

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 Monday, June 01, 2026 Convenes at 9:30 a.m.

Approve Agenda

Approve Minutes May 27, 2026

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

- 9:30 Mike Biggins- Maintenance Staff
- 9:45 DJFS - Weekly Updates
- 10:00 HAPCAP CHIP Public Hearing #1
- 10:15 Planner LaVelle - CRA Update
- 11:30 LUNCH

Agenda Items

- Surplus - Juvenile/Probate
- Engineer Drainage Easement
- Engineer- OPWC Disbursement fo CU39AC
- McKee Rentals Mowing
- Senior Levy
- Surplus Sheriff's Office
- LOS FosterHub ARC
- LOS OhioHealth O'Bleness Hospital's proposal to develop a Level II Special Care Nursery
- Bond
- Surplus - Clerk of Courts

-TRAVEL

- Sheriff: John Morris; Training, Columbus OH; 05/20/26
- Tami Collins-6/17, 7/15, 8/19, 10/21, 11/18 Jackson Ohio- Southeast OJFSDA District Meetings
- Recorder: Jessica Markins; ORA Summer Continuing Education Seminar, Mt. Sterling OH; 06/09 - 06/12/26

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 May 27, 2026.

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 and approving the payment of the required County Bills, which are included in the Auditor's Office INVOICE TRACKING REPORT - From: 05/26/2026 To: 05/28/2026 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.

Executive Session - Maintenance

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to enter into executive session at 9:31 with Maintenance Supt Mike Biggins and Administrator JoAnn Rockhold to discuss employment 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 9:39.

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

Custodial Worker Hire

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve hiring a Custodial Worker:

Tad Starnes with a pay rate of \$18.00/hr. and a start date of 06/01/2026.

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

Tim Gretz Pay Increase

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve increasing Tim Gretz's pay rate to \$18.25/hr. effective 06/01/2026.

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

Maintenance Supt. Mike Biggins - Pay Increase

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve an hourly wage increase of \$2.52 per hour for Maintenance Supt. Mike Biggins effective 06/01/2026.

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

DJFS - Weekly Updates

Tami Collins, Executive Director of Job and Family Services, provided a fiscal update regarding the department's financial position.

Tami reported that:

- * The department is currently projecting an approximate \$821,000 deficit
- * Cost-saving efforts over the previous month reduced the deficit by approximately \$10,000
- * The majority of the remaining financial concerns continue to be concentrated within Child Support Enforcement Agency (CSEA) operations

Discussion noted that:

- * CSEA ceiling excess costs were estimated at approximately \$760,000
- * The department continues to work with the State to obtain approval for transfers and other funding adjustments designed to reduce costs and mitigate the deficit

Additional State Funding Allocation

Tami informed the board that:

- * The department had received an additional allocation of approximately \$59,000 from the State
- * The funding would assist with RESEA-related costs

The allocation had been received late and therefore was not included in the prepared fiscal materials.

Discussion of Deficit Reduction Strategies

Commissioners and members of the media questioned the department regarding plans to address the deficit.

Tami explained that:

- * Fiscal year allocations generally close in September
- * Certain adjustments may continue through December 31

- * Monthly fiscal updates will continue to be provided

Additional strategies discussed included:

- * Expanding PRC eligibility responsibilities among staff
- * Redistributing RMS-related costs across additional funding streams
- * Increasing participation in programs that improve reimbursement opportunities

Tami noted that:

- * PRC benefit limits currently set at \$500 may be increased to \$1,000
- * Increased participation could help improve cost allocation opportunities

She cautioned that:

- * Because RMS calculations are based on random sampling, exact savings projections cannot be reliably estimated

Commissioners discussed the possibility that:

- * If the building does not sell
- * And additional state assistance is not received

The department may need to seek additional assistance from other counties or pursue other funding alternatives.

Discussion also clarified that:

- * The projected deficit is separate from the previously approved federal repayment agreement exceeding \$2.5 million
- * Child Support Hearing Activity Discussion

Commissioners briefly discussed information recently received regarding increased child support hearing activity.

