

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 Mr. Adkins and seconded by Mr. Chmiel to approve the following agenda:  
Athens County Board of County Commissioners

Meeting Agenda for                      Wednesday, September 24, 2025      Convenes at 9:30 a.m.

Approve Agenda

Approve Minutes                      September 16, 2025

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

Fund to Fund: Health Dept \$2,697.77 from 662.2662.580100 Transfer Out to 021.2021.422101 Transfer In  
Fund to Fund: Common Pleas \$16,500.00 from 255.3255.560100 Other to 252.2252.417100 Other Revenue

9:45      DJFS Dir Jean Demosky - weekly updates  
10:00      Bid Opening - 15 Passenger Van  
10:30      W&S Supt Oscar Carson - weekly updates  
11:30      LUNCH  
6:30      Public Hearing

#### Agenda Items

Utility Permits  
CEBCO Insurance  
Sunday Creek Application # 1  
Surplus - Maintenance  
Maintenance Purchase  
Stewart Guysville WPCLF Nomination Form  
ARC Amesville Broadband Progress Reports  
BWC Group Retro - Closing Program  
Bike Racks  
ORCA  
Annexation Petition  
Trout's Electric Invoice \$25,500.00 for Jacksonville Village to be paid with ARPA Funds and Resolution  
DD Fee Waiver  
Trimble Brick  
Athens County Lodging Tax Regulations  
Guardian Ad Litem Agreements (8)  
Juvenile Court Fee Waiver  
US 33 No Engine Exhaust Braking  
Freedomlinx Camera Purchase  
Advanced Painting  
Surplus - EMS  
-add      DD Board Appointment

~TRAVEL

ADJOURNMENT

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

#### Minutes

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the minutes of September 16, 2025.

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 Mr. Adkins and seconded by Mr. Chmiel approving the Appropriations, Transfers, New Line Items Requests/Changes, including Fund to Fund: Health Dept \$2,697.77 from 662.2662.580100 Transfer Out to 021.2021.422101 Transfer In, Fund to Fund: Common Pleas \$16,500.00 from 255.3255.560100 Other to 252.2252.417100 Other Revenue and approving the payment of the required County Bills, which are included in the Auditor's Office INVOICE TRACKING REPORT - From: 09/16/2025 To: 09/18/2025, INVOICE TRACKING REPORT - From: 09/18/2025 To: 09/23/2025 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.

**DJFS Dir Jean Demosky - Weekly Updates**

Dir. Demosky provided the following:

**Program & Event Updates:****Winterfest:**

- \* Scheduled for October 11, 10 AM–2 PM.
- \* Applications accepted through this week; about 200 received so far.
- \* Provides coats, gloves, and possibly hats for children.
- \* Featured in a recent article by Gabriel.

**Mobile Career Center (October Calendar):**

- \* Scheduled stops include Health Recovery Services, The Plains Shopping Center, and other locations at least once a week.

**Managed Care Plan Information Day:**

- \* Planned for October 22, 10 AM–2 PM at the county home lower parking lot.
- \* Providers (Humana, United Healthcare, Anthem, CareSource) will answer questions during open enrollment.

**JFS Tech Drop:**

- \* First Tuesday of every month (Oct 7, Nov 4, Dec 2).
- \* Residents can bring devices (laptops, phones, tablets) for IT assistance.

**Sober in October:**

- \* Scheduled for Friday, October 17, 10 AM–2 PM in The Plains.
- \* Focused on recovery awareness, overdose reduction, and community resources.
- \* Partners include OhioHealth, Health Department, HAPCAP, Feeding America, and JFS on Wheels.

**JFS on Wheels:**

- \* Runs most Tuesdays, Wednesdays, Thursdays, and some Fridays.
- \* New addition: a caseworker joins the fourth Tuesday and Thursday each month to assist with direct benefit sign-ups, not just questions.

**Summer EBT Reminder:**

- \* Extra SNAP benefits provided for children will expire October 10 or four months after issuance. Families must use balances before expiration.

**Fiscal and HR Issues:****Contract Pause:**

- \* Due to funding shortfalls, contracts and contracted services are paused until financial remedies are found.
- \* A pending amendment would add services without increasing the contract amount.

**Prosecutor's Office Contract Dispute:**

- \* Prosecutor's Office (Keller Blackburn) insisted their Title IV-D services (federally reimbursed at 66%) must be paid.
- \* Concern raised about JFS's fiscal management and lack of communication.
- \* Prosecutor noted the contract amendment—including civil services—had been signed and only required commissioner approval.
- \* Dir. Demosky acknowledged payment is owed for work performed but said the amended contract had not yet been processed by the state.

