

**MORGAN COUNTY COMMISSIONERS
RIECKER BUILDING**

The Board of Morgan County Commissioners met in their office Monday, May 26, 2026.
The meeting was called to order at 8:30am with the pledge of allegiance to the flag.

Heidi Maxwell, President
Steve Best, Vice-President
Cecil Mayle, Member

The commissioners did the following over the past week:

Commissioner Best and Maxwell attended a zoom call concerning a weekly update with Eric Leach on Friday. He also attended a Health Department meeting on Monday.
On Thursday, Commissioner Maxwell had a data center meeting.
Commissioner Mayle attended a Community Action meeting on Friday.

26-249- Motion by Mr. Mayle and seconded by Mr. Best to approve the minutes of May 18, 2026

Mrs. Maxwell yea, Mr. Best yea, Mr. Mayle yea Motion Carried

Al Eltringham, Riecker Maintenance

Monarch Roofing Re-inspected the lower-level roof with the Insurance Adjuster 5-11-26

All mowing at the Grove Park, Commons, Dirt Pile Lot, EMA Building, Old Transit Garage and Senior Citizen Building completed 5-21-26

Jason Pierce has ordered Emergency lights and Exit Signs for the Riecker Building 5-19-26

Replace all Flags at all 3 County Building Locations. 5-19-26

Patrick Kidd, Deputy Auditor

Meeting Notes

- Topic Title: OPWCD Project Authorization and Missing Signatures
 - The OPWCD project requires signatures and resolution numbers; a related authorization was passed on May 4.

- Purpose: Authorize the Warren County Engineer to apply for a fee and enter agreements as necessary to retain financial assistance.
- The signature portion was omitted from the original packet and needs to be completed.
- Copies will be made and distributed to provide information on the next steps.

26-250- Motion by Mr. Best and seconded by Mr. Mayle to enter into a purchase agreement on the 20th day of May 2026 by and between the Orange Township Board of Township Trustees, Delaware County, Ohio (hereinafter, Orange Board) whose address is 1680 E. Orange Rd., Lewis Center, Ohio 43035 and the Board of County Commissioners Morgan County, Ohio (hereinafter, Morgan Commissioners) whose address is the Riecker Building, 155 E. Main Street 2nd Floor, Room 216, McConnelsville, Ohio 43756(hereinafter individually Party, collectively, Parties.

Mrs. Maxwell yea, Mr. Best yea, Mr. Mayle yea Motion Carried

☐ Topic Title: Acquisition of Two Low-Mileage Trucks from Orange Township

- Proposal to purchase two trucks from Orange Township; they include plows and spreaders (spreaders differ from current use).
- Mileage: approximately 17,000 miles and 25,000 miles.
- Total cost for both: \$70,000, which is considered cost-effective compared to \$200,000 for a single new truck.
- History: The team has purchased Orange Township trucks for about 15 years; this has been a reliable, budget-friendly source.
- Two current trucks to be replaced will be scrapped and parked due to major engine issues.

☐ Topic Title: Condition of Existing Trucks to Be Retired

- Existing trucks were bought used years ago; one is a 2001 model.
- One International truck is dumping water into the oil (possible liner or head issue).
- The other truck is pumping oil into the water, plugging the radiator and causing overheating.
- Both require major engine work exceeding their value.

☐ Topic Title: Temporary Repair and Roadway Access Near Mulch Slip

- A temporary fix was completed on Friday to stabilize the area and prevent further loss.
- The full path was not opened due to wet conditions and lack of tieback rods.
- Achieved about 16 feet of usable roadway with a 2-foot side gap; roughly one and three-quarter lanes open.
- Barricades are left in place to restrict heavier traffic and reduce risk.

□ Topic Title: Spraying and Seasonal Maintenance Progress

- Spraying is nearly complete; likely one more day needed to finish local areas.
- The team is wrapping up and making good progress.

