

THE BOARD OF ATHENS COUNTY COMMISSIONERS, met in regular session, with Lenny Eliason presiding, Chris Chmiel and Charlie Adkins in attendance.

Agenda

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to approve the following agenda:
Athens County Board of County Commissioners
Meeting Agenda for Tuesday, April 08, 2025 Convenes at 9:30 a.m.

Approve Agenda

Approve Appropriations, Transfers, New Line Items Requests/Changes, Then & Nows, & Bills
Fund to Fund -General 001-1215-560610 into S&W Grant to 651-2651-422104 \$141,062.72

9:30 Kevin Davis and Scott Zielinski- Levy
10:00 RFQ Employee Benefits Consultant / Broker - Tom Campanella
10:15 Connor Lavelle - RFP Star Center
11:30 LUNCH

Agenda Items

Amended Certificate
Utility Permits
W&S Extensions
Engineer Chip and Seal Advertisement
Letter of Support for OU Airport
12 month electric supply agreement
OSU Extension relocation update
WIOA Board Appointment
ACWS Extension
Records Center Surplus Chairs
PWS- Penalty adjustment correction entered in error
Soil and Water Transfer
HAPCAP Route 50 Phase RPIG
letter of support for library funding

~TRAVEL

Jill Davidson, Tammi Goeglein and Riley McKibben- April 11, 2025- SE Auditor's Assoc District Mtg- Lancaster Ohio
Commissioner Lenny Eliason; NACo Meeting, South Dakota; 05/20/25 - 05/24/25
Commissioner Lenny Eliason; NACo Meeting, Philly; 07/10/25 - 07/15/25

ADJOURNMENT

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

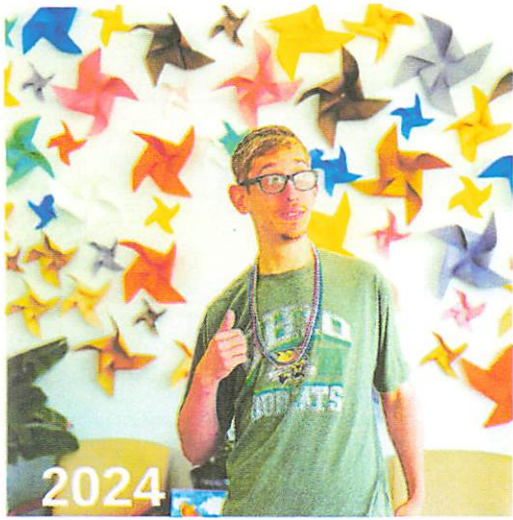
Appropriations, Transfers, New Line Items Requests/Changes, Then & Nows, & Bills

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel approving the Appropriations, Transfers, New Line Items Requests/Changes, including Fund to Fund -General 001-1215-560610 into S&W Grant to 651-2651-422104 \$141,062.72 and approving the payment of the required County Bills, which are included in the Auditor's Office INVOICE TRACKING REPORT - From: 03/27/2025 To: 04/01/2025 & INVOICE TRACKING REPORT - From: 04/01/2025 To: 04/03/2025 And the bills are hereby the same and authorize the County Auditor to issue warrants on the County Treasurer for payment in the same. Complete list of bills maintained in the Auditor's office.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Kevin Davis - 2024 Annual Report Review

Kevin Davis provided the following 2024 Annual Report Review, see back of page 119 for full report.



Annual Report



OUR BOARD MEMBERS



Margaret Denko
Vice President



Dr. Jason Bailey
Chair of the Board



Pam Baird
Treasurer



Dr. Carolyn Bailey Lewis
Board Member



Kaba Connor
Board Member



Barry Oches
Board Member



Dr. Daryn Robinson
Board Member

Proudly serving our community with compassion, innovation, and transparency.



These names are printed in honor of individuals with a life-altering disability who have made significant contributions to our community.

FROM THE SUPERINTENDENT



MARCHING WITH FRIENDS

From left to right, Emily, Scott, Kevin, Darryl, and Sarah pose together at Baker Center just before the 2024 March on Court Street for Disability Awareness.

THANK YOU, ATHENS COUNTY!

We thank the Athens County community for supporting the ACBOLD. This past year, we continued to help over 800 individuals with developmental disabilities stay safe, achieve their dreams, and live their fullest life possible.

Throughout 2024, the ACBOLD enhanced programs and services. We are grateful to be able to provide these sorts of programs to our community.

We have immense appreciation for our staff who demonstrate their dedication to our mission, and vision every day, and we thank the Athens County residents for their continued support of what we do.

Kevin Platts
www.acbold.org

2024 BY THE NUMBERS

815



Number of children and adults served by the ACBOLD
The ACBOLD serves individuals from birth through the end of life through a variety of programs and services. This is a 4th increase in the numbers served from 10 years ago.

488



Number of those receiving support from the SSA Dept.
The Service & Support Administration (SSA) Department provides case management services for individuals as young as three years old. This includes individuals who receive waiver services.

210



Number of individuals with waiver services
Through the waiver program, the ACBOLD offers services and supports to individuals to live safely in their chosen community setting.

116



Number of individuals participated in FSS
The ACBOLD's Family Support Services (FSS) Program is a locally-funded program that offers financial assistance to individuals and families navigating daily life.



ABOUT OUR AGENCY

Since its inception in 1997, the ACBOLD has provided individuals opportunities to learn, grow, and enrich their lives. We provide quality services by assessing individual needs and creating individual plans. We strive to integrate individuals with developmental disabilities into their community as valued citizens.



Mission
Our mission is to serve our community with compassion, innovation, and transparency.



Vision
Our vision is an integrated and inclusive Athens County.



Values
Compassion, Openness, Honesty, Integrity, Innovation, Transparency, Accountability.



14

www.acbold.org

2024 BY THE NUMBERS

77



Number of individuals transported for school & camp
The ACBOLD's transportation department comprises six drivers and one mechanic. They provide safe passage to individuals all across the county to and from Beacon School and Ray's Day's Summer Camp.

65



Number of students attending Beacon School & Preschool
Beacon School and Preschool is a specialized educational resource for the county's five local school districts. The program is dedicated to supporting children who have identified developmental disabilities, providing a nurturing and inclusive environment to help them thrive.

118



Number of individuals served by PersonnelPlus
PersonnelPlus helps individuals with disabilities find and keep jobs. This division also assists transition-age youth develop job skills while still in high school. PersonnelPlus has been in existence since 1983.



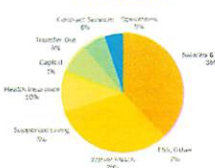
67

2024 BY THE NUMBERS

In 2024, based on completion of the standardized needs assessment, 7 individuals were enrolled in Medicaid-funded waivers to meet their needs. Additionally, the agency added 2 new waivers that transferred in from another county. The projected annualized cost is based on average waiver costs per individual: Individual Options (\$156,639), Level One (\$26,937), and SELF (\$34,429).

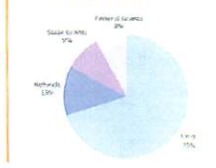
Total Expenses

\$11,993,006.68



Total Revenue

\$12,060,008.53



2024 BY THE NUMBERS

53



Number of individuals served through Transition Services
The ACBOLD's Transition Services program offers opportunities for teens and young adults to prepare to make a smooth transition from high school to the community after graduation.

28



Number of babies & toddlers served through EI
Early Intervention provides coordinated services to parents/caregivers of children with developmental delays or disabilities under the age of three.