Tami clarified that:

- * The information originated from Keith
- * Jason Terry transmitted the information after discussing it with Keith

Discussion centered on ensuring appropriate communication channels regarding hearing activity and reimbursement impacts.

DJFS - Request to Transfer Capital Improvement Funds

Tami requested consideration of transferring funds from the agency's capital improvement account into its operating budget.

Commissioners reviewed available balances and discussed the remaining proceeds from the prior 510 building transaction.

It was reported that:

- * Approximately \$332,307.40 remained available after payment of bond counsel expenses

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to request that the proceeds from the sale of the Department of Job and Family Services building located at 510 West Union Street, in the amount of \$332,307.40, be transferred from the Capital Improvement Fund to the Job and Family Services General Fund. The purpose of this transfer is to assist the Department of Job and Family Services in reducing its current deficit and to provide additional financial stability for the agency's operations.

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

DJFS - Nelsonville Building Sale Proposal

Tami next discussed plans to sell the Nelsonville office building.

She explained that:

- * Sale proceeds would help reduce the projected deficit
- * Consolidating operations would also reduce ongoing overhead expenses
- * Staff currently assigned to the facility could be reassigned to the County Home following the sale

Commissioners noted that:

- * A bid notice had already been prepared and transmitted
- * JoAnn requested a 30-day bid period before accepting bids

The building was reported to have:
* An appraised value of \$975,000

Tami expressed hope that market interest could result in a higher sale price due to the property's location on the Nelsonville square.

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to declare the Nelsonville building surplus and authorize accept sealed bids and establish a minimum bid amount of \$975,000.00.

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

Surplus - Juvenile/Probate

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve and declare the Juvenile/Probate Surplus:

Description	Model #	Serial #
13 Black Chairs		
12 Maroon Leather Chairs		
1 Brown Leather Chair		
Fellows Shredder/Broken		CRC38485.2
Toshiba Color Printer/Copier e.studio2505AC	County Tag 6418	FG2505ACNADCF1F56448
HP Laser Jet Pro M404n		PHBC217313
LaserJet Enterprise M608		CNBCM9J0KN
HP Laser Jet Pro M404n		PHBHL57264
HP Laser Jet Pro M404n		PHBHL57268

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

Engineer Drainage Easement

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the Drainage Easement to Maintain Ditch on parcel # L01-0360100700. See Drainage Easement document on back of page 199.

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

Engineer- OPWC Disbursement for CU39AC

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve and authorize Commissioner Eliason to sign the Engineer - OPWC Disbursement for CU39AC in the amount of \$12,063.74. See OPWC Disbursement for CU39AC on back of page 199.

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

McKee Rentals Mowing

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the McKee Rentals Mowing Agreement for the County Landfill. This agreement covers two mowing cycles in the amount of \$6,000.00:

INDEPENDENT
CONTRACTOR AGREEMENT BETWEEN
ATHENS COUNTY BOARD OF COUNTY COMMISSIONERS AND
MCKEE RENTALS

This agreement is made on, June 1, 2026, between McKee Rentals, JR McKee, 11643 Dowler Ridge Rd., New Marshfield, Ohio 45766 ("Contractor") and Athens County Board of Commissioners ("Owner"), collectively, the "Parties."

DESCRIPTION OF WORK

Contractor agrees to provide all the materials and to perform the following work for Owner:
Brush hogging and mowing of the Athens County 691 Landfill, 13600 State Route 681, Nelsonville, Ohio 45764 ("Property") fully twice a year. Contractor shall complete mowing once in May and once in August. Contractor agrees to perform the Services in a professional and timely manner, with due diligence in the best interest of Owner.

TERM OF AGREEMENT

The Parties agree to a term of 5 (Five) years, with option of renewing at 4 (Four) years for an additional 5 (Five) years. Parties may adjust compensation at the end of three years if both mutually consent to such a modification in writing.

