ORDERS—Mason County Commission, W. Va.

TERMS OCT 29 2026 19

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

THE COUNTY COMMISSION OF MASON COUNTY met in the Commission jury room of the courthouse on Thursday, October 29, 2026, at 4:00 p.m. in regular session. Present were Rick Handley, President; Sam Nibert, Commissioner; Chris Johnson, Commissioner; Diana N. Cromley, County Clerk; and Heidi Wood, Administrator.

Rick Handley called the meeting to order. Diana Cromley gave the opening prayer and Sam Nibert led the Pledge of Allegiance.

Stephanie Butcher questioned the Commission about stop signs and the illegality of stopping people at Nscale. Jeremy Bryant, via telecommunication, indicated that they are checking with the Department of Highways about the matter. Butcher also discussed the need for a wetting station at the Nscale entrances.

Jim Sprouse expressed safety concerns about the bridge on Potters Creek Road and requested that it be reinspected and re-evaluated.

Upon motion by Nibert and unanimous agreement, the Commission approved Oaths, Estate Appointments, Affidavits for Small Estates, Orders Appointing Fiduciary Commissioners, Waivers of Final Settlement, Reports of Receipts and Disbursements and Commissioner's Reports of Claims and Final Settlement, along with Applications for Corrections of Erroneous Assessments, copies of which are attached hereto.

Upon motion by Johnson and unanimous agreement, the Commission minutes from the previous meeting were approved with no omissions or corrections thereto.

The Commission executed the Bills and Purchase Orders as required.

Cromley advised the Commission that Election Canvass was scheduled for November 9, 2026 at 9 a.m.

Upon motion by Nibert and unanimous agreement, the Commission approved a $20 fee for veterinary service vouchers, to be refunded when they get their animal spayed or neutered.

Upon motion by Nibert and unanimous agreement, the Commission approved Payment Application No. 3 in the amount of $130,000 for the Courthouse Roof Project, a copy of which is attached.

Upon motion by Nibert and unanimous agreement, the Commission approved a donation of $1,500 to the Mason County Career Center Clothing Closet to serve as the matching portion of a grant they received.

ORDERS—Mason County Commission, W. Va.

TERMS OCT 29 2026 19

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

Upon motion by Nibert and unanimous agreement, the Commission approved the purchase of a 2026 Chevrolet Tahoe for $60,603 and a 2026 Chevrolet Silverado for $55,043 from 911 funds for Emergency Management use.

Upon motion by Nibert and unanimous agreement, the Commission approved applying for a Dilapidated Buildings grant. Heidi Wood and Steve Cavender are currently working on the application which involves 26 properties and all towns.

Upon motion by Johnson and unanimous agreement, the Commission approved the following EMS personnel changes:

the termination of Brandon Walters effective October 15, 2026 for failure to maintain 12 hour per month work hours and failure to attend training;

the resignation of Garrett Braniff effective October 15, 2026;

the termination of Madison Keeling effective October 13, 2026 following an internal organizational investigation and a one shift, paid administrative leave while investigation was being completed;

the hire of Elizabeth McCune as a full-time C3 paramedic effective November 1, 2026;

the hire of Josh Null as a full-time EMT effective November 1, 2026;

the hire of John Callebs as a full-time EMVO effective November 2, 2026; and,

the hire of Tanner Hazleton as a part-time EMT effective October 23, 2026.

The Commission noted that Excess Levy checks in the amount of $34,000 each were going out to all the Fire Departments and the Mason County EMS.

The Commission recognized EMS Interim Director Jeff White for his recent receipt of the national Jim Charlson Safety Award.

Upon motion by Nibert and unanimous agreement, the Commission went into executive session to discuss personnel issues.