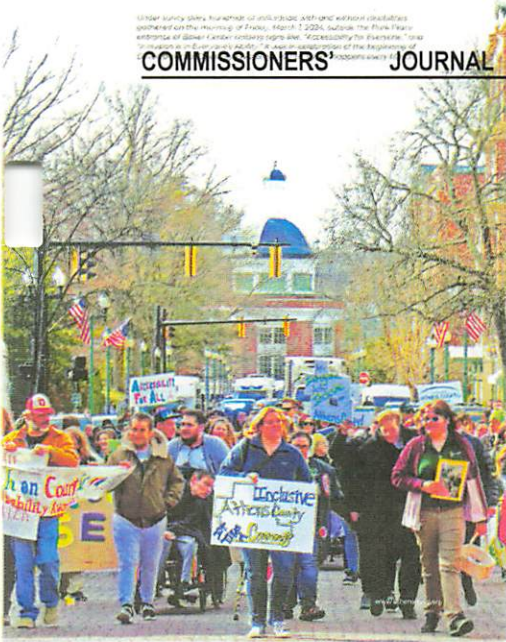
34



Number of grants funded through the ATCO Legacy Fund
The ATCO Legacy Fund supports integration and inclusion efforts for individuals with intellectual and developmental disabilities in Athens County. The 8 grants disclosed in 2024 bring the total number of grants to 34 since the fund's creation in 2008.



Undergoing review, handwritten or otherwise, with and without circulation, gathered on the morning of Friday, April 7, 2025, outside the Public Hearing entrance of the Athens County Courthouse. "Accessibility for Everyone" logo.



Annual Report 2024

In 6+ years to come, we will continue to work toward our vision of creating an integrated and inclusive Athens County. Specifically, we plan to focus on these areas:

Employment



In 2025, WACBDD will focus on helping the employment division of the local industry to integrate Athens County, creating a stronger focus on local community connections and employment.

HOBS



In 2025, the ACBDD will help in providing up to 100 individuals to receive basic and community based services (H.O.B.S.)

Other Inclusion Efforts



In 2025, we expect to see new partnerships in inclusion growth, participating in the school system.

www.athenscountyo.org

PHONE: (740) 344-3534
EMAIL: info@athenscountyo.org
WEBSITE: www.athenscountyo.org
ADDRESS: 100 W. O. Ross Street, Athens, Ohio 45701



DD Strategic Plan 2025-2027

Kevin Davis provided the following DD Strategic Plan 2025-2027, see back of page 120 & front of page 121.

DD Board Membership

Kevin Davis mentioned that Pam Bond is concluding her 12-year service and is not eligible for reappointment. Commissioners encouraged to honor her contribution and consider a replacement.

DD Levy Renewal

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to adopt the following Resolution: April 9, 2025

To: Jill Davidson, Athens County Auditor
From: Athens County Commissioners
RE: Athens County Board of Developmental Disabilities

The following resolution was adopted on April 8, 2025:

A motion was made by Mr. Adkins and seconded by Mr. Chmiel requesting the Athens County Auditor to prepare a "Certificate of Estimated Property Tax Revenue" for the purpose of placing a renewal levy on the ballot in the General Election for the **Athens County Board of Developmental Disabilities** (O.R.C. 5705.19 L and 5705.222) for a 5 year period to be taxed for the year of 2026 and begin collection in 2027. The purpose of this levy is to provide for the maintenance and operation of programs and services of the Athens County Board of Developmental Disabilities, for persons with developmental disabilities for the benefit of the County of Athens.

I, JoAnn Rockhold, Administrator for the Board of County Commissioners of Athens County, Ohio, certify that the foregoing is a true and correct copy of a resolution adopted by said Board April 8, 2025, and appears in the Commissioners' Journal 121.

/s/JoAnn Rockhold
Administrator, Board of Commissioners
Athens County, Ohio

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Amended Certificate

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel acknowledging receipt of the Amended Certificate for Solid Waste, dated April 8, 2025 prepared by Jill Davidson, Athens County Auditor.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.



ATHENS COUNTY BOARD OF DEVELOPMENTAL DISABILITIES STRATEGIC PLAN 2025-2027



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Introduction

Since our inception in 1957, Athens County Board of Developmental Disabilities (ACBDD) has been providing individual opportunities to learn, grow and enrich their lives.

We provide quality services to individuals with developmental disabilities by assessing their needs and creating individual plans. We offer education, employment, life skills training, recreation, transition, residential support, services coordination, and more. We help to integrate individuals with developmental disabilities into their community as valued citizens.

As we launch this three-year strategic plan we continue to be mindful and appreciative of the Athens County community. There are few counties in Ohio that show the level of commitment and support for individuals with intellectual and developmental disabilities like Athens County. We are fortunate.

Community members can feel proud about the positive impact staff of the ACBDD have on the lives of over 600 individuals. We will continue our hard work at enhancing the quality of life of those we support.



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Vision, Mission, Values



Vision

An integrated and inclusive Athens County



Mission

To serve our community with compassion, innovation and transparency



Values

Respecting Everyone, Standing Boldly for New Ideas, Honesty, Treating Communities, Working Together, Openness, Reliability



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Our Board

We are grateful to the ACBDD Board Members. These individuals volunteer an enormous amount of time ensuring people with intellectual and developmental disabilities receive the highest quality of services in Athens County.

We appreciate them and everything they do.



Margaret Demko
Board President



Dr. Jason Jolley
Board Vice President



Pam Bond
Board Secretary



Dr. Dianne Gut
Board Member



Dr. Carolyn Bailey Lewis
Board Member



Katie Conner
Board Member



Barry Oches
Board Member

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Critical Findings

As part of the Strategic Planning process, the Athens County Board of Developmental Disabilities sought information from the following customers and key stakeholders (individuals served by the ACBDD, families/guardians, providers, ACBDD employees, ACBDD board members, community members/partners, and school districts). This information was used to identify strategic advantages, strategic challenges, and strategic opportunities for the organization. These critical findings supported the development of the strategy map that will move the ACBDD into the future.



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Strategic Advantages

Financial

- ACBDD has solid systems in place to forecast waiver and administrative costs.
- ACBDD practices fiscal responsibility to ensure financial sustainability.

Partnerships

- ACBDD has dedicated and experienced agency and independent providers.
- ACBDD is well liked and trusted by the community and local partners.
- ACBDD has a history of strong community support as evidenced by levy support and community engagement.
- ACBDD has positive working partnerships with a variety of community agencies.
- ACBDD has an established history as a leader in creative employment.
- ACBDD has a strong provider support system in place to assist providers.

Operations

- ACBDD has various outlets to communicate agency developments and services.
- ACBDD has a long history of successful audits by various governing authorities.
- ACBDD ensures the health and safety of individuals served through a strong reporting process and established policies.
- ACBDD uses progressive and innovative approaches to address problems and meet customer needs.
- ACBDD uses person-centered practices to provide compassionate, high-quality services that promote advocacy and community inclusion.
- ACBDD provides safe and reliable transportation.
- ACBDD prioritized integration and inclusion into all aspects of County Board operations.

Workforce

- ACBDD has experienced, caring, friendly, and well-trained staff who take pride in what they do.
- ACBDD has a strong leadership team that uses a planned management process to address issues.
- ACBDD provides a supportive and positive work environment with competitive salary and benefits.
- ACBDD supports professional development for its workforce.
- ACBDD has engaged, committed, and supportive board members.
- ACBDD has experienced behavioral experts that meet the needs of individuals and their families.



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Strategic Challenges

Internal Operations

- ACBDD struggles to fill certain roles within the community.
- ACBDD is faced with the needs of individuals with aging caregivers.
- ACBDD will need to plan for future leadership changes/retirements.
- ACBDD must improve inter-agency relationships.
- ACBDD will work to improve efficiencies in internal and external processes.
- ACBDD is faced with staffing/retention challenges with certain organizational positions.
- ACBDD will need to address the needs of multi-system youth and dual-diagnosed individuals.