□ Topic Title: Heavy Rain Impacts and Culvert Issues

- Over the weekend, multiple high-water events debris and culvert problems.
- Noted issues on routes 54 and 24 during severe rain; replacements are on the list but deferred.
- Significant high water reported near State Route 37; downstream culvert may not be handling flow well.
- Rain measurements: 2.25 inches from Friday to Monday morning at a garage; reports of 2 inches in half an hour in town.
- Rose Farm area experienced flooding; Mulberry Street issues noted; belongs to York Township.
- Houses reportedly flooded near the church at address range including 6689.
- Plan to mention concerns regarding culvert performance near 37.

• Topic Title: Administrative Follow-Ups and Requisition Number

- A requisition number is being obtained and will be brought over.
- Copies of documents will be made and provided to relevant parties.

• Topic Title: Sheriff Attendance and Potential Upgrade Need

- Uncertainty about sheriff's attendance due to an arrest incident in the morning.
- A statement that "it needs to be upgraded" was made, but the specific system or item was not identified.

Meeting Notes

- Topic Title: Strategy for Water Line Upgrade and Alley Impact
 - Plan to avoid asphalt disturbance by directional boring under the alley.
 - Perry Reclamation cited as a low-cost boring option; prior quote: \$1,200 for ~75 ft (2" service). Typical market cited at ~\$300/ft; Perry "~\$20/ft."
 - Proposed approach: open at main and valve location, then bore ~150–200 ft, ~4 ft below asphalt.
 - Concern that local asphalt bidding is uncompetitive; preference to avoid asphalt work.
 - Conclusion: Prefer to use Perry Reclamation for boring to minimize asphalt work and costs.
- Topic Title: Engineering Needs and Vault Placement
 - Village indicates engineering may be minimal for the line to the vault; vault and internal plumbing fall under owner/engineer.
 - DLZ (engineering firm) requested an additional site visit/charges; participants contest due to the existing March contract covering utility locates.
 - Need to review DLZ drawings to confirm design (4" valve, vault, internal suppression, meters).
 - Vault must house meter, backflow, sump pump (requires 110V electric). Meter is likely a single 4" meter (~\$10,000).
 - Vault cannot be driven over; site constraints discussed near alley, pole, guardrail; possible placement near the parking lot side with bollards and shrubs.
 - Conclusion: Identify a vault location away from traffic; DLZ to design integration into the vault and confirm requirements.
- Topic Title: Tap Application, Fees, and Procurement Process
 - Village handles bidding/contracting per ordinance; no state mandate for engineering by the village on the line-to-vault segment.

- Tap application required to start estimating and ordering (form at VOMCC.com > Documents > Water Sewer Tap Application.
- Current service is 2"; upgrading to 4" requires paying the difference for water and sewer tap and connection fees.
- Process: owner submits application; village estimates (example ~\$25,000); payment of estimate triggers ordering the meter, vault, and scheduling contractors.
- Lead times: vault 6–9 months (historically up to 18), 4" meter also long lead but improving.
- Topic Title: Sewer Line Capacity Considerations
 - Discussion on whether the sewer should be upsized to match the 4" water upgrade (fire suppression, added fixtures).
 - Village recommends considering a larger sewer line; defers final decision to engineer (DLZ).
 - Risks highlighted if the sewer remains undersized and a break/flood occurs; potential liability on engineering.
- Topic Title: Internal Water System Configuration at Sheriff's Office
 - Current water entry point is singular; suggests one meter may suffice.
 - Option for separate fire line meter vs. domestic internal design warrants; need to review plumbing.
- Topic Title: Operating Cost Reporting for Bureau of Adult Detention
 - Question whether to include county-paid utilities (water, electric, phone) in annual operating costs for the jail.
 - Suggestion to provide best estimates (e.g., last year's costs) and clarify coverage (county vs. sheriff's office).
 - Electric meter may be labeled under the courthouse; coordination with AEP/county staff needed to identify the correct meter.
- Topic Title: Sidewalk Milling and Concrete Work Near Sheriff's Office
 - Quotes reviewed: HBG Group LLC accepted for the sidewalk milling project; G&M also bid.