Upon motion by Johnson and unanimous agreement, the Commission returned to regular session.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702/CMa

TO OWNER:	Project:	APPLICATION NO: #3	Distribution to:
Mason County Commission	Mason County Courthouse		☐ OWNER
200 Sixth Street	200 Sixth Street	PERIOD TO: Septmeber 1, 2026	☐ CONSTRUCTION MANAGER
Point Pleasant, West Virginia 25550	Point Pleasant, West Virginia 25550	PROJECT NO: Septemeber 30, 2026	☐ ARCHITECT
FROM CONTRACTOR:	VIA ARCHITECT:		☐ CONTRACTOR
Thoroughbred Construction Group	Chapman Technical Group	CONTRACT DATE: July 13, 2026	
105 Armco Blvd.	200 Sixth Avenue		
Ashland, Kentucky 41101	St. Albans, West Virginia 25177		

CONTRACT FOR: Roofing and Sheet Metal

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 379,500.00
2. Net change by Change Orders		$ 3,460.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 382,960.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 368,760.00
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	$ 36,876.00	
b. % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 36,876.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$ 331,884.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 201,330.00
8. CURRENT PAYMENT DUE		$ 130,554.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 51,076.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	$3,460.00	
TOTALS	$3,460.00	$0.00
NET CHANGES by Change Order	$3,460.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Thoroughbred Construction Group

By: _____ Date: October 1, 2026

State of: Kentucky County of: Boyd

Subscribed and sworn to before me this 1st Day of October 2026

Notary Public: _____

My Commission expires: March 13, 2028

OFFICIAL SEAL
TRAVIS WILLIAM WAGNER
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires March 13, 2028
Commission # KYNP66007

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 130,554.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: CHAPMAN TECHNICAL GROUP

By: _____ Date: 10/06/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

ORDERS—Mason County Commission, W. Va.
TERMS _____ OCT 29 2026 _____ 19 _____
BOOK 53 PAGE 589

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: #3
APPLICATION DATE: 10/1/2026
PERIOD TO: 9/01/2026-09/30/2026
ARCHITECT'S PROJECT NO:

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	G % (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
1	General Cost								
	a.) Dump Cost	$13,500.00	$10,000.00	$3,500.00		$13,500.00	100%		$1,350.00
	b.) Equipment Rental	$15,000.00	$10,000.00	$2,500.00		$12,500.00	83%	$2,500.00	$1,250.00
2	Bond & Permit Cost	$8,200.00	$8,200.00	$0.00		$8,200.00	100%		$820.00
3	Roofing Material	$180,000.00	$127,000.00	$53,000.00		$180,000.00	100%		$18,000.00
4	Roofing Labor	$85,750.00	$57,000.00	$26,000.00		$83,000.00	97%	$2,750.00	$8,300.00
5	Sheet Metal Material	$18,200.00	$7,000.00	$8,000.00		$15,000.00	82%	$3,200.00	$1,500.00
6	Sheet Metal Labor	$17,250.00	$4,500.00	$7,000.00		$11,500.00	67%	$5,750.00	$1,150.00
7	Abatement	$41,600.00		$41,600.00		$41,600.00	100%		$4,160.00
8	Change Order	$3,460.00		$3,460.00		$3,460.00	100%		$346.00
	GRAND TOTALS	$382,960.00	$223,700.00	$145,060.00	$0.00	$368,760.00	96%	$14,200.00	$36,876.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

AIA DOCUMENT G703 CONTINUATION SHEET FOR G702 1992 EDITION AIA ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE N W WASHINGTON D C 20006-5232

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

BOOK 53 PAGE 590
ORDERS—Mason County Commission, W. Va.
TERMS
OCT 29 2026 19

ORDERS—Mason County Commission, W. Va.