Drainage Easement to Maintain Ditch

THIS DRAINAGE EASEMENT AGREEMENT is dated 5-27 day of May, 2026 by Bobbie Tallman ("Grantor") and the Athens County Commissioners ("Grantee").

Grantor Bobbie Tallman grants to Grantee Athens County Commissioners the perpetual right of ingress to and across from the real estate described, and the right to maintain, repair, and keep the ditch, in usable condition at any reasonable time that it may see fit, for the purpose of maintaining, repairing, and keeping the ditch in usable condition.

The land affected by the grant of this easement and right-of-way is located in the County of Athens, State of Ohio, and is more fully described as follows:

Situated in the County of Athens, in the State of Ohio and in the Township of Troy, and more particularly described as follows: Being Lot No. 24 of Frost Valley Subdivision as recorded September 27, 1972, in Plat Book 19, at Page 6, File No. 102248 of Plat Records of Athens County, Ohio.

The easement and right-of-way granted is over and across the above described land as provided in Attachments A and Attachment B, and is more fully described as follows:

COMMENCING at an iron pipe found on the east line of Lot 24 in the Frost Valley Subdivision (see 428A), thence along the dimensioned lot line of said lot North 49° 44' 59" West, 51.80 feet to the POINT OF BEGINNING of the easement herein described:

Thence along the centerline of the new 40-foot wide drainage easement the following three (3) courses:

- 1. South 11° 49' 09" East, 44.25 feet to a point;
2. South 2° 32' 50" West, 195.74 feet to a point;
3. South 17° 37' 59" West, 75.26 feet to a point at the edge of the Hooking River.

Borings are State Plane Old NAD83, Ohio South Zone. Subject to all easements and rights of way of record.

The above easement includes a drainage ditch and will remain in effect and run with the land until an agreement for termination is reached between all parties.

TO WITNESS WHEREOF the Parties have agreed to and executed this Agreement, Witnesses, Witnesses, this 27th day of May, 2026.

Witness: Bobbie Tallman, Grantor

Witness: Athens County Commissioners, Grantee

The foregoing instrument was acknowledged before me this 27th day of May, 2026, by Bobbie Tallman and authorized representatives of Athens County, Ohio.

Notary Public for Ohio, State of Ohio, Commission Expires 5-12-2027

Notary Public for Ohio, State of Ohio, Commission Expires 5-12-2027

The foregoing instrument was acknowledged before me this 1st day of June, 2026, by Athens County, Ohio, authorized representatives and the State of Ohio, Ohio Department of Public Safety, Ohio State Highway Patrol.

Notary Public for Ohio, State of Ohio, Commission Expires 6/30/2026

Notary Public for Ohio, State of Ohio, Commission Expires August 01, 2020

Drainage Easement to Maintain Ditch

Situated in Lot 24 of Frost Valley Subdivision, Section 36, Township 5, Range 11, Troy Township, Athens County, Ohio of Ohio, being part of Parcel 101010107700 located at Volume 177, Page 614 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pipe found on the east line of Lot 24 in the Frost Valley Subdivision (see 428A), thence along the dimensioned lot line of said lot North 49° 44' 59" West, 51.80 feet to the POINT OF BEGINNING of the easement herein described:

Thence along the centerline of a new 40-foot wide drainage easement the following three (3) courses:

- 1. South 11° 49' 09" East, 44.25 feet to a point;
2. South 2° 32' 50" West, 195.74 feet to a point;
3. South 17° 37' 59" West, 75.26 feet to a point at the edge of the Hooking River.