- Dwayne's scope (~\$9,500) excludes concrete; concrete billed separately via the county's OK Coal account.
- Concrete pricing discussed: ~\$180/yard; "one truck" mentioned (~10 yards).
- Laverne Yoder performs concrete work; timeline emphasized (tear-out and re-form within 1–2 days).
- Coordination needed with contractors to avoid equipment damaging sidewalks before completion.
- Topic Title: MARCS Radio Tower and Grant Opportunities
 - Larry McCoy to visit on June 2 to discuss tower location and coverage.
 - Taft Law assisting with grants; MARCS radios grant opening June 1; competitive; target ~\$100,000–\$112,000.

26-252- Motion by Mr. Mayle and seconded by Mr. Best to accept the sidewalk & front porch quote (County removes all concrete in the amount of \$9,500.00.)

Mrs. Maxwell yea, Mr. Best yea, Mr. Mayle yea Motion Carried

Heidi Burns, JFS

Timesheet

26-253- Motion by Mr. Best and seconded by Mr. Mayle to appoint Christopher Stanton to the Board of Mental Health & Recovery Services for a four (4) year term beginning July 1, 2026, to June 30, 2030.

Mrs. Maxwell yea, Mr. Best yea, Mr. Mayle yea Motion Carried

Becky Thompson, Dog Warden

-Submitted report

-Full report can be found online at: https://www.morgancounty-oh.gov/dog_warden_reports.html

Shannon Wells, Development Office

Bids are due today, May 26, 2026, at 10am for a stage equipment project for the Opera House Theater. This project is being funded with a CDBG Target of Opportunity grant and state capital bill funds.

Pittsburg Stage \$289,750.00

26-254- Motion by Mr. Mayle and seconded by Mr. Best to table all bids for the Opera House Theater.

Mrs. Maxwell yea, Mr. Best yea, Mr. Mayle yea Motion Carried

Shannon Wells followed up with Eric Ratts at DLZ regarding the jail study completion.

Ohio Department of Development has opened the brownfield remediation grant application for additional properties. Morgan County can still apply for \$600,000 of set aside funds, and Shannon Wells will apply through the Morgan County land bank. The application is due June 5th.

Park National Bank owns the corner lot in the Village of Malta at the roundabout. They would like to schedule some time with the county commissioners to discuss options for donating the land to the land bank or the village and also to discuss EPA restrictions for the site.

Shannon Wells, Development Office; Riverside Landing

Request for Road Easement for Delivery Trucks

- A representative from Riverside Landing (RAL) requested an easement to use a shared road for delivery trucks accessing their loading dock.
- RAL was initially asked to repair a 3x10-foot concrete section at their loading dock to support a new road project, which they completed.
- They were later informed they would not receive easement access to the road, which was unexpected.
- The building is now a secured facility to protect residents with advanced dementia and Alzheimer's.
- Without loading dock access, deliveries would need to move through the entire building, creating liability and safety risks for residents.
- RAL confirmed they moved their trash dumpsters to create more room for trucks.

Logistics and Impact of Truck Access

- Delivery trucks are short enough to fit into the loading dock without blocking the roadway.
- RAL acknowledges vendor truck driver behavior can be inconsistent.
- The loading dock is used for approximately three deliveries per week, not including trash pickup.
- The road is a primary thoroughfare for the other party, with employee vehicles using it from early morning through evening.
- A concern was raised about a milk delivery truck that sometimes blocks the road by pulling straight in rather than backing into the dock.
- Another concern referenced a report of a truck blocking access for 45 minutes; the RAL representative considered this duration unlikely.

Proposed Agreement and Maintenance Responsibilities

- RAL is willing to maintain open communication to address any vendor-related issues.
- RAL confirmed its legal counsel has contacted the other party's counsel to discuss an agreement.
- The discussion shifted toward a Memorandum of Understanding (MOU) rather than a permanent, property-attached easement.
- An MOU would be a written agreement between the two parties.
- A key MOU element is defining "maintenance," including responsibility for repairs if trucks damage the asphalt.
- The prosecuting attorney will provide guidance on the MOU's legal language.
- **Conclusion:** The parties agreed in principle to proceed with an MOU. Legal counsel for both sides will draft specific terms, to be reviewed by key personnel (Shannon and John) before finalization.

