

**MORGAN COUNTY COMMISSIONERS
RIECKER BUILDING**

The Board of the Morgan County Commissioners met in their offices on Monday, July 20, 2009 with the following members present:

Dean Cain, President
Don Reynolds, Vice-President
Mike Reed, Member

The meeting was called to order at 8:30 am with the pledge of allegiance to the flag. The minutes of the July 13, 2009 meeting were read and approved.

09-339 Motion by Mr. Dean Cain and seconded by Mr. Don Reynolds to approve the minutes from July 13, 2009.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

A request was submitted by American Electric Power to span over County Road 54, located in York Township, Section No. 29, Morgan County, Ohio for an electric line. Construction of this project will begin on or about August or September. Permission granted upon approval by the Morgan County Engineer.

Becky Thompson, Dog Warden, reported traveling 241.1 miles responding to dog calls. Mrs. Thompson stated 7 dogs were impounded, 9 dogs were euthanized, and 6 dogs are currently in the pound.

Della Bratton telephoned Commissioners inquired if local companies are paying a corporate tax to the county. Commissioners stated they would need to speak with Gary Woodward, Auditor. Della requested the Commissioners advise her on what they find out.

Gary Woodward, Auditor, discussed the Friday closing of the General Fund offices. A discussion was held concerning local companies paying a corporate tax to the county.

Vicki Quesinberry, Director, Job and Family Services, submitted meeting requests for Angie Westfall and DeeAnn Vandine to "Interstate Procedures" training, in Columbus, on July 28th; Jan Snouffer and Jody Murray to "CAPTA and Fourth-Fourteenth Amendments" training, in Athens, on August 13th; Jan Snouffer and Jody Murray to "Child and Animal Abuse" training, in Athens, on September 25th. Commissioner Reed informed Vicki he was having Kim Reed or Jody Murray to check into the legality of not doing contracts with two local day care businesses due to certain conflicts and the amount of lost time investigating anonymous complaints.

09-340 Motion by Mr. Mike Reed and seconded by Mr. Don Reynolds to approve the following:

The Board of Morgan County Commissioners do hereby resolve that: Pursuant to Title IV-D of the Social Security Act, Section 3125.13 and 3125.14 of the Ohio Revised Code and rule 5101:12-10-45 and its supplemental rules of the Ohio Administrative Code promulgated by the Ohio Department of Job and Family Services, the Morgan County CSEA is authorized to contract with public or private agencies for the purchase of services. This particular resolution will allow for contract services (service of process and location investigations) with the Morgan County Sheriff's Office.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

Mark Howdysshell, Morgan County Prosecutor, discussed Child Care, the County closing on Fridays for General Fund Offices, IV-D Contract with Job and Family Services, and Board of Elections Budget.

Judge Favreau, Common Pleas Court, discussed the County closing on Fridays for General Fund Offices. Judge Favreau stated he cannot close the court, but will not schedule any additional court hearings on Fridays from here on after.

Bernie Kinder, Kinder's Insurance, inquired if the Commissioners needed anything. Commissioners stated everything was going fine. Commissioner Cain inquired if Mr. Kinder anticipated any increase in the county's liability and property insurance. Mr. Kinder stated he didn't.

09-341 Motion by Mr. Don Reynolds and seconded by Mr. Mike Reed to approve a Then and Now resolution to pay the following bill, Muskingum County Detention, in the amount of \$1800.00, as requested by Mike Totman, Court Administrator and Chief Probation Officer.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

Bob Fink, MAXIMUS, and Vicki Quesinberry, Director, Job and Family Services, discussed the square footage occupied by Job and Family Services in the basement of the Riecker Building. The State Monitors from Ohio Department of Job and Family Services found a discrepancy with the said amount of square footage allotted to JFS. MAXIMUS reevaluated the square footage by using architect drawings instead of measuring each office space with a tape measure. This resulted in a decrease in the amount of square footage. In 2002 JFS was charged a rate of \$12.03 per square foot and in 2007 the rate increased to \$16.82 per square foot. Due to the discrepancy in JFS's square footage the rate was lowered to \$12.96 this year, 2009. Commissioner Reed questioned the new rate for the square footage, stating in 2002 the square footage rate was \$12.03. How can we be at \$12.96 today, 7 years later, taking inflation into consideration? Mr. Fink stated Dr. Henthorn's office was not included in the 2002 figures. This office has a square footage of 3590. The new rate for JFS took effect July 1, 2009.