**Concerns Raised:**

- \* Prosecutor questioned whether funding mismanagement or misappropriation might be occurring.
- \* Emphasized that Title IV-D funds cannot be shifted to cover other shortfalls.

**Executive Session - DJFS**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to enter into executive session at 9:44 with Dir. Jean Demosky, Asst. Dir. Lisa Radford, & Julie Gosser to discuss Discipline of a Public Employee.

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

**Regular Session**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to return to regular session at 10:29 and authorize Dir. Jean Demosky to contact legal counsel for HR and to move forward with the discipline and authorize her to execute discipline and agreements.

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

**Bid Opening - 15 Passenger Van**

No Bids

**W&S Tree Removal 5710 Radford Rd**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to accept the bid from Athens Tree & Lawn Service to cut down and remove pine tree in the amount of \$1,000.00 at the address of 5710 Radford Rd.

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

**W&S Rates**

Supt Carson provided the rate breakdown that Commissioner Adkins had requested. The rates increased from \$15.37 to \$18.40 over five years (about \$8 total). Commissioner Adkins suggested to have the document on hand for the public meeting in New Marshfield for review.

**W&S Surplus**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to declare the W&S Surplus and transfer it to the Village of Chauncey:

Description:	Model #	Serial #
Hatz Trash Pump (Multiquip)	MQ-61TDD	61TDD-9321

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

**W&S - Weekly Updates**

Supt Oscar Carson provided the following updates:

**1. Rates**

Supt Carson provided the rate breakdown that Commissioner Adkins had requested. The rates increased from \$15.37 to \$18.40 over five years (about \$8 total). Commissioner Adkins suggested to have the document on hand for the public meeting in New Marshfield for review.

**2. Leoda Property**

Supt Carson spoke with property owner about crossing the driveway during project work.

Owner verbally approved, provided condition it be restored to original state.

Commissioners advised sending a written recap letter to document the agreement.

**3. EDU's (Mr. Funk)**

Mr. Funk requested purchase of remaining 139 EDUs for future development projects.

Commissioners discussed:

- \* Past practice has been one tap per lot at the time of development approval.
- \* Advance purchase of large numbers (e.g., 80-100 taps) has not been done before.
- \* Legal review by Keller will be required to determine if this is permissible.
- \* Immediate project: 60-unit LIHTC development on Avenel, considered a priority.
- \* Future project: 30 homes at Tree Farm Village (not ready, no plans yet).
- \* Commissioners emphasized need for written requests, project details, and review by planning commission and engineer to confirm flow capacity, particularly at Carol Lane station.

Assurance given that capacity can be renegotiated in future, so taps will not permanently "run out."

**4. Vehicle Purchase Discussion**

Supt Carson asked about purchasing a new pickup truck.

Commissioners noted:

- \* Allowed if within budget allocations.
- \* May use funds from contract contingency balance if available.
- \* Must confirm remaining funds with Gary.
- \* Assistance will be provided with state purchasing process once funding is verified.

**5. Water Tower Maintenance**

- \* Commissioner Eliason raised issue of repainting the water tower, noting it has not been done in 15+ years.
- \* Commissioners agreed it is overdue, an eyesore, and necessary for preventing deterioration.
- \* Supt Carson to begin soliciting bids/calls for repainting.

#### **Executive Session - DJFS**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to enter into executive session at 10:43 with Dir. Jean Demosky, Asst Dir. Lisa Radford, & Administrator JoAnn Rockhold to discuss Employment of Public Employee.

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

#### **Regular Session**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to return to regular session at 10:54 and approve a 10% reduction in salaries and wages for Non-Union Administrative Employees under Dir. Demosky.

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

#### **Funding and Contractual Concerns**

- \* Prosecutor's Office Compensation:
  - \* Discussion centered on whether Keller's office is entitled to payment for previously completed work.
  - \* Commissioners emphasized that services already rendered must be paid. However, future contracted work is suspended due to current fiscal constraints.
- \* Clarification of Revenue Flow:
  - \* Commissioners questioned how contract revenues are handled.
  - \* It was explained that although agencies (e.g., prosecutor, sheriff, juvenile court, clerk of courts) include these funds in their projected budgets, the actual revenue flows into the county's General Fund, not directly to individual offices.
  - \* Special duty funds for the sheriff (e.g., school security, AEP details) are managed separately, with a portion retained for equipment and uniform costs.