Cheryl Brink, Treasurer

Meeting Notes

- Topic Title: Unconveyed Sheriff's Sale Parcels and Court Orders

- Mrs. Brink reported finding multiple parcels from a 2009 case that, per court orders filed March 27, 2023, were to be conveyed by the sheriff to the Board of Commissioners but were never conveyed.
- Some parcels originated from a 2009 sheriff sale that did not sell; additional parcels from 2024 sales also did not sell.
- Approximately \$95,000 in uncollectible real estate taxes are tied to these parcels and could be removed from the books once addressed.
- Documentation includes court orders, a parcel list, and a commissioners' resolution for at least one parcel; many items are mineral rights without matching resolutions but with court orders.
- Conclusion: First step is to proceed with conveyance to the commissioners per existing court orders.
- Topic Title: Land Bank vs. Commissioners Ownership Path
 - If the group does not want the parcels, the process will continue, so they go to the commissioners first, and then potentially to the land bank.
 - The land bank may choose to take title to some, all, or none of the parcels after conveyance to the commissioners.
 - Conclusion: Proceed with conveyance to commissioners; land bank decision to follow.
- Topic Title: Survey, Title, and GIS Research Needs
 - Determine whether new surveys are required for certain parcels; an inquiry to the surveyor suggested some parcels could be swamping land and may span both sides of a road.
 - Extensive title searches may be required, especially for mineral rights, to identify current surface owners.
 - Difficulty accessing parcel details via the engineer's GIS; some parcels display unavailable or split, complicating research.
 - Conclusion: Additional surveying feasibility checks and title research are needed; GIS access issues remain unresolved.
- Topic Title: Mineral Rights Strategy and Surface Owner Outreach

- Many items are mineral-rights-only; proposed locating surface owners to see if they want to purchase the underlying mineral rights.
- Uncertainty on how to efficiently identify surface owners when GIS/records are fragmented; references to last recorded deed page/volume as a possible method.
- Specific names mentioned in the context of mineral rights and tax delinquencies (e.g., “Steve Kittle” with over \$50,000 in taxes; “Gene Vincent,” “Old Grade Road”), but ownership status remains unclear.
- Conclusion: Conceptual plan to engage surface owners, contingent on successful title research.
- Topic Title: Specific Parcel Locations and Characteristics
 - Some parcels identified as commercial vacant land in Rose Farm; Crooksville Coal Company listed as owner on certain parcels.
 - Noted a large triangular section along Route 669 in Rose Farm Acreage notes exist on some parcels.
 - References to areas such as “Tackling’s,” possible swamp land, and mineral parcels of 66 acres and 7 acres.
 - Conclusion: Parcels vary widely in type and marketability; prioritization may depend on survey/title clarity.
- Topic Title: Process Triggers and Discovery
 - The issue surfaced during document destruction review, revealing many unprocessed sheriff’s sale items.
 - Plan to bring updates to a June meeting after pursuing conveyance steps and gathering more information.
 - Conclusion: Ongoing document review is uncovering additional parcels; updates planned for June

Tracey Simmons, Visitor’s Center

The commissioners and Ms. Simmons discussed a proposal to install permanent, color-changing uplighting on the courthouse, inspired by a similar, year-round system in Cambridge that is used

for the "American 250" celebration and other community events like breast cancer awareness and Halloween. The primary goal is to secure a \$5,000 grant to help fund the project. The plan involves obtaining a cost estimate, and upon approval, drafting a letter to solicit further funding.

Jeff Babcock, IT Administrator

A subcontractor company for ServerSIM came to McConnelsville to survey the camera installation in and around the Riecker Building. The subcontractor will get his quote to Steve at ServerSIM who will pass along the final quote to the Commissioners.

Equivant finished the migration of the JuryTRAC database to the new servers at Common Pleas and County Court. Additionally, the shared forms folder for County Court was also moved to the new server. With this work completed, the old Court View servers were finally powered down. The last backups of these servers will be saved until it is confirmed that everything has been migrated to the new servers.

