corporation which is a parent or subsidiary thereof or is affiliated therewith by reason of common ownership or control to any degree; to invest and reinvest any money or proceeds belonging to my estate in such investments as shall be deemed advisable without limitation by any statute or rule of law of any jurisdiction regarding investments by fiduciaries; and to exercise stock options and all other rights in respect of securities or other interest of my estate;

C. To select such valuation dates as are permitted by law for estate tax purposes; to elect to claim permissible deductions for estate tax purposes or for income tax purposes or partly for each; to select any fiscal or calendar year permitted by law for income tax purposes and to exercise all other rights, options and elections relating directly or indirectly to income, estate, gift and other taxes, including of selection of property for distribution without regard to basis, all as shall be deemed advisable and without adjustment to income or principal or between the property interests passing to any legatee, devisee or heir which may be affected thereby;

D. To make distributions from my estate in cash or in kind, or partly in each; and in the case of any distribution of personal property to minors or disabled persons, to make such distributions directly to the minors or persons or to any adult with whom they are living or related, directly or as Custodian under the Uniform Gifts to Minors Act, without requiring appointment of a legal guardian for such minor or person to receive such property, and the receipt of such minor or person or such adult for any such property so distributed shall be a full release to my Executor, and neither my Executor nor any Court having jurisdiction over the administration of my estate shall have any obligation to see the application of such property.

Page Three of the Last Will and Testament of Donald L. McCain

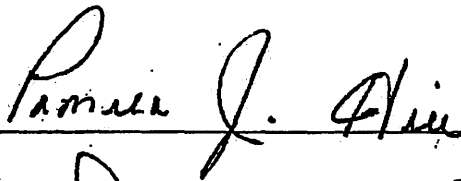
IN WITNESS WHEREOF, I have hereunto set my hand at Circleville, Pickaway County, Ohio, this

16 day of May, 2024.

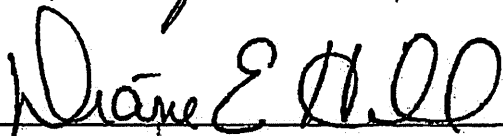


Donald L. McCain

Signed by the said Donald L. McCain, and by him acknowledged to be his Last Will and Testament, before us and in our presence and by us subscribed as attesting witnesses, in his presence and at his request and in the presence of each other this 16 day of May, 2024.



residing at Circleville, Ohio



residing at Circleville, Ohio

PROBATE COURT OF PICKAWAY COUNTY, OHIO
SHELLY R. HARSHA,, JUDGE

ESTATE OF DONALD L. MCCAIN DECEASED

Case No. 20241323

AMENDED
INVENTORY AND APPRAISAL

[R.C. 2115.02 and 2115.09]

To the knowledge of the fiduciary the attached schedule of assets in decedent's estate is complete. The fiduciary determined the value of those assets whose values were readily ascertainable and which were not appraised by the appraiser, and that such values are correct.

The estate is recapitulated as follows:

Tangible personal property.....	\$ <u>30,725.00</u>
Intangible personal property	\$ <u>123,803.00</u>
Real property.....	\$ <u>116,360.00</u>
Total	\$ <u>270,888.00</u>

Automobiles transferred to surviving spouse under R.C. 2106.18

Value(s): \$	<u>0.00</u>	\$	<u>0.00</u>	\$	<u>0.00</u>	\$	<u>0.00</u>
\$	<u>0.00</u>	\$	<u>0.00</u>	\$	<u>0.00</u>	\$	<u>0.00</u>
Total value [not to exceed \$65,000.00].....	\$	<u>0.00</u>					

☐ The fiduciary is also the surviving spouse of the decedent and waives notice of the taking of the inventory.

Attorney Gary D. Kenworthy

Fiduciary James K. Hill

Attorney Registration No. 0001670

APPRAISER'S CERTIFICATE

The undersigned appraiser agrees to act as appraiser of decedent's estate and to appraise the property exhibited truly, honestly, impartially, and to the best of the appraiser's knowledge and ability. The appraiser further says that those assets whose values were not readily ascertainable are indicated on the attached schedule by a check in the "Appraised" column opposite each such item, and that such values are correct.