#### **Oversight and Potential Misappropriation Concerns**

- \* Commissioners discussed Keller's earlier concerns about possible misappropriation of funds.
- \* Two independent reviews concluded no evidence of missing money, though issues of miscategorization and premature fund drawdowns were acknowledged.
- \* Commissioners agreed not to refer the matter to prosecution at this stage but noted ongoing monitoring would continue.
- \* Monitoring Intensity:
  - \* State fiscal oversight has become more rigorous, reviewing more samples than in prior years.
  - \* Commissioners questioned whether past monitoring would have caught the current issues, noting large purchases (like buildings) are more likely to trigger scrutiny than routine expenditures.

#### **Financial Recovery & Prioritization**

- \* Commissioners discussed how to restore balance to accounts once assets such as building sales generate cash.
- \* Priority recommendation:
  - \* Use \$280,000 from the building sale to bring transportation accounts back to balance, as they are fully reimbursable.
  - \* Restoring this account ensures long-term program stability.
- \* Once funds are stabilized, TANF (Temporary Assistance for Needy Families) accounts could also be realigned, enabling paused programs like PRC (Prevention, Retention, and Contingency) to resume.

#### **Child Support Budget Questions**

- \* Commissioners raised concerns about budget discrepancies in child support allocations:
  - \* Federal reimbursement rate is 66%, and with mandated share contributions from the county, revenue should cover payroll.
  - \* Jean claimed the program was already \$43,000 over budget after just three months, which commissioners found inconsistent.
- \* Action Point:
  - \* Commissioners requested a detailed child support budget breakdown (revenues, expenses, payroll, and mandated share contributions).
  - \* Aim: verify fiscal accuracy and ensure operations are sustainable within allocated funds.

**DJFS 510 W. Union St. Building**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to proceed with Option 2 (Auction) at a minimum bid of \$950,000.00, paying the \$2,500.00 advertising fee.

See documents on back of page 320.

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

**DJFS - 15 Passenger Van**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to accept the offer from Carvana in the amount of \$27,400.00 for the DJFS 15 Passenger Van.

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

**Utility Permits**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the following Utility Permits:

Permit No. 25-626  
From: Kevin Wilson - Charter Communications  
32 Enterprise Dr  
Chillicothe, OH 45601

We hereby request permission to install utility lines within public right-of-way limits.

Location of work: Co Rd Name: 23625 Brimstone Rd  
Description of Work: Cable  
Type of Installation: Other  
Estimated Project Schedule: Start Within 7 days of permit approval/Completion within 30 days of permit approval  
Agreed to by: /s/ Kevin Wilson-Charter Communications  
Athens County Commissioners  
/s/ Lenny Eliason  
/s/ Chris Chmiel  
/s/ Charlie Adkins  
/s/ Jeff Maiden, Athens County Engineer

Permit No. 25-627  
From: Pearce Services on behalf of Frontier Communications  
1222 Vine St, Ste 301  
Paso Robles, CA 93446

We hereby request permission to install utility lines within public right-of-way limits.

Location of work: Co Rd # 48, Co Rd Name: New England Rd  
Description of Work: Copper Cable  
Type of Installation: Underground (buried) Line Crossing Road  
Estimated Project Schedule: 09/10/2025 - 12/10/2025  
Agreed to by: /s/ Michelle Alvarez, Pearce Services  
Athens County Commissioners  
/s/ Lenny Eliason  
/s/ Chris Chmiel  
/s/ Charlie Adkins  
/s/ Jeff Maiden, Athens County Engineer

Permit No. 25-628  
From: AEP  
9135 St Rt 682  
Athens, OH 45701

We hereby request permission to install utility lines within public right-of-way limits.

Location of work: Co Rd # 36 & 37, Co Rd Name: Hooper Ridge Rd  
Description of Work: Electric  
Type of Installation: Utility Pole Installation  
Estimated Project Schedule: 09/22/2025 - 09/26/2025

## Proposal for Real Estate Auction

**510 W. Union St.,  
Athens, OH**

Athens County Board  
of Commissioners

Collins Realty & Auctions, LLC  
Chris Collins, Auctioneer/Realtor  
Sandra Collins, Broker  
525 Richland Ave., Suite B  
Athens, OH 45701  
(740) 447-5075

## Option 1

- Auction Date: TBD
- Auction Listing Commission: 6% of Sale Price
- Minimum Bid: TBD
- Non-Refundable Down Payment: TBD
- Upfront Advertising Cost: \$2500.00 (advertising, signage).