While attempting to copy files from the Prosecutor's old server to their new server, many files failed to copy properly due to long file names that exceed the maximum allowed in Windows Explorer. The IT Director will test command line-based copy methods to circumvent the file length limitation. Testing is ongoing.

The backups on the Health Department's server have been failing. Looking at the logs, there appears to be a hard drive that is not working properly, but it is unclear from the log files whether it is the external backup drive or one of the server's internal hard drives. Troubleshooting is ongoing.

During a rainy day this past week, the fiber connection between the Sheriff's Office and the Riecker Building went down. During this outage, phone users in both buildings could not call the other building using the four-digit extension, and voicemail at the Riecker Building was not being sent to email. Resetting the fiber media converters restored the connection.

Several concerned citizens expressed a problem with a recent Facebook post by a county employee tagging the Morgan County Dog Pound. These concerns were relayed to the Commissioners.

Transfers, Then & Nows, Supplemental Appropriations & Utility Applications

26-255- Motion by Mr. Mayle and seconded by Mr. Best to approve a supplemental appropriation This is to correct the budget to reflect the contract with Amanda Preston for the 2026 Apiary Expenses.

Mrs. Maxwell yea, Mr. Best yea, Mr. Mayle yea Motion Carried

26-256- Motion by Mr. Mayle and seconded by Mr. Best to approve all supplemental appropriations. See Attachment B

26-257- Motion by Mr. Best and seconded by Mr. Mayle to approve payment of bills. *See attached*

Mrs. Maxwell yea, Mr. Best yea, Mr. Mayle yea Motion Carried

26-258- Motion by Mr. Mayle and seconded by Mr. Best to adjourn the commissioners meeting Monday, May 26, 2026, at 4:00pm.

Mr. Mayle yea, Mrs. Maxwell yea, Mr. Best yea Motion Carried

Approved by Commissioners on: August 24, 2026

Heidi Maxwell, President

Steve Best, Vice-President

Cecil Mayle, Member

Sheila Welch, Clerk

EXHIBIT A

PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is entered into this 20th day of May, 2026 by and between the Orange Township Board of Township Trustees, Delaware County, Ohio (hereinafter, "Orange Board") whose address is 1680 E. Orange Rd., Lewis Center, Ohio 43035 and the Board of County Commissioners, Morgan County, Ohio (hereinafter, "Morgan Commissioners") whose address is The Riecher Building, 155 E. Main Street, 2nd Floor, Room 216, McConnelsville, Ohio 43756 (hereinafter individually "Party," collectively, "Parties").

PRELIMINARY STATEMENTS

WHEREAS, the Orange Board owns and possesses following motor vehicle (hereinafter "Truck"), which it desires to sell to the Morgan Commissioners:

- **2010 INTERNATIONAL DUMP SPEC 7400 front plow truck with spreader – VIN:1HTMNAAL8AH246028**
- **2013 INTERNATIONAL DUMP SPEC 7400 Front Plow Truck with spreader – VIN: AHTWDAARXDH365594**

; and,

WHEREAS, the Morgan Commissioners are willing to purchase the Truck from the Orange Board; and,

WHEREAS, the Parties have agreed upon a purchase price for the Truck; and,

WHEREAS, R.C. § 505.101 authorizes the Township, by resolution, to enter a contract for such sale without advertising or bidding, and R.C. § 307.41 authorizes the Morgan Commissioners to purchase vehicles when deemed necessary by resolution; and,

WHEREAS, the Parties have respectively approved resolutions meeting the requirements of R.C. § 505.101 and R.C. § 307.41 as follows:

- Orange Board Resolution No: _____
- Morgan Commissioners Resolution No: 26-250

STATEMENT OF THE AGREEMENT

NOW, THEREFORE, the Parties mutually agree as follows:

Upon delivery of the Truck to the Morgan Commissioners any insurance coverage that the Orange Board maintains on the Truck shall cease and from that time forward the Morgan Commissioners shall be fully responsible for the Truck and for properly insuring the Truck.