Services

- ACBDD is faced with the provider direct support professional workforce crisis.
- ACBDD is faced with an increase in demand for services.
- ACBDD operates in a county with a transportation system that has limitations.
- ACBDD must work to address the rising need for guardianship.
- ACBDD must continue to evolve Beacon School services to meet the needs of the students, districts, and community.
- ACBDD will need to address the needs of multi-system youth and dual-diagnosed individuals.

Financial

- ACBDD is faced with rising waiver, healthcare, and labor costs.
- ACBDD must maintain levy support from the community.
- ACBDD must maintain fiscal responsibility with limited funding streams.

Technology

- ACBDD is faced with keeping up with increasing technology advancements.
- ACBDD must continue to address cyber security challenges.



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Strategic Opportunities

Internal Operations

- ACBDD continues to enhance succession planning and career development to ensure stability of agency operations.
- ACBDD continues to embrace and support a positive work culture.
- ACBDD will explore new technologies to help maximize operational efficiencies.
- ACBDD will improve internal communication by cross-training and inter-departmental interactions.
- ACBDD will continue sharing information about services and agency developments internally and externally.
- ACBDD will explore creative solutions for hard-to-fill positions to support recruitment and retention.
- ACBDD will assess the intake process to improve increased awareness and accessibility and increase knowledge to families about responsibilities.
- ACBDD will continue to enhance feedback loops that are measurable.
- ACBDD will explain ways to strengthen IT systems against cybersecurity threats.
- ACBDD will improve timeliness in communication responses.

Services

- ACBDD will support providers in addressing the direct support professional workforce crisis.
- ACBDD can foster expansion and collaboration with local agencies to expand existing services such as transportation, respite, housing, etc.
- ACBDD will continue to evolve Beacon School services to meet the needs of the students, districts, and community.
- ACBDD will work with local agencies to explore additional housing options for individuals served.
- ACBDD will continue to support opportunities to support individuals with complex needs.
- ACBDD will support all providers in addressing identified needs.
- ACBDD will increase accessibility to advocacy opportunities at the state and local levels.
- ACBDD will continue to dedicate resources to help ensure community partnerships thrive.
- ACBDD will continue to build on current collaborations and partnerships with community stakeholders, families, and local school districts.
- ACBDD will promote integration and inclusion at earlier ages by working with local school districts and families.
- ACBDD will explore opportunities to expand inclusive employment and recreation.

Financial

- ACBDD will improve cost tracking and commitment for waiver services and supportive living.
- ACBDD will continue to explore ways to strengthen the financial stability of the agency.



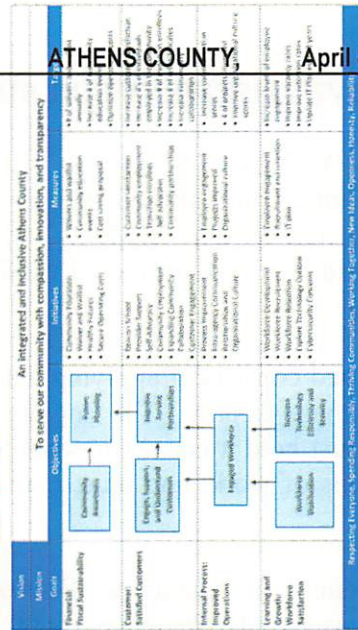
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AC200 will determine which initiatives are long-term and which will be short-term. AC200 will identify the need for course corrections and ensure advancement is being made on implementation of the plan.

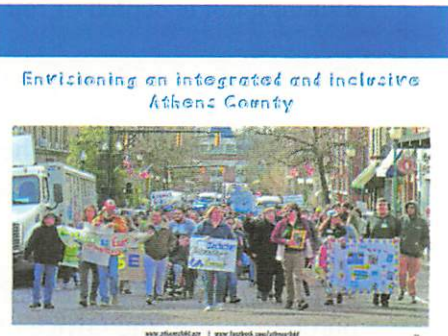
AC200 will provide the individuals and families served. AC200 staff, AC200 board members, key partners, other stakeholders and the community at large updates on the progress made towards meeting the identified benchmarks set forth in the strategic plan.



Strategy Map



Administration	501 W. Dixon Street, Athens	www.facebook.com/athens044
Deacon School	301 N. Dixon Street, Athens	www.facebook.com/deaconschoolathens
Services & Support Division	2 Harper Street, The Plains	www.facebook.com/athenscdshs
Employment Services/Paratransit	9033 Laville Road, Athens	www.facebook.com/athenscdshs
Integrates Athens	9033 Laville Road, Athens	www.facebook.com/integratesathens
Transportation Division	9033 Laville Road, Athens	www.facebook.com/TMAAthens
FABS	9033 Laville Road, Athens	www.facebook.com/TMAAthens



W&S Extensions

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to ratify Commissioner Adkins signature authorizing an extension as requested by Savannah Call for monies owed the Athens County Water and Sewer District for water and sewer service, the total amount due is \$129.33 with \$68.47 to be paid by 04/11/25. If the terms of this agreement are not met, the account will be considered delinquent and service could be shut off.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to ratify Commissioner Adkins signature authorizing an extension as requested by Denise McKibben for monies owed the Athens County Water and Sewer District for water and sewer service, the total amount due is \$128.26 with \$69.68 to be paid by 04/09/25. If the terms of this agreement are not met, the account will be considered delinquent and service could be shut off.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Engineer Chip & Seal Advertisement

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel approve the advertisement for bid for the engineer for the chip seal project. See back of page 121 for full Advertisement for Bids.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Letter of Support for OU Airport

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to send a letter of support for OU Airport: April 8, 2025

To Whom It May Concern:

The Athens County Commissioners are pleased to offer our full support for the upcoming federal funding request submitted by the Gordon K. Bush Ohio University Airport. If approved, this funding will provide critical resources to construct new hangars and rehabilitate existing ones, ensuring that the airport can continue to support the businesses and industries serving Athens County and the surrounding region.

The airport plays a vital role in facilitating operations for companies such as AEP, Texas Eastern, Tennessee Gas, USDA, ODNR, and others that provide essential services to our community. By improving its infrastructure, the airport will enhance its ability to accommodate visiting companies and contractors, further strengthening the economic and logistical support available to our region.

The Athens County Commissioners recognize the importance of this investment and strongly support the airport's efforts to secure federal funding. We appreciate your consideration of this request and urge its approval.

Respectfully,

/s/Lenny Eliason, President

ADVERTISEMENT FOR BIDS

Sealed bids for the ATH-CR29-0.00-FY25 CHIP SEAL PROJECT will be received by the Board of County Commissioners of Athens County, Ohio, at their office, 15 S. Court Street, Athens Ohio until 10:00 a.m., Prevailing Local Time on the 6th day of May, 2025 and at that time and place will be publicly opened and read aloud. All bids will be considered valid until 60 days after the opening date, although not accepted or rejected.

The work for which proposals are invited consists of applying a double chip seal on County Road 29 – Big Bailey Run Rd (4.154 miles) in Athens County. The Engineer’s Estimate of Construction Cost for the project is \$275,000. The bidder must hold a current prequalification with the Ohio Department of Transportation for the appropriate items of work, and must maintain such prequalification during the course of the contract.

Copies of the Construction Plans, Bidding Forms, and Specifications on the Unit Price Contract may be purchased from the Office of the Athens County Engineer, 16000 Canaanville Rd, Athens, Ohio 45701 during regular business hours (7:00 a.m. to 3:30 p.m. Monday through Friday). A non-refundable fee of \$30.00 will be charged for copies mailed or picked up by prospective bidders.