Appraiser

FORM 6.0 – INVENTORY AND APPRAISAL

WAIVER OF NOTICE OF TAKING OF INVENTORY

[R.C. 2115.04]

The undersigned surviving spouse hereby waives notice of the time and place of taking the inventory of decedent's estate.

Surviving Spouse

WAIVER OF NOTICE OF HEARING ON INVENTORY

[Use when notice is required by the Court or deemed necessary by the fiduciary]

The undersigned, who are interested in the estate, waive notice of the hearing on the inventory.

ENTRY SETTING HEARING

The Court sets _____, at _____ o'clock _____ M. as the date and time for hearing the inventory of decedent's estate.

Date

Judge Shelly R. Harsha

PROBATE COURT OF PICKAWAY COUNTY, OHIO
SHELLY R. HARSHA,, JUDGE

ESTATE OF DONALD L. MCCAIN DECEASED

Case No. 20241323

SCHEDULE OF ASSETS

[Attach to Inventory and Appraisal]

Page 1 of 1 pages.

[Insert a check in the column "Appraised" opposite an item if it was valued by the appraiser. Leave blank if the readily ascertainable value was determined by fiduciary]

Item	Appraised	Value or Amount
Tangible Personal Property		
1987 Cadillac Brougham		1,700.00
1987 GMC 2500		18,500.00
Misc. household goods and furnishings		10,525.00
Subtotal		30,725.00
Intangible Personal Property		
PNC Bank-CD acct. #xxx5837		36,327.81
PNC Bank-Checking acct. #xxx2934		87,475.19
Subtotal		123,803.00
Real Property		
Residence at 546 East Ohio Street, Circleville, Pickaway County, Ohio		116,360.00
more fully described as follows:		
See attached Exhibit "A" for complete legal description		
Last Deed Reference: Deed Vol. 220, Page 34, ORV 341, Page 396,		
and ORV 81, Page 641 of the Pickaway County Recorder's Office		
Auditor's Parcel Nos. A05-4-142-00-111-00, A05-4-142-00-110-00		
and A05-4-142-00-117-01		
Subtotal		116,360.00
Grand Total		270,888.00

Page _____ of _____ pages.

[illegible]

Fiduciary James K. Hill

FORM 6.1 – SCHEDULE OF ASSETS

Puntas Springs Software

EXHIBIT A**Tract 1:**

Situated in the County of Pickaway in the State of Ohio, and in the City of Circleville and bounded and described as follows:

Beginning at a point in the north line of East Ohio Street which point is the southwesterly corner to a plot of ground purchased by John W. Weaver from Clarence A. Carpenter and Amelia Carpenter, husband and wife appearing of record in Deed Record 130, page 479; thence in a northerly direction 250 feet with a line parallel to the West side of the John W. Weaver plat as described in Deed Record 130, page 429 also parallel with the west line of John W. Weaver's plot as described in deed appearing of record in Deed Record 135, page 599, the latter plot of ground purchased by John W. Weaver from Lawrence Carpenter; thence in an easterly direction with a line parallel to East Ohio Street as extended 40 feet to a point; thence in a southerly direction in a line parallel to the west line of this tract a distance of 250 feet to a point in the north line of East Ohio Street as extended; thence in a westerly direction with the north line of East Ohio Street as extended a distance of 40 feet to the beginning 10,000. square feet more or less; being the west half of each of two plots of ground purchased by John W. Weaver from Clarence A. Carpenter and Amelia Carpenter, husband and wife and Lawrence Carpenter, unmarried, respectively and which deeds appear of record in Pickaway County Deed Record 130 at page 479 and Deed Record 135, page 599 of the records of Pickaway County, Ohio and being in the north half of Section 28, Township 11, Range 21, WS.

Parcel IDs: A05-4-142-00-111-00 & A05-4-142-00-110-00

Tract 2:

Situated in the City of Circleville, County of Pickaway, State of Ohio and described as follows:

Being part of a 0.35 acre tract described by deed recorded in Deed Book 182, Page 546 in the Pickaway County Recorder's Office.