Linda Sheets, Office on Aging, discussed budgetary concerns for her office.

Shannon Wells, Morgan County Commissioners' Development Office, discussed the Transit budget and noted she will attend a meeting with the Village of Stockport tonight, Monday, July 20th. Mrs. Wells has been researching Law Enforcement Grants and has been communicating with Brad Bond, Morgan County Sheriff's Department. A discussion was held concerning the Revolving Loan Fund.

Commissioners are in receipt of a letter submitted by Judge Lowe, County Court, advising the Commissioners the court will be open on Friday, July 17th.

09-342 Motion by Mr. Mike Reed and seconded by Mr. Don Reynolds to approve a transfer of funds between expense line items in the WIA Account, as requested by Heidi Burns, Fiscal Supervisor, Job and Family Services:

<u>From:</u>	<u>To:</u>	<u>Amount:</u>
349-0349-5369.00 WComp	349-0349-5302.00 WIA Youth	\$ 9,750.00
349-0349-5368.00 Medicare	349-0349-5302.00 WIA Youth	\$ 430.00
349-0349-5367.00 PERS	349-0349-5302.00 WIA Youth	\$ 1,320.00
349-0349-5304.00 Admin	349-0349-5302.00 WIA Youth	\$ 3,000.00

349-0349-5306.00 Vet RR	349-0349-5302.00 WIA Youth	\$ 1,500.00
349-0349-5102.00 Salary	349-0349-5302.00 WIA Youth	\$16,000.00

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

09-343 Motion by Mr. Don Reynolds and seconded by Mr. Mike Reed to approve a supplemental appropriation in the Probate Computer fund #339 in the amount of \$1045.00 and the Juvenile Computer fund #338 in the amount of \$275.13, as requested by Mike Totman, Court Administrator & Chief Probation Officer.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

09-344 Motion by Mr. Mike Reed and seconded by Mr. Don Reynolds to approve a transfer of funds in the amount of \$10,000.00 from #001-0601-5102.00 Salaries Employees and place into #001-0601-5306.00 Contracts-Services, as requested by Thomas C. Jenkins, Sr., Morgan County Sheriff.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

09-345 Motion by Mr. Don Reynolds and seconded by Mr. Mike Reed to approve a Then and Now resolution to pay the following invoice from the Grant Administration 049 fund: VISA in the amount of \$2440.80, as requested by Traci Baker, Morgan County Commissioners' Development Office.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

09-346 Motion by Mr. Mike Reed and seconded by Mr. Don Reynolds to approve a transfer of funds in the amount of \$2500.00 from 049-2007-5102-00 Salary Line Item and place into 049-2007-5303-00 Supplies Line Item, as requested by Traci Baker, Morgan County Commissioners' Development Office.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

09-347 Motion by Mr. Don Reynolds and seconded by Mr. Mike Reed to approve the following:

Amendment to Lease based on Cost Report, Documenting Rental Rate prepared by Maximus on June 2009.

Lease of Office Space

THIS LEASE is made to be effective as of July 1,2007,
Between the MORGAN COUNTY COMMISSIONERS, 155 East Main, Suite
135; McConnelsville, Ohio 43756 ("Landlord") and MORGAN COUNTY
DEPARTMENT OF JOB AND FAMILY SERVICES, ("Tenant").

1. **Premises.** Landlord leases to Tenant, on the terms and conditions set forth below, the right of occupy that portion of the premises, located at 155 East Main, McConnelsville, Ohio, known **as** Suite 009 which consists of 12,626(12.557) 7-1-2009 square feet of office space. During the term of this Lease, Tenant shall have the exclusive right to use the premises for business office space.

2. **Term.** The term of the Lease shall be for one year, commencing on the effective date, and shall automatically renew beginning July 1, 2008 for concurrent one year terms, unless terminated upon no less than 60 days written notice prior to the end of the initial term or renewal term, not to exceed nine (9) renewals.