Legal notice and bid documents are also posted on the internet at www.athenscountyengineer.org under the “Bids/RFPs” heading.

Each bid shall contain the full name and address of each person or company interested in the same and must be accompanied by either a bid bond in the amount of 100 percent (100%) of the bid amount with a surety satisfactory to Athens County and The Ohio Department of Transportation (ODOT), or by certified check, cashier’s check, or a letter of credit upon a solvent bank in the amount of not less than ten percent (10%) of the bid amount in favor of the aforesaid County and ODOT, conditioned that if the bid is accepted, a contract will be entered into within ten (10) days after notice of acceptance. Bid Bonds shall be accompanied by Proof of Authority of the official or agent signing the bond. A performance bond of one hundred percent (100%) of the amount of the contract with a satisfactory surety company, conditioned according to law, will be required for the faithful performance of the contract.

The bidder will be required to describe in full detail as to their experience in this class of work, and bids from contractors inexperienced in this particular type of work will not be considered. Bidders must comply with the Federal Davis-Bacon Wages. The work shall commence upon written notice of award by Athens County. The owner intends and requires that this project be completed no later than September 26, 2025.

The Board of County Commissioners of Athens County, Ohio reserves the right to reject any and/or all bids and to waive informalities as may be in the best interest of Athens County.

Jeff Maiden, P.E., P.S.
Athens County Engineer

Advertising dates: 4/12/25, 4/19/25

/s/Charlie Adkins

/s/Chris Chmiel

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

12 Month Electric Supply Agreement

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to approve the 12 Month Electric Supply Agreement. See back of page 122 for full agreement.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

OSU Extension Relocation Update

Remodeling Expectations vs. New Construction Proposal

Commissioner Chmiel

- * Recalled that the original plan was to assist with remodeling the existing building.
- * Expressed concern upon learning that OSU Extension now wants to apply for an ARC grant to build a new facility.
- * Felt that this shift from remodeling to new construction was unexpected and might not be feasible in a timely manner.

Commissioner Eliason

- * Noted that constructing a new building would take at least two years, reinforcing Chris's concern about the timeline.

Commissioner Chmiel

- * Emphasized that while he supports OSU Extension pursuing the new building, the group should continue with the remodeling plan concurrently.
- * Shared that OSU Extension agreed to that compromise.
- * Reached out to Glenn Crippen at HAPCAP's team to explore a "targets of opportunity" grant that might provide up to \$240,000 for remodeling.
- * Offered to bring Glenn and his team in for an evaluation if the group agrees to explore the opportunity.

Remodeling Budget and Building Identification

Commissioner Adkins

- * Asked if the \$240K was for remodeling, which Commissioner Chmiel confirmed.
- * Reacted positively, saying that it would "look pretty nice."

Administrator Rockhold

- * Inquired if the funding was intended for the Grange building.

Commissioner Chmiel

- * Confirmed that the Grange building is the proposed project site.
- * Clarified that they don't yet have cost estimates, and the \$240K figure represents the maximum potential grant amount.
- * Asked if the group was comfortable moving forward with exploring the opportunity.

Commissioner Adkins

- * Expressed support for exploring the opportunity.
- * Also noted that OSU Extension has some of its own funding available.

Commissioner Chmiel

- * Reported that Extension estimated they could contribute \$15,000.
- * Admitted he wasn't present during the previous evaluation of the building, where it was possibly deemed inadequate.
- * Stated he will ensure he's present during the next site review to better manage the narrative and expectations.

Timeline and Participation Moving Forward

Administrator Rockhold

- * Asked if OSU Extension staff would still be around after August.

Commissioner Chmiel

- * Said he had spoken with Jack, who confirmed that as long as there's a clear timeline or "runway," the plan is workable.
- * Expressed relief and optimism that progress is being made, but emphasized that a two-year timeline is far longer than originally intended.

Commissioner Eliason

- * Reiterated that a two-year project was not part of the original discussion.

Commissioner Chmiel

Customer Name: [Redacted]
Address: [Redacted]
City: [Redacted]
State: [Redacted]
Zip: [Redacted]
Phone: [Redacted]
Fax: [Redacted]
E-mail: [Redacted]
Website: [Redacted]
Design Form 10 - COMMERCIALS - 10/16/2014 (REV. 07/12/14)

Table with columns: Energy Type, Quantity, Unit, and Energy Value. Includes rows for Gas, Electric, and Water.

Additional Notes: [Redacted]
Comments: [Redacted]
Date: 4/11/2023

Customer Name: [Redacted]
Address: [Redacted]
City: [Redacted]
State: [Redacted]
Zip: [Redacted]
Phone: [Redacted]
Fax: [Redacted]
E-mail: [Redacted]
Website: [Redacted]
Design Form 10 - COMMERCIALS - 10/16/2014 (REV. 07/12/14)

Table with columns: Energy Type, Quantity, Unit, and Energy Value. Includes rows for Gas, Electric, and Water.

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Table with columns: Energy Type, Quantity, Unit, and Energy Value. Includes rows for Gas, Electric, and Water.

Table with columns: Energy Type, Quantity, Unit, and Energy Value. Includes rows for Gas, Electric, and Water.

*Acknowledged Lenny's concern with a brief "Okay."

WIOA Board Appointment

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to reappoint Denzil (Buddy) Malone to the Area 14 Workforce Development Board. See Resolution on back of page 123.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Surplus - Records Center

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to declare the following Records Center Surplus to destroy:

- Description
- 6-Chairs
- 5-Chairs

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

W&S - Penalty Adjustment Correction entered in error

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to approve the adjustment of \$2.26 on Jerry Turner's account 104-00500-0 that Tammy Bohlen entered in error.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

HAPCAP Route 50 Phase RPIG

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to authorize Commissioner Eliason to sign the documents and approve for the HAPCAP Route 50 Phase RPIG. See document on back of page 124.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Letter of Support - Tablertown

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to approve the Letter of Support for Tablertown: April 8, 2025

Buckeye Hills

Re: Tablertown – From Coal Mine to Museum: A Black History Journey

We, the Athens County Board of Commissioners, are writing in full support of the "Tablertown – From Coal Mine to Museum: A Black History Journey" proposal, and specifically the museum's application to the Buckeye Hills Regional Council for ARC Area Development funding. This \$750,000 request will enhance accessibility through the addition of an elevator and climate control systems—both crucial to preserving and showcasing some of the region's oldest historical artifacts.

The recent \$500,000 award from the ODNR AMLER program marks a major milestone in bringing this transformative project to life. While the total cost is estimated at \$3 million, this investment allows the project to move from preliminary design into the next phase—enhancing accessibility, architectural planning, and securing the necessary state permits. The AMLER funds will also serve as a match for the ARC funds, strengthening the overall funding strategy and appeal of the project.

Led by David Butcher and his Board of Directors, the Tablertown People of Color Museum project is already fostering meaningful community and economic development in Kilvert, an unincorporated community in Rome Township that continues to face challenges tied to abandoned coal mines and limited economic opportunities. We are confident that this team will transform the existing pole barn museum into a "world-class" heritage destination.

The museum's recent success in securing a 2024 Strategic Grant from the African American Community Fund of the Foundation for Appalachian Ohio and the I'm a Child of Appalachia Fund will support architectural and engineering estimates for the new facility. Additionally, the museum's expansion will align with their ARC POWER technical assistance grant proposal, "Connecting Black Heritage: From Enslavement to Settlement in Southern Ohio." If awarded, this initiative will anchor a six-county regional collaboration aimed at identifying Underground Railroad sites and creating a heritage trail connected to a broader network across Ohio, Kentucky, and West Virginia.