Beginning at an iron pin found being in the South line of the above referenced 0.35 acre tract and at the Northeast corner of a 0.513 acre tract described by deed recorded in Deed Book 182, Page 253 in the Pickaway County Recorder's Office previously described as being S 86°45'20" E 240.00 feet and N 4°31'20" E 247.86 feet distant from the point of intersection of the North line of Ohio Street with the East line of Renick Avenue; thence with a new line N 4°43'20" E 50.16 feet (passing an iron pin found at 49.91 feet) to a point; thence with three lines of said 0.35 acre tract, S 86°14' E 210.56 feet to a concrete post; thence S 1°43'12" W 49.64 feet to a concrete post; thence N 86°22'40" W 213.20 feet to the place of beginning. Containing 0.242 acres, more or less. Subject to all existing valid rights-of-way of record.

Parcel ID: A05-4-142-00-117-01

Property Address: 546 East Ohio Street, Circleville, OH 43113

A0541420011000



Brad Washburn
County Auditor
Pickaway County, Ohio
auditor.pickawaycountyohio.gov

11/4/2025

MOST RECENT PHOTO



LEGAL

OWNER 740 INVESTMENTS LLC
ADDRESS 0 E OHIO ST
DESCRIPTION PART LOT 9
SCHOOL DIST Circleville City LSD **TAX DIST** A05
ACREAGE 0.2263

VALUATION

	APPRAISED	ASSESSED
LAND	\$2,000.00	\$700.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$2,000.00	\$700.00

TAXES

TAXABLE VALUE \$700.00
ROLLBACKS NONE
HALF (1ST / 2ND) \$0.00 / \$0.00
YEAR (TOTAL / BALANCE) \$0.00 / \$0.00

SPECIAL ASSESSMENTS

COUNT 0
DELINQUENT / BALANCE \$0.00 / \$0.00
TOTAL / BALANCE \$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
2/24/2025	740 INVESTMENTS LLC	740 INVESTMENTS LLC	3	\$0.00	RELATED INDIVIDUALS OR CORPORATIONS
1/17/2025	740 INVESTMENTS LLC	MCCAIN DONALD L	3	\$112,000.00	VALID
4/24/1998	MCCAIN DONALD L	MCCAIN DONALD L	0	\$0.00	RELATED INDIVIDUALS OR CORPORATIONS

LAND

IMPROVEMENTS

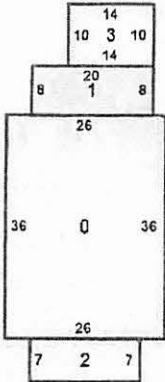
CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
GROSS House Lot 0	0	0.000	0	\$2,000.00	

A0541420011100



11/4/2025

Brad Washburn
County Auditor
Pickaway County, Ohio
auditor.pickawaycountyohio.gov

FIRST SKETCH		LEGAL									
		<table><tr><td>0</td><td>Main Building 936 sqft</td></tr><tr><td>1</td><td>BSMT 1SFR 160 sqft</td></tr><tr><td>2</td><td>OFF 126 sqft</td></tr><tr><td>3</td><td>MS 140 sqft</td></tr></table>		0	Main Building 936 sqft	1	BSMT 1SFR 160 sqft	2	OFF 126 sqft	3	MS 140 sqft
0	Main Building 936 sqft										
1	BSMT 1SFR 160 sqft										
2	OFF 126 sqft										
3	MS 140 sqft										
		OWNER	740 INVESTMENTS LLC								
		ADDRESS	546 E OHIO ST								
		DESCRIPTION	PART LOT 9								
		SCHOOL DIST	Circleville City LSD								
		TAX DIST	A05								
		ACREAGE	0.0000								
		VALUATION									
		APPRAISED	ASSESSED								
		LAND	\$19,910.00 \$6,970.00								
		IMPROVEMENTS	\$92,030.00 \$32,210.00								
		CAUV	\$0.00 \$0.00								
		TOTAL	\$111,940.00 \$39,180.00								

TAXES		SPECIAL ASSESSMENTS	
TAXABLE VALUE	\$39,180.00	COUNT	0
ROLLBACKS	Homestead	DELINQUENT / BALANCE	\$0.00 / \$0.00
HALF (1ST / 2ND)	\$0.00 / \$0.00	TOTAL / BALANCE	\$0.00 / \$0.00
YEAR (TOTAL / BALANCE)	\$0.00 / \$0.00		