## Option 2

- Auction Date: TBD
- Auction Listing Commission: 0%
- Minimum Bid: TBD
- Buyer's Premium: 6% of Sale Price
- Non-Refundable Down Payment: TBD
- Upfront Advertising Cost: \$2500.00 (advertising, signage).

## Advertising Venues

- Auction Zip
- GoToAuction
- Collins Realty & Auctions Website
- Collins Auctions Website
- LoopNet
- Zillow
- Athens Messenger
- Logan Daily
- Collins Realty & Auctions Facebook Page
- Collins Auctions Facebook Page
- Both Personal Facebook Pages

Agreed to by: /s/James Graham, AEP  
Athens County Commissioners  
/s/ Lenny Eliason  
/s/ Chris Chmiel  
/s/ Charlie Adkins  
/s/Jeff Maiden, Athens County Engineer

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

#### **CEBCO Insurance Rates**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to accept the Athens County 2026 Rate Renewal with CEBCO.

See document on the back of page 321.

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

#### **Sunday Creek Application #1**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to ratify Commissioner Eliason's Signature on the Sunday Creek Application #1 in the amount of \$91,081.21.

Documents available on file in the Commissioners Office.

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

#### **Surplus - Maintenance**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to declare the following Maintenance Surplus and destroy:

Description:	Model #
Utility Topper Full Size Chevy 6ft Bed (Scrap)	2014
Utility Topper Full Size Chevy 6ft Bed (Scrap)	2014
Metal Cabinet #1 (Scrap)	
Metal Cabinet #2 (Scrap)	
Metal Cabinet #3 (Scrap)	
HP Computer (Lenny's Hard drive)	

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

#### **Maintenance Purchase**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the purchase/installation of stainless toilet & sink in the jail(female holding) in the amount of \$1,713.61.

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

#### **Stewart Guysville WPCLF Nomination Form**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to ratify Commissioner Eliason's Signature on the Stewart Guysville WPCLF Nomination Form.

See documents on back of page 321.

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

#### **ARC Amesville Broadband Progress Reports**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to ratify Commissioner Eliason's Signature on the ARC Amesville Broadband Progress Reports.

See back of page 324 for reports.

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



Athens County 2025 Rate Renewal Acceptance

Table with 4 columns: Non-User Plan Renewal Rates, Medical, In PPFD, Plan Total. Rows include EE Only, Family, Union Plan Renewal Rates, LE Only, Family.

Commissioner signatures and dates for Athens County 2025 Rate Renewal Acceptance.

\*Only 5 Commissioner Signatures required for rate acceptance



Division of Environmental & Financial Assistance (DEFA) Office of Financial Assistance (OFA)

50 West Town Street, Suite 700, Columbus, OH 43215

This nomination form must be completed in its entirety and signed by the authorized representative, or designer, identified on TAB 2

Please review and follow the nominator form and submission instructions:

IMPORTANT INFORMATION

All documents must be signed and dated. Please submit fully completed nomination packages to: defama@epa.ohio.gov

\*\*\* PLEASE NOTE: Regardless of the number of administrative nomination an entity submits, there will only be ONE auto-response from the DEFA email box.

Nominative Checklist - Required Document

The following checklist indicates the information necessary for Ohio EPA DEFA to review and prioritize projects. Ohio EPA may review all readily available project information in addition to the nomination submission.

- Checklist items: A copy of legislation authorizing current water and sewer rates; Documentation supporting creation of water or sewer utility; Documentation showing the project location; Project planning information; A Regionalization Evaluation is required for design or construction of a new WWP, plant expansion, major WWP improvements or extensions to unserved area project; A copy of services and/or an agreement for planning, design or construction engineering services; For construction loans, along with project planning information, submit any Basis of Design documents and/or Preliminary Engineering Reports; Additional documentation requested or required on specific tabs; Estimated construction cost for Emerging Contaminant or Lead Service Live work; Readiness-to-Proceed documentation; Once all nomination forms are signed and dated, please submit the completed package along with the aforementioned documents to: defama@epa.ohio.gov

WGLF/WGLRA Nomination Form

Revised Aug. 2023

WGLF/WGLRA Nomination Form

Revised Aug. 2023

Form for Athens County Commissioners, including sections for Project Name, Description, and various checkboxes for project details.