3. **Rent.** Tenant shall pay Landlord, **as** base rent for the Leased Space and other privileges extended to Tenant under this Lease, \$16.82 (\$12.96) 7-1-2009 per square foot per year of the Leased Space, resulting in total Base Rent of \$212,369.32 (\$162,738.72) 7-1-2009 for each year of the **Term**. The Base Rent for each year of the Term shall be payable in equal monthly installments of \$17,697.44 (\$13,561.56) 7-1-2009 **each**, in advance, on the first day of each month, to the Landlord at its address set forth above or at such other place **as** Landlord may designate. If the Effective Date is a day other than the first day of the month, the Base Rent for the partial month shall be prorated on a per diem basis.

4. **Summary of Rent.** The rent is determined by using a Third party independent company, (Maximus). Based on the above information the annual rental rate to be paid by the Morgan County Job and Family Services is determined to be \$16.82 (\$12.96) 7-1-2009 per usable square footage. Included in this rate is \$9.36 (\$8.10) 7-1-2009 for capital costs. Based on the total of 12,626 (12,557) 7-1-2009 square feet of space occupied by Job and Family Services including Workforce Development Unit, this will generate \$18,179.36 (\$10,171.70) 7-1-2009 annually for the County to pay on debt obligations. The remainder of the rate (\$7.46) (\$4.86) 7-1-2009 represents operational and insurance costs. Based on **JFS** space, this will generate \$94,189.96 (\$61,027.02) 7-1-2009 annually.

5. **Damage and Destruction.** *If* the Premises are damaged by fire or other casualty so as to be rendered untenable in whole or in substantial part for a period reasonably expected to last 30 days or more, Landlord and Tenant shall each have the option to terminate this Lease. If this Lease is terminated as provided herein, all rent shall cease as of the effective date of termination.

6. **Changes in Laws and Regulations.** In the event of any legislative or regulatory changes or determination, or change in the general instructions or application or official interpretation thereof, whether federal or state, that has or would have a materially adverse impact on either party in connection with the performance of this Lease (including, without limitation, any such change that has or would have a materially adverse impact on the reimbursement either party may receive as a result of the party's compliance with the terms of this Lease), or in the event that performance by either party to this Lease should for any reason be in violation of any statute or regulation, or otherwise be deemed illegal, the affected party shall have the right to require that the other party renegotiate the terms of this Lease to insure that it complies with such laws or regulations. If the parties fail to reach a mutually satisfactory agreement within 30 days of the request for renegotiation, the party requesting such renegotiation may terminate this Lease upon 15 days' prior written notice to the other party, or sooner if required by law. Landlord will not offer or extend any consideration under this Lease that would be prohibited under state or federal law.

7. **Surrender.** Upon expiration or termination of this Lease, Tenant shall surrender the Premises in as good condition as received, normal wear and tear, damage due to fire or other casualty, condemnation, and repairs or replacements which are Landlord's responsibility under this Lease accepted.

8. **Notices.** All notices required or permitted by this Lease shall be in writing and shall be deemed given upon actual receipt of such notice by delivery, or three days after mailing by ordinary mail, addressed to the parties at the addresses set forth above.

9. **Parking.** The Morgan County Commissioners will dedicate eight (8) parking spaces to the tenant.

10. **Miscellaneous.** This Lease is the entire agreement of the parties and supersedes any prior negotiations. It may be assigned by and shall be binding upon and insure to the benefit of the assigns and successors of Landlord. No waiver of any provision of this Lease shall be effective unless in writing, and no waiver on one

occasion shall constitute a waiver on any further occasion. The provision of this Lease shall be severable and the invalidity on one provision shall not affect any other.

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

09-348 Motion by Mr. Dean Cain and seconded by Mr. Don Reynolds to approve the following invoices:

VENDOR NAME	DEPARTMENT	CODE	FUND	AMOUNT
Morgan County Herald	Grant Administration	099	099	\$ 77.13
DeLille Oxygen	G & M	004	G & M	\$ 96.00
T & K Auto Parts	Morgan Co. Transit	113	113	\$ 107.70
Lilienthal SEO Printing	County General	001	General	\$ 330.00
Aramark	G & M	004	G & M	\$ 130.98
AEP	Dog & Kennel	005	July Statement	\$ 18.00
Embarq	Morgan Co. Transit	113	113	\$ 71.72
Apperson	Carlos Riecker	274	CR	\$ 40.40
Pitney Bowes	Grant Administration	099	099	\$ 77.25
Pitney Bowes	Morgan Co. Health Dept/supplies	068	Bio-terrorism	\$ 159.40
Pitney Bowes	Morgan Co. Health Dept/supplies	068	Bio-terrorism	\$ 206.99
Rutland Bottle Gas	Morgan Co. Job & Family Services	006	254-529201	\$ 427.79
Mar-Zane	G & M	004	G & M	\$ 10,066.14
BP Oil Company	Morgan Co. Job & Family Services	006	030-529205 June pers Co.	\$ 32.97
PERS	Payroll/retirement	Payroll	portion	\$ 61,334.69
Morgan County Engineer	Morgan Co. Health Dept.	063	Health/travel	\$ 69.58
Morgan County Engineer	Senior Citizens	028	Senior Citizens	\$ 176.40
US Postal	Ohio Crime Victims Assist.	345	OH Crime Victims	\$ 88.00
McConnelsville Postmaster	County General	001	Supplies	\$ 168.00
Morgan County Prosecuting Atty	Bureau of Support	090	225-515503	\$ 4,963.19
Goss Supply	G & M	004	G & M Fines 1st/2nd qtr	\$ 629.41
Transitions	Fines	331	mldd fees	\$ 1,857.00
Asphalt Material	G & M	004	G & M	\$ 2,442.18
Morgan County Court	County General	001	General	\$ 30.08
Auditor of State	County General	001	General	\$ 4,065.50
Morgan County Commissioners	G & M	004	G & M	\$ 69.00
Morgan County Commissioners	Grant Administration	099	099	\$ 8.49
Morgan County Commissioners	Morgan Co. Transit	113	113	\$ 425.00
GEI Sanitation	Dog & Kennel	005	D & K	\$ 30.00
GEI Sanitation	G & M	004	G & M	\$ 70.00
Barrett Brothers	County General/Common Pleas	001	other expenses	\$ 20.00
Treasurer State of Ohio	County General	001	Contract services	\$ 4,482.00

ODH	County General	001	General/BCMH june treatment exp	\$	4,666.10
Tim Taylor	Morgan County Job & Family Services	006	010-501001	\$	68.57
Heinrich	County General	001	General	\$	44.20
John A. Wells	County General	001	General	\$	669.58
Quill	Ohio Crime Victims Assist.	345	OH Crime Victims May/June-Co.	\$	263.31
Morgan Co. Law Library	Fines	331	Court Fines	\$	3,097.29
Staples	Common Pleas	001	other expenses	\$	450.37
Morgan Co. Chrysler Dodge Jeep	Probations & Corrections	414	414	\$	36.75
Malta Tire Shop	Morgan Co. Transit	113	113	\$	223.00
Marathon Ashland Petroleum	Morgan County Job & Family Services	006	030-529205	\$	24.33
Crystal Spring Water	County General	001	General	\$	16.00
Crystal Spring Water	Morgan Co. Transit	113	113	\$	18.75
BI Monitoring	House Arrest/County Court	039	039	\$	391.50
Xerox	Common Pleas	001	other expenses	\$	294.31
CCAO Service Corp.	Worker's Compensation	272	WC	\$	2,509.00
Debbie Valentine	Senior Citizens	028	Senior Citizens	\$	45.60
Corrections Commission	County General	001	General	\$	88.78
West Payment Center	County General	001	General	\$	928.70
Bruce Dozer	Soil Conservation District	015	SC	\$	84.70
Greuey's Fuel & Farm Supply	Grant Administration Morgan County Job & Family Services	099	099	\$	80.48
Quick 60	Morgan Co. Transit	113	113	\$	44.45
Quick 60	Morgan Co. Transit	113	113	\$	44.45
Xerox	Senior Citizens	028	Senior Citizens	\$	25.00
Fire Extinguisher Specialists	Morgan Co. Transit	113	113	\$	32.00
Kevin Williams	Soil Conservation District	015	SC	\$	63.70
J & J custom Exhaust	MRDD	017	Replace warrant	\$	30.00
Citizens National Bank	Morgan Co. Transit	113	113	\$	184.10
Judy Hall	Senior Citizens	028	Senior Citizens	\$	32.40
Kathi Spencer	Soil Conservation District	015	SC	\$	82.60
Kimball Midwest	G & M	004	G & M	\$	676.70
Clemons Nelson	G & M	004	G & M	\$	1,312.50
Clemons Nelson	G & M	004	G & M	\$	127.60
Lynetta Lyon	Morgan County Job & Family Services	006	254-529201	\$	500.00
DJH Computers	County General	001	General	\$	81.49
Burt Building	G & M	004	G & M	\$	106.90
Treasurer State of Ohio	Housing Trust Fund	200	JTF 2nd qtr remit. Fees	\$	13,261.05
Marilyn Flesher	Morgan Co. Health Dept	068	Bio- terrorism/travel	\$	23.52
Bill Greuey	Soil Conservation District	015	SC	\$	19.25
Rose Products	Morgan County Health Dept	063	E-12	\$	146.67
D.G.	Carlos Riecker	274	CR	\$	31.50
Dollar General	Morgan Co. Health Dept/supplies	063	E-2	\$	63.00
Dollar General Charged	Sheriff	001	Supplies	\$	54.50