Athens County has experienced significant growth in outdoor recreation and cultural heritage tourism thanks to public and private investment in projects like the Baileys Trail System, the Southeast Ohio History Center, and The Dairy Barn Arts Center. A recent report by Tourism Ohio confirmed that both day and overnight visitors contribute millions of dollars annually to Athens County's economy, supporting jobs and stimulating local businesses. We believe the Tablertown People of Color Museum will have a similarly profound impact—creating jobs, increasing tourism, and enriching the historical narrative of our region.

We appreciate your consideration of this request and strongly support the museum's pursuit of ARC funding to bring this vital piece of

Athens County Commissioners



15 South Court St.
Athens, Ohio 45701
(740) 592-3219
Visit us at our website:
co.athensoh.org

Charlie Adkins
cadkins@athensoh.org
Chris Chmiel
cchmiel@athensoh.org
Lenny Eliason, MPA
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Clerk/Admin. Assistant
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RESOLUTION

WHEREAS, on July 22, 2014, the Workforce Innovation and Opportunity Act was signed into federal law; and

WHEREAS, the members of the local workforce development board must be selected by the chief elected officials in each local area.

THEREFORE, BE IT RESOLVED, The Athens County Board of Commissioners hereby reappoints the following to serve on the Area 14 Workforce Development Board for terms commencing on 05/01/2025 through 04/30/2027:

Denzil (Buddy) Malone, Business Manager for the Southeastern Ohio Central Labor Council, AFL-CIO to serve under workforce

It was moved by Mr. Adkins and seconded by Mr. Chmiel, to adopt the foregoing.

Vote on roll call resulted: Mr. Eliason yea; Mr. Chmiel yea; and Mr. Adkins yea.

ADOPTED: 4/8/2025
Date

Lenny Eliason
Lenny Eliason, President

Charlie Adkins
Charlie Adkins, Vice President

ATTEST: JoAnn Rockhold
JoAnn Rockhold, ~~Clerk~~ Administrator

Chris Chmiel
Chris Chmiel, Member

Appalachian Black history to life.

Sincerely,

/s/Lenny Eliason, President

/s/Charlie, Adkins, Commissioner

/s/Chris Chmiel, Commissioner

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Letter of Support - Library Funding

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to approve the Letter to Our Legislators to Oppose the Change:

April 8, 2025

Dear Representative Ritter and Speaker Huffman,

We are writing today with deep concern regarding the proposed changes in the Ohio House of Representatives' state budget that threaten the future of our public libraries. If passed as written, this budget will reduce library funding by \$100 million over the next two years compared to the Governor's proposal—and offers no guarantee of funding beyond 2027.

Our local library is more than a place to borrow books. It's where children learn to read and explore their imagination. It's where adults access job resources, technology, and lifelong learning. It's a safe space for seniors, a hub for community meetings, and a vital link to the world for those who may not have access at home. Libraries are one of the most inclusive, democratic institutions we have—and we must protect them.

The current proposal threatens jobs and would strip our communities of essential services. Libraries have been a pillar of support for more than 100 years in Ohio. They should be strengthened, not weakened.

We urge you to reconsider this budget proposal and restore full, sustainable funding for Ohio's public libraries. Please stand with library workers, with families, with students, with seniors—with all of us who rely on these vital institutions every single day.

Thank you for your time and attention to this urgent matter.

Sincerely,

/s/Lenny Eliason, President

/s/Charlie Adkins

/s/Chris Chmiel

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Travel

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to the following travel:

Jill Davidson, Tammi Goeglein and Riley McKibben- April 11, 2025- SE Auditor's Assoc District Mtg- Lancaster Ohio

Commissioner Lenny Eliason; NACo Meeting, South Dakota; 05/20/25 - 05/24/25

Commissioner Lenny Eliason; NACo Meeting, Philly; 07/10/25 - 07/15/25

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

RFQ Employee Benefits Consultant/Broker - Tom Campanella

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to send out the RFQ Employee Benefits Consultant/Broker Services. See page 125 & back of page 125.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

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SECTION F: BID FORMS
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SECTION A: NOTICE TO CONTRACTORS
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B-W-22-1A5-1

PROJECT
Route 50 RPFG Phase VI-VII
Residential Sewer Connections

Athens COUNTY COMMISSIONERS
Lenny Ellison
Charlie Adkins
Chris Chmiel

DOCUMENTS PREPARED BY:

HOCKING ATHENS PERRY COMMUNITY ACTION AGENCY
3 Cardenas Dr.
P.O. BOX 520
Glocester, Ohio 45732
740.767.4500
1.800.566.1093

NOTICE TO CONTRACTORS

Notice to Contractors regarding Route 50 RPFG Phase VI-VII project. Includes details on bid preparation, opening, and award procedures.

INSTRUCTIONS TO BIDDERS

SECTION B

- 1. BIDDING AND OPENING: The Athens County Commissioners Office...
2. PREPARATION OF BIDS: Each bid must be submitted on the prescribed form...
3. TELEGRAPHIC MODIFICATION: Any bidder may modify their bid...
4. METHOD OF BIDDING: The Owner invites sealed proposals...

NOTICE TO CONTRACTORS

SECTION A

Attention of bidders is called to all of the requirements... Includes sections on bid preparation, opening, and award.

Take the base bid from a number of bidders as listed on the proposal form to produce a net amount which is within 10% of the estimate.

IF THE LOWEST RESPONSIVE BIDDER IS ABOVE 10% OF THE ESTIMATE, ALL BIDS MUST BE REJECTED.
The estimate on this project is \$68,181.50 Maximum Allowable Bid 74,999.65

- 1. QUALIFICATIONS OF BIDDERS: The Owner may make such investigations as he deems necessary to determine the ability of the bidder to perform the work...
2. BID SECURITY: Each bid must be accompanied by cash, certified check of the bidder in the amount of 10% of the bid...
3. UNLAWFUL DAMAGES FOR FAILURE TO ENTER INTO CONTRACT: The awarded bidder, upon failure to enter into contract, shall be liable for the cost of the contract...

- 1. THE OWNER DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION OR STATEMENT WHICH IT MAY HAVE OBTAINED FROM THE BIDDERS OR OTHERWISE AS TO THE KIND OR CONDITION OF THE SOIL WHICH WILL BE ENCOUNTERED IN THE PROVISION OF THE PROPOSED WORK...
2. WORKING FACILITIES: The plans/specifications show, in the general manner, the existing structures and land available for construction purposes...
3. ADDRESS AND INTERPRETATION: No official interpretation of the meaning of the plans, specifications or any part thereof will be made by any bidder...

- 17. ADDITIONAL OBLIGATIONS UPON CONTRACT AWARD: Upon award of the contract, but prior to execution of the final agreement and notice to proceed, the contractor shall submit all of the following documents, completed as required:
a) Assurances of Notice of Award
b) Contract
c) Increase certificate(s) and/or policy(ies), including Bureau of Workers' Compensation documentation
d) Performance bond
e) Certificate of Bidder Regarding Section 3 and Segregated Facilities
f) Certificate(s) of (a) Proposed Subcontractors Regarding Section 3 and Segregated Facilities
g) Contractor's Certification concerning Labor Standards and Prevailing Wage Requirements
h) (A) Bidder's Certification(s) concerning Labor Standards and Prevailing Wage Requirements
i) ALL OF THE FOLLOWING IF CONTRACT EXCEEDS \$100,000:
- Contractor's Section 3
- Certificate of Bidder Regarding Equal Employment Opportunity
- Certificate(s) of (a) Proposed Subcontractors regarding Equal Employment Opportunity
- Certificate by Contractor and Subcontractors of Compliance with AB and Water Act

18. FOREIGN CORPORATIONS AND CONTRACTORS
A. Notice of Incorporation
Definition: "Foreign Corporation" means a corporation incorporated under the laws of another state. No contract shall be entered into with a foreign corporation until the Secretary of State has certified that such corporation is authorized to do business in Ohio; and until, if the bidder so amended the Contract to a person or persons, it has filed with the Secretary of State Power of Attorney designating the Secretary of State as its agent for the purpose of accepting service of summons in any action brought under Section 152.05 of the Ohio Revised Code or under Sections 4123.01 to 4123.94, inclusive of the Revised Code.