WGLF/WGLRA Nomination Form

Revised Aug. 2023

Checklist for Drinking Water System, including items like 9% interest rate, 5.2% interest rate, and 1% replacement of water.

Checklist for Sewerage System, including items like 9% interest rate, 5.2% interest rate, and 1% replacement of water.

Checklist for WWP, including items like 9% interest rate, 5.2% interest rate, and 1% replacement of water.

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WGLF/WGLRA Nomination Form

Revised Aug. 2023

WGLF/WGLRA Nomination Form

Revised Aug. 2023

WGLF/WGLRA Nomination Form

Revised Aug. 2023

WGLF/WGLRA Nomination Form

Revised Aug. 2023

**BWC Group Retro - Closing Program**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve closing out and issuing refunds to departments by funds, with 20% retainage for outstanding legal/IME/fee obligations.

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

**Bike Racks**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the purchase of three (3) 2 Bike "U" Racks from Belson Outdoors in the amount of \$404.71.

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

**ORCA**

Commissioner Chmiel addressed the New Membership Fee for ORCA of \$1,000.00, Commissioner Eliason and Commissioner Adkins have No Interest in being members. Commissioner Chmiel wants to support it.

**Annexation Petition**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to acknowledge receipt of the Type 2 Expedited Annexation (Hugh White parcel near US33/Super 8) and Hearing is Set for October 28, 2025 at 9:30.

See back of page 322 for Annexation Petition.

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

**Trout's Electric Invoice \$25,500.00 for Jacksonville Village to be paid with ARPA Funds**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the Trout's Electric Invoice of \$25,500.00 for Jacksonville Village to be paid with ARPA Funds.

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

**DD Fee Waiver**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the DD Fee Waiver as out-of-state taxes policy: recognizing tax-exempt status can't be honored outside Ohio, the board amended the credit card/tax policy so out-of-state lodging/sales taxes incurred for official business do not require fee-waiver exceptions.

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

**Trimble Brick**

Exterior access & hardscape (Prosecutor's entrance area):

- \* Thompson Concrete to remove the front ramp; likely install steps (final drawing to be provided).
- \* Commemorative bricks to be carefully lifted and palletized; staff will consult Judge Goldsberry on future display/retention.
- \* City coordination: curb/ADA corner work aligned; city staff briefed on matching existing county concrete finish.

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the project concept with Trimble Brick so steps can be ordered; exact stone/railing details to be finalized.

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

**Athens County Lodging Tax Regulations**

Draft lodging tax regulations (modeled after Ottawa County) reviewed (from Prosecutor/Auditor feedback).

Action: Share the draft with the Visitors Bureau (Boone) for input before adoption; post to website upon finalization. Discussion acknowledged Airbnb/short-term operators should understand obligations.

RECEIVED  
SEP 18 2025  
Athens County Commissioners

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF ATHENS COUNTY, OHIO  
PETITION BY THE OWNER OF REAL ESTATE FOR ANNEXATION OF 1.175  
ACRE OF LAND MORE OR LESS IN ATHENS TOWNSHIP, ATHENS COUNTY,  
OHIO TO CITY OF ATHENS, OHIO

(Expedited Type 2 Annexation- Sections 709.021 & 709.023 Ohio Revised Code)

The undersigned, being the owner of land adjacent to the City of Athens, Athens County, herein respectfully petition that the real estate hereinafter described be annexed to the City of Athens, Athens County, Ohio.

The territory proposed for annexation contains 1.175 acres, more or less, in Athens Township, Athens County, and is contiguous and adjacent to the boundary of the City of Athens, Ohio, for five percent (5%) or more of the perimeter of the territory proposed for annexation. The Parcel ID # is A010010075701. The undersigned understand the territory will not be excluded from the township.

The full description of the territory sought to be annexed is attached hereto and incorporated herein as Exhibit "A".

- The number of owners of real estate in the territory sought to be annexed is one (1), the Petitioner.
- A map or plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit "B".
- The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
- There is no annexation agreement between the municipality and township pursuant to R.C. § 709.192 applicable to this annexation nor an applicable Cooperative Economic Development Agreement (C.E.D.A.) pursuant to R.C. § 701.07.
- The owner who signs this petition by their signature expressly waive their right to appeal in law or equity from the Board of County Commissioners' entry of any resolution passed under R.C. § 709.023 and waive any rights they may have to sue on any issue relating to a municipal corporation requiring a buffer as provided in R.C. § 709.023 and further waive any rights to seek a variance that would relieve or exempt them from the buffer requirement.
- Christopher R. Conard is hereby appointed and authorized to act as agent for Petitioner in securing such annexation.