Additionally, upon delivery of the Truck to the Morgan Commissioners the Orange Board will remove from the Truck any license plates registered to the Orange Board. From that time forward the Morgan Commissioners shall be responsible for registering the Truck, including providing temporary license tags and/or license plates.

4. PURCHASE PRICE:

In exchange for the Truck and all rights, title, and interest in and to the Truck, the Orange Board agrees to accept and the Morgan Commissioners agree to pay to the Orange Board Seventy Thousand Dollars and No Cents (\$70,000.00). Such amount shall be the purchase price ("Purchase Price") for the Truck.

5. WARRANTY:

The Morgan Commissioners agree to accept the Truck without warranty of any kind from the Orange Board.

If the manufacturer of the Truck and its attached equipment provided a warranty and that warranty, by the warranty's terms, has not expired and is transferable to subsequent owners, the Orange Board shall take all actions and or steps necessary to transfer any such manufacturer warranty to the Morgan Commissioners.

6. FINDINGS FOR RECOVERY:

The Parties certify that they have no outstanding findings for recovery pending or issued against them by the State of Ohio.

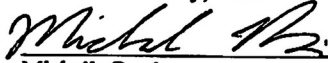
7. NOTICES:

All notices which may be required by this Agreement or by operation of any rule of law shall be hand delivered, sent via certified United States Mail, return receipt requested, sent via a nationally recognized and reputable overnight courier, return receipt requested, or via facsimile, confirmation required, to the following individuals at the following addresses or facsimile numbers and shall be effective on the date sent:

Morgan Commissioners:

Morgan County Commissioners
The Riecher Building
155 E. Main Street
2nd Floor, Room 216
McConnelsville, Ohio 43756

Orange Township Administrator
On Behalf of Orange Township
Board of Township Trustees,
Delaware County, Ohio



Michelle Boni
Orange Township Administrator

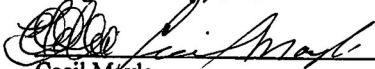
5-21-26

Date

NO FISCAL OFFICER'S CERTIFICATION REQUIRED (ORANGE) (RC 5705.41(D)):

No actual Orange Township, Delaware County, Ohio funds are to be paid in connection with this Agreement. No Fiscal Officer's Certification is required.

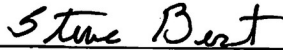
Morgan County Commissioners
Morgan County, Ohio



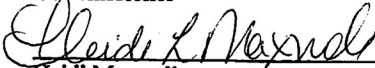
Cecil Mayle
Commissioner

5/26/26

Date



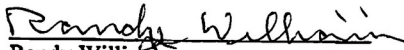
Steve Best
Commissioner



Heidi Maxwell
Commissioner

AUDITOR'S CERTIFICATION (MORGAN) (RC 5705.41(D)):

The Morgan County Auditor hereby certifies that the funds required to meet the obligation set forth in this Agreement have been lawfully appropriated for such purpose and are in the County treasury or in the process of collection, free from any other encumbrances. The Morgan County Auditor also certifies that it has confirmed with the State of Ohio Auditor that Orange Township, Delaware County, Ohio has no outstanding findings for recovery issued against it by the State of Ohio.



Randy Williams
Morgan County Auditor

Attachment B:



RANDY WILLIAMS
MORGAN COUNTY AUDITOR

155 E. Main St. · Room 217
McConnelsville, Ohio 43756
740-962-4475



Deputy Auditors:	Jenny Cordray	Jessica Junn	Courtney Morrow	Nathan Bowen	Madison Mummey
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5/26/2026

Dear Commissioners,

Please approve the following supplemental appropriation. This is to correct the budget to reflect the contract with Amanda Preston for 2026 Apiary Expenses.

Supplementally Appropriate \$200.00 to 001-0701-5102.00 Salary Apiary Inspection

Thank you,

Jessica Junn
Deputy Auditor

RLM 5/26/26
SCB 5/26/26
Cmm 5/26/26

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