Sales/MS-410526

Ohio Public Defender	General/misc	001	Jan/Feb. recoup fees	\$	212.50
Ohio Public Defender	General/misc	001	June 09 Ind. CI app fees	\$	22.00
Shannon Wells	Grant Administration	099	travel	\$	25.60
Rigid Hitch	G & M	004	G & M	\$	325.85
Derrick Moorehead	General/misc	001	public defender	\$	280.00
John Christie	General/misc	001	public defender	\$	325.00
John Christie	General/misc	001	public defender	\$	263.00
Christian Children's Home of Ohio	Morgan County Job & Family Services	006	702-518001	\$	2,536.66
Peggy Matthews	Children's Services	050	550-518001	\$	500.00
Jay F. Vinsel	County Court/Foreign Judge	001	General	\$	284.62
Jay F. Vinsel	County Court/travel	001	General	\$	28.00
CMH Morgan Properties	Morgan Co. Transit	113	113	\$	80.00
Angela Hickerson	Soil Conservation District	015	SC	\$	35.00
Kleen-N-Go Car Wash	Morgan Co. Transit	113	113	\$	100.00
Melissa Curtis	Morgan Health Dept/Family & Children 1st	080	FCF	\$	239.48
Melissa Curtis	Morgan Co. Health Dept/other expenses	063	E-12	\$	130.00
Melissa Curtis	Morgan Co. Health Dept/other expenses	063	E-12	\$	384.52
Tri-State Youth Authority	Morgan County Job & Family Services	006	702-518001	\$	5,250.00
Zanesville Tool Grinding	G & M	004	G & M	\$	240.00
Becky Thompson	Dog & Kennel	005	D&K/July travel	\$	74.80
Becky Thompson	Dog & Kennel	005	D&K/July travel	\$	96.44
Verizon Wireless	Soldiers Relief	001	Contract services	\$	45.31
Safe Kids	Morgan Health Dept/Help Me Grow	073	HMG-other Und.	\$	40.00
Jones, Shifflet, etal	Undivided General Tax	304	General/refunds	\$	179.09
Jackie Fisher	Morgan County Job & Family Services	006	254-518001	\$	490.00
Burr Oak Land Trust	Undivided General Tax	304	Und. Gen.	\$	284.45
Morgan County Jr. Fair Board	Grant Administration	099	099	\$	25.50
Morgan County Jr. Fair Board	Morgan Co. Transit	113	113	\$	25.50
Bloom Twp, etal	Township	702	June motor veh/permit tax	\$	14,020.38
Malta Corp, etal	Corporation	332	June motor vehicle	\$	1,995.66
Citizens National Bank	payroll	payroll	Medicare 7-24-09	\$	2,729.85
TOTAL				\$	155,400.24

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

09-349 Motion by Mr. Don Reynolds and seconded by Mr. Dean Cain to adjourn the meeting at 4:00 PM

Vote Don Reynolds- yea, Mike Reed- yea, Dean Cain- yea. Motion Carried

Commissioners,

Dean Cain, President

Don Reynolds, Vice-President

Mike Reed, Member

Andrea Plummer, Clerk