4025-7947-0046, v 2

Exhibit B



4025-7947-0046, v 2

- Petitioner's agent is hereby authorized to make any amendments and/or deletions which in his absolute and complete discretion are proper under the circumstances then existing. In addition, the petitioner's agent is authorized to make such amendments and/or deletions in the petition, map, plat or description in order to correct any discrepancy or mistake noted by the County Engineer or others in their examination of the petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map or plat and description to the Board of County Commissioners on, before or after the date set for hearing of this petition unless otherwise specified by law.
- "WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE."

OWNER NAME:

For: WHITE FAMILY/ATHENS PROPERTY, LLC

By: Timothy L. White, Jr  
Timothy L. White, Jr Vice-President

Date Signed: 9/16/25

Contact Information:

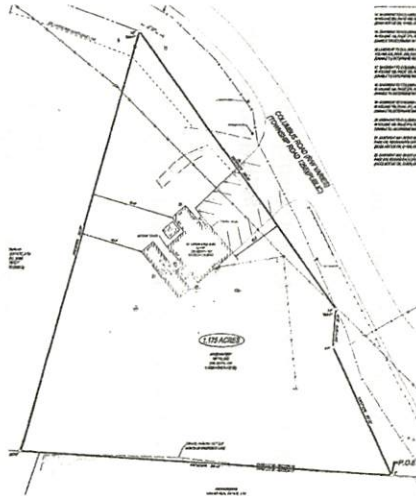
Owner/Petitioner:

WHITE FAMILY/ATHENS PROPERTY, LLC  
2 RIVERPLACE SUITE 444  
DAYTON, OH 45405

Agent:

Christopher R. Conard  
Coolidge Wall Co. LPA  
33 W. 1<sup>st</sup> Street  
Suite 200  
Dayton, Ohio 45402

4025-7947-0046, v 2



000000/211074025-7947-0046.1

4025-7947-0046, v 2

Exhibit A

Situated in Farm Lot 68, Section 18, Town 9, Range 14, Athens Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the southeast corner of said Farm Lot 68; thence along the south line of Farm Lot 68, North 86 degrees 32' 17" West a distance of 964.96 feet to an iron pin found at the point of beginning of the tract herein described;

Thence leaving said Farm Lot line North 25 degrees 05' 31" West with the southerly right of way line of Township Road 1255, a distance of 107.33 feet to an iron pin set. Thence continuing with said right-of-way line, North 4 degrees 07' 38" East a distance of 29.36 feet to an iron pin set;

Thence continuing with said right-of-way line, North 35 degrees 54' 51" West a distance of 260.36 feet to an iron pin set;

Thence leaving said right-of-way line South 16 degrees 02' 21" West a distance of 332.87 feet to an iron pin set in the south line of Farm Lot 68;

Thence with said Farm Lot line South 86 degrees 32' 17" East a distance of 288.62 feet to the place of beginning and containing 1.1753 acres more or less.

PPN: A01-00100757-01

Property Address: 300 N. Columbus Road, Athens, Ohio 45701

4025-7947-0046, v 2

**Guardian Ad Litem Agreements (8)**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the Eight (8) Guardian Ad Litem Agreements.

See back of page 323 for Guardian Ad Litem Agreements.

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

**Juvenile Court Fee Waiver**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the Juvenile Court Fee Waiver processing of credit card payment now, vendor will remove tax in October (documented vendor assurance).

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

**US 33 No Engine Exhaust Braking**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to withdraw last week's motion, after ODOT consultation: segment at issue largely within city limits and flat. Commissioners suggest petitioner to contact the City of Athens and the county will revisit after the road project is complete.

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

**Freedomlinx Camera Purchase**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the Freedomlinx Camera Purchase in the amount of \$2,824.00, these cameras will be located in the Records Office (2) and Treasurer's Office (2).

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

**Advanced Painting**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the Advanced Painting Proposal for the Treasurer's Office and CourtHouse Basement Common Areas in the amount of \$2,880.00 and have Supt Biggins get a proposal to fix Commissioner Eliason's ceiling.

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

**Surplus - EMS**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to declare EMS Surplus as a parts truck to fix other EMS trucks:

Description:	Model #
2017 Horton Ambulance	Vin: 1HA6GUCG5HN008398

Truck to be used as a "part truck" - can fix the body damage and replace the read end in another truck that needs new rear end. If transmission matches a 3<sup>rd</sup> truck we will save that on top of this.