Employee benefits consultant/broker services

The purpose of this Request for Qualifications (RFQ) Announcement is to solicit proposals from qualified consultants/brokers to prepare a Request for Proposal (RFP) for employee benefits, including group medical, prescription drug, dental, vision, life, accidental death and dismemberment, voluntary life, an employee assistance program (EAP), stop loss coverage, and ancillary related benefits for calendar year 2026. Athens County seeks a consultant/broker that is well versed in the benefits market, experienced in advising governmental entities and works well with various levels of staff and management. The submitted proposals must meet all the requirements outlined herein.

ORGANIZATIONAL OVERVIEW

Athens County is in Southeast, Ohio.

Athens County has approximately 333 employees enrolled in our health insurance benefits and in total their covered members including dependents equal approximately 948.

GLOSSARY

- **RFQ:** The request for qualifications issued to solicit offers for a health benefits consultant/broker to provide the services described herein.
- **Contract:** The legal agreement between Athens County and the health benefits consultant/broker for the furnishing of the services described in the RFQ.
- **CEBCO (The County Employees Benefit Consortium of Ohio)**
- **Local Government:** Any contract resulting from this RFQ shall be governed by and construed according to the laws of the State of Ohio
- **Responders:** Consultants/brokers who respond to the RFQ

SCOPE OF SERVICES (RFP Process)

The selected consultant/broker shall provide services, including, but not limited to, the following as it relates to the Request for Proposal Process:

- Analyze existing coverage with CEBCO and identify or develop cost-saving alternative benefit strategies and plans
- Provide analysis and recommendations based on CEBCO's

POTENTIAL FOR ONGOING SERVICES

Athens County may decide to enter a longer-term relationship with the benefits consultant/broker at the completion of the RFP process. An ongoing relationship with the consultant/broker shall be dependent upon a number of factors including the quality of work performed during the RFP process. If Athens County decides to expand the relationship beyond the RFP process both parties will enter good faith negotiations concerning the scope and length of services as well as the associated compensation.

ATHENS COUNTY CURRENT BENEFITS ADMINISTRATOR

Athens County was one of the founding members of The County Employee Benefits Consortium of Ohio (CEBCO) in 2004.

There are currently forty-nine counties in CEBCO. CEBCO is a self-funded purchasing pool that offers many of the advantages of self-funding with an added level of predictability for Athens as a member county. For budgeting purposes, it

CONTRACT

The broker/consultant to whom the award is made will be required to execute a written contract with Athens County as required.

CONTRACT TERM

The initial term of the contract shall be from July 1, 2025, through December 31, 2025. As noted previously, if Athens County is satisfied with the work of the consultant/broker during the RFP process, the County may elect to extend the term of the contract by mutual agreement with the consultant/broker for a longer-term relationship.

PROPOSAL CONTENT

Proposals should include concise, but complete information about your company, emphasizing why you believe your company to be best qualified to furnish services, as stipulated in this RFQ, in support of Athens County's employee benefits program. At a minimum, the Proposal should include:

Transmittal Letter (REQUIRED) - offeror supplied PDF, should not exceed one double-sided page. Provide an introductory letter highlighting your understanding of the project and the benefits of accepting your proposal; explain the value that you provide to Athens County.

Professional Services Proposal (REQUIRED) - offeror supplied PDF, should not exceed fifteen double-sided pages. All proposals should specifically address the following items:

Insurance Consultant Qualifications

Athens County requires the following minimum qualifications:

- Background and Overview - Provide a brief history and overview of your background (or your team's background), including the number of years your organization has been in operation, number of years and the key professionals that may be included in this project. Please include the name, resume and background of all key individuals, affiliates, and sub consultants/brokers that to be associated with the project. (Resumes will not be counted against the page limit).**
- Experience & Qualifications - Describe your experience and any qualifications that relate to the project.**
 - Provide information on similar or relevant projects delivering insurance brokerage and consulting services for public entities.
 - Provide a minimum of three (3) public client references for whom you have conducted similar services. Reference shall include the

qualitative criteria and will then evaluate a select number of offerors to compete in the next level.

The lowest price proposal will not necessarily be selected. The sole purpose of the proposal evaluation process is to determine which offeror can provide the best value to Athens County (highest level of service and desired deliverables in the most cost-effective manner that most closely meets the Group's needs). The evaluation process is not meant to imply that one offeror is superior to any other, but rather that the selected offeror can best support Athens County's needs, based on the information available and Athens County's best determination.

Evaluation Criteria- The proposal evaluation criteria should be viewed as standards that measure how well an offeror's approach meets the desired requirements and needs of Athens County. The criteria that will be used to evaluate proposals may include but are not limited to the following:

- Responsiveness - The degree to which the offeror's overall proposal has responded to the RFQ's purpose and scope, included in the criterion is conformance in all material respects to the RFQ.**
- Experience & Qualifications - Offeror's experience in providing services and deliverables as requested in this RFQ, including, but not limited to, reference checks**
- Capability & Project Approach - Offeror's capability, flexibility, and skill to meet the Athens County's requirements and perform the work identified in the RFP.**

PRESENTATION, DEMONSTRATION, AND INTERVIEW

Selected offerors may be invited to submit product samples/sample materials and/or make presentations to Athens County personnel. Representative(s) attending these presentations must be qualified to respond to questions related to any component of the proposal.

SELECTION TIMELINE

Athens County will use the following anticipated timeline, which should result in the selection of a successful firm by July 1, 2025. "The timetable is subject to change."

Issue RFQ/Announcement	April 15, 2025
------------------------	----------------

- **Utilization and performance report, statistical and/or financial data, and other information that will assist in the County's performance with CEBCO including a cost-benefit analysis.**
- **Review and make cost-saving recommendations regarding the modification of plan design, benefit levels, premiums, communications, and quality of current employee benefit plans.**
- **Conduct market research in preparation for contract renewals and associated RFP.**
- **Prepare Request for Proposal (RFP) for benefit administrator and complete data, obtain quotes and compare, negotiate rates where applicable, and analyze, prepare, and recommend proposals.**
- **Review rate proposals to ensure underlying assumptions are appropriate and accurate for Athens County.**
- **Assistance with implementation of any change in vendors.**
- **Provide general problem-solving throughout the Request for Proposal process.**
- **Assist in the development and implementation of an employee wellness program to improve employee health and reduce employee health-care costs, both in the short-term and in the long-term.**

Each county has a "pooling point" based on size. The pooling point could be anywhere between \$100,000 and \$200,000 (Athens County is \$125,000). Athens County claims are attributed to Athens County experience when you are being rated for the coming year, but only those claims below your pooling point. This is because any claims that exceed that level are paid from the larger pool that is shared by all the counties. This form of pooling gives the CEBCO counties added protection from very large claims. Counties can manage their claims at the lower levels - things like wellness programs and consumer driven plan designs.

If you leave CEBCO, you have to claim run out to pay. In order to maintain stability, CEBCO participation requires a three-year commitment. If you stay through your participation period, after the 36P monthly payment CEBCO pays all claims incurred during that period. Athens County will have satisfied the 36P monthly participation period on 12/31/2025.