TERMS OCT 29 2026 19

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

Commission Meeting October 29, 2026

ESTATE APPOINTMENTS

MARK ALAN BANKS
JANET DALE BARNETT – SMALL ESTATE
VIRGINIA LUCRETIA BARRETT
ROBERT WILSON ALFRED BARNITZ
RICHARD F BRUNEY
TAMMY SUE CARSON
CLARENCE CHAPMAN
ANNA VIRGINIA DARST – SMALL ESTATE
WILLIAM E. GREER
CARL WILSON KINNAIRD
GERALD ALLEN LEMLEY
GRANVILLE LEE LIKENS SR
MINNIE LORRAINE MCCAULEY – SMALL ESTATE
THELMA ELIZABETH OLDAKER
ROCKY LYNN PEARSON
SALLY LOU RAINEY
DAVID LAWRENCE REES – ANCILLARY ESTATE
DAVID LINCOLN REES – ANCILLARY ESTATE
DOUGLAS LEE REES – ANCILLARY ESTATE
DWANE LEE REES – ANCILLARY ESTATE
PAULINE DELORES REESE – SMALL ESTATE
ROSALINDA ROQUE
GARY OWEN ROUSH
DONALD ODA SMITH
TERRY YVONNE THORNTON
JEANIE SHARON WARD

AFFIDAVIT AND WAIVER OF FINAL SETTLEMENT

JESSE WAYNE BUCK
GEORGE TIMOTHY CLENDENEN
BEVERLY KAY COTTRILL
NORENE LOUISE DURST
WAYNE HART JR.
WILLIAM C. JAMES
DREMA JEAN MATOVICH
SHIRLEY WANDALEE MILLER
TERRY EUGENE NUTTER
CURTIS FRANK RIFFLE
LOIS DARLENE RIFFLE
BETTY IRENE SAYRE
KEITH ALLEN SAYRE
RUTH JOYCE STEWART
JERRY ALLEN WALKER SR.
SHIRLEY JEAN WOODARD

ORDERS—Mason County Commission, W. Va.

TERMS OCT 29 2026 19

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

Commission Meeting October 29, 2026

REPORT OF RECEIPTS, DISBURSEMENTS AND DISTRIBUTION
LARRY JAMES BROWNING
WILLIAM GREGORY CAMP
VIRGINIA MAE SAYRE

ANNUAL ACCOUNTING
DOROTHY T. CAMPBELL

ORDERS—Mason County Commission, W. Va.

TERMS OCT 29 2026 19

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

Applications for Erroneous Assessment for Real Estate / Personal Property Received

Date: OCTOBER 29, 2026

Name	Tax Year	Ticket #
AUTOMOTIVE RENTALS INC	2026	00232271
DUNCAN JUNIOR	2022	00196757
DUNCAN JUNIOR	2023	00196757
DUNCAN JUNIOR	2024	00196757
DUNCAN JUNIOR	2025	00196757
DUNCAN JUNIOR	2026	00196757
BLACK ELIZABETH ANN	2026	00232075
KNOPP CHARLES	2022	00202786
KNOPP CHARLES	2024	00202786
KNOPP CHARLES	2025	00202786
KNOPP CHARLES	2026	00202786
BUMGARDNER THOMAS R & JILL D	2026	6087208
KINNAIRD RONALD	2026	6110913
RICKARD BETTY	2026	6851550
DENCIL & REBA MATHENY HEIRS	2025	6145450
DENCIL & REBA MATHENY HEIRS	2026	6145450
PAYNE GEORGE	2022	00202975
PAYNE GEORGE	2023	00202975
PAYNE GEORGE	2024	00202975
PAYNE GEORGE	2025	00202975
PAYNE GEORGE	2026	00202975
ROBINSON EDITH	2025	6819758
CLARK JULIE L & NOAH A	2025	6850982
PYLES LARRY D	2026	6011059
PYLES LARRY D	2026	6850982
PYLES LARRY D	2026	6852009

ORDERS—Mason County Commission, W. Va.

TERMS OCT 29 2026 19

CASTO & HARRIS INC., SPENCER, W. VA. RE-ORDER NO 90256B-88

Upon motion by Handley and unanimous agreement, this meeting was adjourned.

RICK HANDLEY, PRESIDENT

SAM NIBERT, COMMISSIONER

CHRIS JOHNSON, COMMISSIONER

DIANA N. CROMLEY, CLERK