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

**DD Board Appointment**

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to appoint Dumitru "Raz" Sabaiduc to the Athens County Board of Developmental Disabilities:

Dumitru "Raz" Sabaiduc  
26 Sunset Drive  
Athens, Ohio 45701

Dear Mr. Sabaiduc

The Board of Athens County Commissioners, in its regular meeting on September 16, 2025, appointed you to serve on the Athens County Board of Developmental Disabilities. Your term will begin on January 1, 2026, and end on December 31, 2029.

Thank you for your willingness to serve Athens County in this important capacity. Your commitment and contributions are greatly appreciated.

Sincerely,

GUARDIAN AD LITEM AGREEMENT

JENNY SPERO, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover JENNY SPERO, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
JENNY SPERO, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

GUARDIAN AD LITEM AGREEMENT

STORMY JENKINS, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover STORMY JENKINS, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
STORMY JENKINS, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

GUARDIAN AD LITEM AGREEMENT

FELICE MUNROE, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover FELICE MUNROE, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
FELICE MUNROE, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

GUARDIAN AD LITEM AGREEMENT

KYLE BERGMAN, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover KYLE BERGMAN, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
KYLE BERGMAN, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

GUARDIAN AD LITEM AGREEMENT

JENNIFER BLANS, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover JENNIFER BLANS, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
JENNIFER BLANS, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

GUARDIAN AD LITEM AGREEMENT

ALEXANDER BOESCH, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover ALEXANDER BOESCH, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
ALEXANDER BOESCH, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

GUARDIAN AD LITEM AGREEMENT

MEREGITH WHITE, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover MEREGITH WHITE, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
MEREGITH WHITE, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

GUARDIAN AD LITEM AGREEMENT

HEATHER JOLLY, hereby agrees to accept appointments by the Athens County Common Pleas Court, Juvenile Division, to serve as a Guardian Ad Litem for the court when available to do so.

The Athens County Board of Commissioners hereby agrees to extend the General Liability and Public Officials Liability coverage provided by CORSAs to Athens County to cover HEATHER JOLLY, while performing services for, and while acting within the scope of authority granted by the Athens County Common Pleas Court, Juvenile Division.

  
HEATHER JOLLY, Guardian Ad Litem  
  
Zachary L. Saunders, Judge  
  
President, Board of Commissioners

/s/Lenny Eliason, President

/s/Charlie Adkins, Vice-President

/s/Chris Chmiel

ACC:jr

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

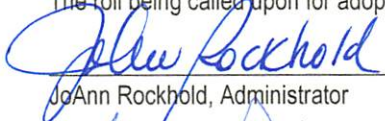
**New Marshfield Sewer Project Public Meeting #3**

Meeting reconvened at 6:30 p.m. at New Marshfield Senior Center with the 3 Commissioners, Administrator JoAnn Rockhold, Clerk Alison Pierson, ACCHD Patrick McGarry, HAPCAP Jeff Jenkins, W&S Supt Oscar Carson & Billing Clerk Kelly Casto, and DLZ Gary Silcott to discuss the updates on the New Marshfield Sanitary Sewer System with residents of New Marshfield.

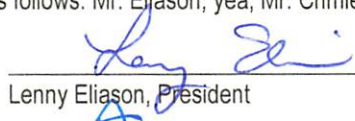
**Adjourn**

A motion was made by Mr. Adkins and seconded by Mr. 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

Progress Report

OH-20536-A

Form SF-PPR

ARC Approval for OH-20536-A

Reimbursement Amount: \$0.00  
 Advance Payment Amount: \$0.00  
 Total Payment Amount: \$0.00  
 Project Coordinator Name: Sanner, Elizabeth  
 Project Coordinator Comments:

1. Awarding Federal Agency and Organizational Element to Which Report is Submitted Appalachian Regional Commission	2. Federal Grant or Other Identifying Number Assigned by the awarding Federal Agency OH-20536-A	3a. DUNS Number ENDFKD6VTYK3 3b. EIN 31-640063
4. Recipient Organization (Name and complete address including zip code) Athens County Commissioners		5. Recipient Account Number or Account Number
6. Project/Grant Period Start Date: (Month, Day, Year) 1/1/2024 End Date: (Month, Day, Year) 12/31/2030	7. Reporting Period End Date (Month, Day, Year) 7/31/2025	8. Final Report? No 9. Report Frequency Other If other, describe: Every 4 months
10. Performance Narrative During this period, the initial payment was made to Frontier. Frontier is in the engineering and design phase of the project and expects to begin construction in 2026.		
11. Other Attachments (attach other documents as needed or as instructed by the awarding Federal Agency)		
12. Certification: I certify to the best of my knowledge and belief that this report is correct and complete for performance of activities for the purposes set forth in the award documents.		
12a. Typed or Printed Name and Title of Authorized Certifying Representative Lenny Ellison President	12c. Telephone (area code, number and extension) 740-592-3219	12d. Email Address lellison@athensoh.org
12b. Signature of Authorized Certifying Official Lenny Ellison-9/18/2025 9:22:48 AM	12e. Date Report Submitted (Month, Day, Year) 9/18/2025	

Financial Report #3

OH-20536-A

Form SF-270

Pending  
 ARC Approval for OH-20536-A

Reimbursement Amount: \$0.00  
 Advance Payment Amount: \$0.00  
 Total Payment Amount: \$0.00  
 Project Coordinator Name: Sanner, Elizabeth  
 Action Taken:  
 Date of Action:  
 Project Coordinator Comments:

WARNING: The current and forecasted costs do not exhaust the grantee's previous payments to date. Therefore, Line 11i (Federal share now requested) has been set to \$8.00.

REQUEST FOR ADVANCE OR REIMBURSEMENT		1. TYPE OF PAYMENT REQUESTED	Reimbursement	2. BASIS OF REQUEST
3. FEDERAL SPONSORING AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH THIS REPORT IS SUBMITTED Appalachian Regional Commission		4. FED GRANT OR OTHER IDENTIFYING NUMBER ASSIGNED BY FED AGENCY OH-20536-A-0022	Partial	Cash
5. EMPLOYER IDENTIFICATION NUMBER 31-440023	7. RECIPIENT'S ACCOUNT NUMBER OR IDENTIFYING NUMBER 410023	6. PERIOD COVERED BY THIS REQUEST FROM (month, day, year) 7/1/2025 TO (month, day, year) 7/31/2025		
8. RECIPIENT ORGANIZATION Name: Athens County Commissioners Number and Street: 13 South Court Street Athens City, State and ZIP Code: Athens, Ohio 45701		9. PAYEE ORGANIZATION (If same check to be sent to different than item 8) Name: Athens County Commissioners Number and Street: 13 South Court Street Athens City, State and ZIP Code: Athens, Ohio 45701		
11. COMPUTATION OF AMOUNT OF REIMBURSEMENTS / ADVANCES REQUESTED				
PROGRAMS/PROJECTS/ACTIVITIES	(a) ARC Grants	(b) Cash Match	(c) In-Kind Match	TOTAL
a. Total program outlays to date (As of date 7/31/2025)	\$38,777.00	\$0.00	\$0.00	\$38,777.00
b. Less: Cumulative program income	\$0.00	\$0.00	\$0.00	\$0.00
c. Total program outlays (Less a minus line b)	\$38,777.00	\$0.00	\$0.00	\$38,777.00
d. Estimated net cash outlays for advance period	\$0.00	\$0.00	\$0.00	\$0.00
e. Total (Sum of lines c & d)	\$38,777.00	\$0.00	\$0.00	\$38,777.00
f. Non-Federal share of amount on line e	\$0.00	\$0.00	\$0.00	\$0.00
g. Federal share of amount on e	\$38,777.00	\$0.00	\$0.00	\$38,777.00
h. Federal payment previously requested	\$18,121.00	\$0.00	\$0.00	\$18,121.00
i. Federal share now requested (Less a minus line h)	\$0.00	\$0.00	\$0.00	\$0.00
1. Advance requested by month, when requested by Federal grantee agency for use in making pre-advance advances	1st month			
	2nd month			
	3rd month			
12. ALTERNATE COMPUTATION FOR ADVANCES ONLY				
a. Estimated Federal cash outlays that will be made during period covered by the advance				
b. Less: Estimated balance of Federal cash on hand as of beginning of advance period				
c. Amount requested (Line a minus line b)				
I certify that to the best of my knowledge and belief the data above are correct and that all outlays were made in accordance with the grant conditions or other agreement and that payment in this and has not been previously requested.		SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL Lenny Ellison-9/18/2025 9:21:21 AM		DATE RECEIPT SUBMITTED 9/18/2025