CURRENT BENEFITS

Currently, full-time employees and their qualified dependents are eligible to receive each of the aforementioned benefits. Plans have an annual renewal date of January 1.

- **Medical Insurance—** Athens County offers medical insurance, including prescription coverage, through Anthem as part of our relationship with CEBCO.
- **Prescription Insurance—** Athens County's PBM is with Anthem's subsidiary through our relationship with CEBCO.
- **Dental Insurance—** Athens County provides dental insurance through Guardian as a stand alone benefit, not part of our relationship with CEBCO.
- **Vision Insurance—** Athens County provides vision insurance through VSP as a stand alone benefit, not part of our relationship with CEBCO.
- **Employee Assistance Program (EAP)** Athens County currently offers an EAP through CEBCO.
- **Stop Loss Insurance—**contract through Anthem as part of our relationship with CEBCO
- **Wellness program—** Athens County offers wellness programming in several ways, including providing funds to support wellness programs administered by the commissioners office.

name and telephone number of the contact person. Respondents may include additional references. Each listed reference should include a description of the services provided to the client and describe how such services improved those clients' operations.

1. What would your scope of services encompass as a health insurance consultant/broker for Athens County during the RFP process? What other services provided by your firm would be available to Athens County if you were selected as the consultant/broker?
2. What is your Request for Proposal strategy and process in preparing, soliciting, and evaluating responses?
3. What tools, reports, or resources will you provide to help us evaluate the responses to the Request for Proposal for a health benefits administrator?
4. Please describe how you can assist Athens County design and evolve its wellness strategy.
5. Please describe a recent "leading edge" solution that your firm has developed and implemented for a client and describe the results from the solution.
6. What is the single biggest point of value that differentiates your organization from others who do the work in the marketplace?
7. Please indicate what your fee includes.
8. What large entities with greater than the hundred employees use your company as a health insurance consultant/broker?
9. Please provide details on how your company significantly improved the health insurance program for one or more of these public entities.
10. Why should Athens County select your company as the health insurance consultant/broker?
11. The consultant/broker must be independent from any insurance provider, including income, incentives, or fees from any carriers because of contracting

Deadline to submit written questions.	By 9:00 am on May 1, 2025
Responses to submitted questions	By May 15, 2025
Deadline for submission of proposals/applications	By Noon on June 1, 2025
Applicants notified of Athens County's intent to move forward with the interview process	June 15 - June 30, 2025
Anticipated contract/employment commencement	July 1, 2025

QUESTIONS

Please direct any project questions to Joann Reichold. Questions must be by written email to joannr@athensohio.gov and received by 9:00 am on May 1, 2025.

INSTRUCTIONS TO RESPONDING FIRMS

The Board of County Commissioners must receive Proposals/Quotes no later than Noon on June 1, 2025, to be considered. Proposals/Quotes received after this date/time may not be considered.

Submissions must be delivered by mail, email, or in person to: 15 S. Court Street, 2nd Floor, Board of County Commissioners Office.

GENERAL CONDITIONS

Athens County reserves the right to determine the suitability of proposals based on or all these criteria or other criteria not included in the above list. This detailed evaluation process may result in one or more finalists. Athens County may request presentations by finalists and may carry out contract negotiations for the purpose of obtaining the best and final offers.

VALIDITY OF PROPOSALS/QUOTES

Proposals/Quotes are to be good for ninety (90) days from the proposal's due date. Athens County may hold the proposals for ninety (90) days after the proposal due date and may award a contract at any time during that period. Should there be reasons why a contract cannot be awarded within the specified period, the time may be extended by mutual agreement between Athens County and the selected consultant/broker.

CONTRACT NEGOTIATIONS/AWARD

Athens County reserves the right to (a) reject any or all proposals, or to make no award, (b) request modifications to initial proposals or (c) make partial or multiple

with Athens County. If your firm does have special arrangements with certain insurance carriers, please explain the specifics of that relationship.

14. **Consultant/Broker must have experience working with both fully insured and self-insured programs.**
15. **Consultant/broker must have broad experience with all benefit options including life, health, vision, dental and wellness programs.**
16. **Services - Describe the following:**
 - a. A complete description of services to be provided, include both services outlined in this written request, as well as additional recommended services, including any and all unique brokerage or consulting services the firm will offer the Group, please specify if these services are to be provided by the firm's staff or through an affiliate of the firm.
 - b. A description of technical or professional support available at no extra cost through the firm.
17. **Pricing - The project cost is important to Athens County. Subscribers shall include a complete cost proposal for all services/deliverables, including information on fees and costs.**
 - a. Include a comprehensive specific description indicating how the firm would price the Athens County's account and the cost of the services
 - b. Athens County reserves the right to review and/or audit any records of the selected consultant/broker related to commissions, fees, etc. related to the Athens County's account.
 - c. If applicable, please confirm what ad hoc reporting would be provided as part of the base fee.
18. **Please provide a project implementation timeline.**
19. **Exceptions Letter (OPTIONAL - offeror supplied PDF). Should you take exception to ANY requirements, terms and conditions identified in this RFQ, a letter must be submitted as part of a document. ALL exceptions. Any exceptions will be part of the evaluation process. The Group will not entertain any exceptions not previously submitted with the offeror's response, at the time of contract negotiations.**

REVIEW AND EVALUATION

Athens County will use the Athens County Benefit Committee comprised of project stakeholders and other Athens County personnel as well as Compensate Consulting, Inc. to review all proposals received as part of a document evaluation process. For each decision point in the process, the Athens County Benefit Committee will evaluate offerors on a variety of quantitative and

awards. In addition, Athens County reserves the right to obtain other supplemental information concerning the offerors. Athens County reserves the right to excuse technical defects in a proposal when, in its sole discretion, such excuse is beneficial to Athens County. Athens County may award based on initial proposals received, without discussion of such proposals

RIGHT OF REJECTION

Athens County reserves the right to reject any and all proposals in their entirety or to select certain applications from the proposals. Athens County reserves the right to award a contract in any manner deemed in the best interest of its citizens.

PUBLIC RECORDS

All public records will be made available upon request, at the earliest time permitted by law. Ownership of all data, materials, and documentation organized and prepared for the Group pursuant to this RFQ shall belong exclusively to Athens County and be subject to public disclosure in accordance with Ohio Public Records Law. In entering a contract with Athens County (or responding to Athens County solicitation), all offerors are hereby notified that all bids, proposals, quotations, RFP responses, agreements, invoices, correspondence and any other documents submitted to Athens County become public property and are subject to public disclosure in accordance with Ohio.

ASSIGNMENT

Neither the contractor nor Athens County shall, transfer, assign or otherwise dispose of the contract or any portion thereof, or of their right, title, or interest therein, or the obligation there under, without written consent of the other party. Contractor shall observe and comply with applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over Athens County's contract. The contractor shall comply, when applicable, with the U. S. Department of Labor, Safety and Health Regulations identified as Chapter XVII of Title 29, Code of Federal Regulations (CFR) Parts 1910 and 1920 and subsequent amendments. The contractor agrees that in the hiring of employees for the performance of work under the Group's contract or any subcontract, no contractor, subcontractor, or any person acting on his behalf shall, by reason or race, color, religion, sex, national origin, age, marital status, disability, pregnancy, sexual orientation, gender identity, or gender expression, or any prohibition provided by federal or state law, discriminate against any citizen of the State in the employment of labor or workers who are qualified and available to perform the work to which the employment relates, nor shall any contractor, subcontractor, or any person acting on his behalf, in any manner, discriminate against or intimidate any employee hired for the performance of work under the Athens County's contract on account of race, color, religion, sex, national origin, age, marital status, disability, pregnancy, sexual orientation, gender identity, or gender expression, or any prohibition provided by federal or state law.