MOST RECENT SALES					
DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
2/24/2025	740 INVESTMENTS LLC	740 INVESTMENTS LLC	3	\$0.00	RELATED INDIVIDUALS OR CORPORATIONS
1/17/2025	740 INVESTMENTS LLC	MCCAIN DONALD L	3	\$112,000.00	VALID
4/24/1998	MCCAIN DONALD L	MCCAIN DONALD L	0	\$0.00	RELATED INDIVIDUALS OR CORPORATIONS

LAND					IMPROVEMENTS			
CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE	DESCRIPTION	BUILT DIMS	VALUE
FRONT FOOT Building Site	42	150	0.145	6,300	\$19,910.00	(API) - 4 SIDES CLOSED, METAL POLE BLDG	2001 24x40	\$6,070.00

RESIDENTIAL			
Building (CARD: 1)	RANCH BUILT 1952	Baths (Full / Half)	1 / 0
Area	1,096 sqft	Rooms (Bedroom / Family)	2 / 0
Basement (Code / Finished / Total)	FULL / 0 sqft / 0 sqft	Stories	1.0
Heat Full Type	GAS	Cooling	CENTRAL
External Wall	BLOCK	Fireplace Stacks	0

A0541420011701



Brad Washburn
County Auditor
Pickaway County, Ohio
auditor.pickawaycountyohio.gov

11/4/2025

MOST RECENT PHOTO



LEGAL

OWNER 740 INVESTMENTS LLC
ADDRESS 0 E OHIO ST
DESCRIPTION PART LOT 9
SCHOOL DIST Circleville City LSD TAX DIST A05
ACREAGE 0.2420

VALUATION

	APPRAISED	ASSESSED
LAND	\$2,420.00	\$850.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$2,420.00	\$850.00

TAXES

TAXABLE VALUE	\$850.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$0.00 / \$0.00
YEAR (TOTAL / BALANCE)	\$0.00 / \$0.00

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
2/24/2025	740 INVESTMENTS LLC	740 INVESTMENTS LLC	3	\$0.00	RELATED INDIVIDUALS OR CORPORATIONS
1/17/2025	740 INVESTMENTS LLC	MCCAIN DONALD L	3	\$112,000.00	VALID
4/24/1998	MCCAIN DONALD L	MCCAIN DON	0	\$0.00	RELATED INDIVIDUALS OR CORPORATIONS

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	0.242	10,542	\$2,420.00
Unknown					

IMPROVEMENTS

J.D. POWER

1987 GMC R2500 3/4 Ton Pickup Fenderside Values

Pricing & Values

Prices shown are the prices you can expect to pay for a 1987 GMC R2500 3/4 Ton Pickup Fenderside across different levels of condition. Edit options.

Base Price	\$10,128
Options	\$0

Original MSRP ⓘ	\$10,128
------------------------	-----------------

Base Price	\$5,400
Options	\$0

Low Retail ⓘ	\$5,400
---------------------	----------------

Base Price	\$18,500
Options	\$0

Average Retail ⓘ	\$18,500
-------------------------	-----------------

Base Price	\$32,300
Options	\$0

High Retail ⓘ	\$32,300
----------------------	-----------------

Catch up on our latest 1987 GMC Expert Reviews >

J.D. POWER

1987 Cadillac Brougham

4 Door Sedan Values

Pricing & Values

Prices shown are the prices you can expect to pay for a **1987 Cadillac Brougham 4 Door Sedan** across different levels of condition. Edit options.

Base Price	\$22,637
Options	\$0

Original MSRP ⓘ	\$22,637
------------------------	-----------------

Base Price	\$1,025
Options	\$0

Low Retail ⓘ	\$1,025
---------------------	----------------

Base Price	\$1,700
Options	\$0

Average Retail ⓘ	\$1,700
-------------------------	----------------

Base Price	\$2,875
Options	\$0

High Retail ⓘ	\$2,875
----------------------	----------------

Catch up on our latest **1987 Cadillac** Expert Review >