Indemnification/Insurance

To the extent authorized by law, the successful offeror shall indemnify and hold harmless Athens County, its officers, elected officials, agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the successful offeror's performance, provided that any such claims, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and is caused in whole or in part by any negligent or willful act or omission of the successful offeror, subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

NON-WAIVER OF RIGHTS

No failure of either party to exercise any power given to it hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof, nor any payment under this agreement shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

RELATIONSHIP OF THE PARTIES

The relationship between the parties to a contract resulting from the solicitation shall be that of independent contractors. Nothing contained herein shall be interpreted or construed as establishing an agency or employer/employee relationship between the parties or between either party and the employees or representatives of the other party. The successful offeror is responsible for all Social Security taxes and Bureau of Workers Compensation contributions for itself and any of its employees.

TERMINATION

Athens County reserves the right to terminate any contract resulting from this solicitation in whole or in part for default (termination due to the consultant/broker's failure to perform satisfactorily) or convenience (termination due to the best interests of Athens County). After 10 days from delivery of a written notice to the contractor, Athens County may, without cause and without prejudice to any other right or remedy, elect to terminate the contract. In such case, the consultant/broker shall be paid for work executed, goods delivered and accepted, and any expense sustained plus reasonable profit, unless such termination was due to the act or conduct of the consultant/broker.

EXPENSE OF PREPARING RESPONSES

Athens County accepts no responsibility for any expenses incurred by the responders to this RFQ, including cost associated with RFQ responses and presentations. Such expenses are to be borne by the responders.

RFP Star Center - Planner Connor LaVelle

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to send out the RFP for the Star Center. See back of page 126 for the RFP.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.

Adjourn

A motion was made by Commissioner Adkins and seconded by Commissioner Chmiel to adjourn the above meeting.

The roll being called upon for adoption, the vote resulted as follows: Mr. Eliason, yea; Mr. Chmiel, yea; Mr. Adkins, yea.



JoAnn Rockhold, Administrator



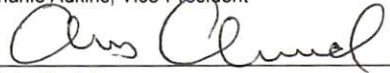
Alison Pierson, Clerk



Lenny Eliason, President



Charlie Adkins, Vice-President



Chris Chmiel



INTRODUCTION

The Athens County Board of Commissioners is seeking proposals from qualified organizations for the future public use of the STAR Athens County Campus, formerly known as SEPTA (Southeastern Probation Treatment Alternative Correctional Facility). To be eligible for review, all proposals must be based on a public use of the facility – proposals involving private use of the facility will not be considered. All proposals are subject to review by the Ohio Department of Rehabilitation and Correction.

Through this Request for Proposals, the Athens County Board of Commissioners encourages local organizations to consider how the future use of this facility can continue to provide services and support to the Athens County community.

BACKGROUND

Site Description

The facility is located at 7 W. 29 Drive within the City of Nelsonville. Originally constructed in 1990, with an expansion developed later in the 1990s, the property has served as a community-based correctional facility since its inception. The building is 5,794 square feet and has been maintained by both SEPTA and STAR, including an updated HVAC system, a generator, and a fire safety system with sprinklers.

The building was originally used for community-based correctional purposes, and as such the facility is equipped with sleeping units, common areas, outdoor recreation spaces, classrooms, office space, maintenance area, cafetera, and a full sized kitchen.

The property currently provides fifty (50) parking spaces, including two (2) accessible parking spaces with access aisle. The parcel is 5.16 acres.

Site location map (EXHIBIT 'A') is attached.

Equipment

All equipment currently located within the facility is property of the Ohio Department of Rehabilitation and Correction and any future use of this equipment requires the express written

consent of the Ohio Department of Rehabilitation and Correction. This Request for Proposals is only for the use of the facility itself.

Zoning

The property is located within an I-1 General Industrial District within the City of Nelsonville. The principal permitted uses within this Zoning District are: agriculture and agricultural service; amusement arcade; business, retail, and service; entertainment facility; highway business and service; industrial use; parking lots; professional services; public service; replacement of existing trailers, mobile homes, manufactured homes, and industrialized units; and accessory buildings.

Zoning District map (EXHIBIT 'B') is attached.

Utilities

Utility Service	Utility Provider
Water & Sewer	City of Nelsonville
Gas	Columbia Gas
Electric	AEP
Telephone/Cable	Nelsonville TV Cable

OBJECTIVE

The Athens County Board of Commissioners is interested in proposals from organizations that will utilize this facility for a public use, providing continued support for Athens County. The history and design of the building provides unique facilities including dwelling units and a kitchen/dining hall. The Athens County Board of Commissioners are open to the shared use of the facility by a mix of different tenants.

This Request for Proposals is intended to solicit a broad range of potential uses; however, all proposals must present a PUBLIC USE – proposals involving private uses WILL NOT BE CONSIDERED.

PROPOSAL REQUIREMENTS

A complete and professional response to this Request for Proposals will allow the Commission to identify the organizations, their level of experience in providing public facing services, and to understand their approach, design, and financing plan for the proposed use.

Proposals should include the following:

- Letter of Interest
 - Specify residential or non-residential proposed use (or a combination of both)
 - Please provide the proposed length of stay/program length for individuals participating in all residential-based uses
 - Identify target population that will be served by the proposed use
 - Outline projected number of staff and projected number of individuals that will be served through the proposed use
 - Detail how the proposed use will be a public benefit to the Athens County community.
- Description of Project Team
- Description of Organization's Prior Projects
- Anticipated Timeline
- Proposed Costs and Organization's Financial Stability/Ability to Fulfill Proposal

TIMELINE

Project Milestone	Date
Request for Proposals Issued	April 11, 2025
STAR Facility Open House	DATES TO BE ANNOUNCED
Deadline for Proposal Submissions	May 30, 2025
Board of County Commissioners Review	June 03, 2025
Project Selection and Contract(s) Executed	June/July 2025

LIABILITY

All tenants of the STAR Athens County Campus will be required to secure and maintain general liability insurance for the entire term of their tenancy to cover all of the tenant's uses of the facility and campus. Said insurance will be in an amount not less than \$1,000,000.00. The Athens County Board of Commissioners and the Ohio Department of Rehabilitation and Correction will be named as additional insured parties for said policy and a certificate of insurance so naming the Board of Commissioners and the Ohio Department of Rehabilitation and Correction must be provided to the Board within fifteen (15) days of the effective date of the policy.

TERMS AND CONDITIONS

Submittals not received on or before the listed deadline will not be considered. Athens County reserves the right to request additional information and/or clarification from any applicant. The County reserves the right to reject any or all submittals, to compare the relative merits of the submittals, and to select a proposal or proposals that, in the opinion of the Athens County Board of Commissioners, will best serve the interests of Athens County. Each response to this Request for Proposals will be done at the sole cost and expense of the proposing party and with the express understanding that no claims against the County or the State of Ohio for reimbursement will be accepted.

CONTACT INFORMATION

This Request for Proposals has been made available on the official website of the Athens County Board of Commissioners. The deadline for submission of a proposal in response to this request is May 30, 2025 at 4:00PM. Questions regarding this request must be submitted in writing. Please direct all submissions and any questions concerning this Request for Proposals to:

Connor LaVelle, AICP
 Athens County Planning Director
 15 S. Court Street
 Athens, OH 45701
 E-Mail: countyplanner@athensohio.org

ATTACHMENTS

- Site Location Map
- Nelsonville Zoning Map Detail
- Photos of Facility taken 04/09/2025

SITE LOCATION MAP



CITY OF NELSONVILLE ZONING MAP (DETAIL)