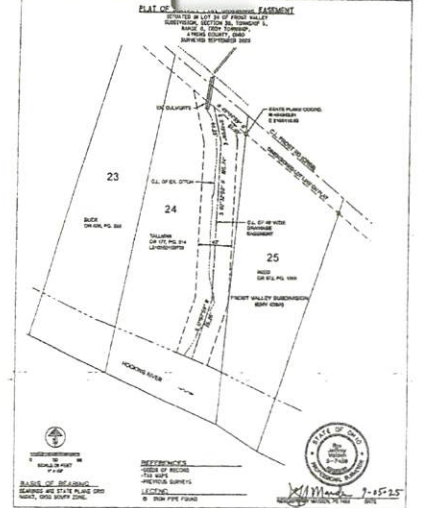
All iron pipe described as being set are 58" x 30" when with an attached plastic cap marked J. Madsen, PLS 7459.

Borings are State Plane Old NAD83, Ohio South Zone. Subject to all easements and Rights of Way of Record.

Plat of Survey is attached herewith and made a part thereof.

Notary Public for Ohio, State of Ohio, Commission Expires 5-12-2027

Notary Public for Ohio, State of Ohio, Commission Expires 5-12-2027



OHIO PUBLIC WORKS COMMISSION DISBURSEMENT REQUEST FORM AND APPROPRIATION

Statement requesting the disbursement of funds from the OPWC account to Section V of the Project Agreement (the "Agreement") entered into between the Director of the Ohio Public Works Commission ("Director") and Athens County.

Table with 4 columns: EXPENDITURES PROGRAMS, AS PER AGREEMENT, PRICE DISBURSED, AS PART OF THIS DRAW, PAID TO DATE (Column 1 & 2). Rows include Engineering, Construction Administration, Right-of-Way, Construction, Permits, Advertising, Legal, Construction Contingencies, and Total Expenditures.

Table with 4 columns: FINANCING PROGRAMS, AS PER AGREEMENT, PRICE DISBURSED, AS PART OF THIS DRAW, PAID TO DATE (Column 1 & 2). Rows include OPWC Funds, Local Share, Other Revenues, and Total Financing (Line 4).

NOTE: Values shown for Line 4 must be equal to the values shown for Line 4G.

AUTHORIZED CERTIFICATIONS FOR OPWC DISBURSEMENTS

This Disbursement Request Form is for Section V of the Project Agreement (the "Agreement") entered into between the Director of the Ohio Public Works Commission ("Director") and Athens County.

PROJECT MANAGER CERTIFICATION: I certify that the work described under this Disbursement and the Project Agreement and the OPWC is being completed in accordance with the terms and conditions of the Project Agreement and the OPWC.

CHIEF EXECUTIVE OFFICER AND CHIEF FINANCIAL OFFICER CERTIFICATION: Pursuant to Section V, B, and C, of the Agreement, the undersigned Chief Executive Officer and Chief Financial Officer, as their true and correct statements, certify that the work described under this Disbursement and the Project Agreement and the OPWC is being completed in accordance with the terms and conditions of the Project Agreement and the OPWC.

- 1. Each item of Project cost disbursement is being made to properly comply with the terms and conditions of the Project Agreement and the OPWC.
2. Each item of Project cost disbursement is being made in accordance with the terms and conditions of the Project Agreement and the OPWC.
3. In the event the any of the money disbursed to the Recipient pursuant to this request is to be used to pay Project costs, the Recipient shall submit to the OPWC a copy of the Project Agreement and the OPWC.
4. This instrument and attachments hereto shall constitute an affidavit of the facts and circumstances set forth herein and shall constitute a true and correct statement of the facts and circumstances set forth herein and shall constitute a true and correct statement of the facts and circumstances set forth herein.

IN WITNESS WHEREOF, the undersigned have executed this Disbursement Request Form and Certification on this 1st day of June, 2026.

Subdivision Name: Athens County, Disbursement Request Form - Page 3
Project Name: Ditch, located, South Hooking River
OPWC Contract No.: 01000

CONTRACTOR/VENDOR PAYEE IDENTIFICATION: Set forth the appropriate portion(s) of this Disbursement Request amount (all or part of the amount from HOJ) that is to be paid to each of the contractor/vendor(s) (or Subdivision) identified below, and so are supported through accompanying copies of invoices or other evidence of expense. All information must be provided:

- 1) AMOUNT TO BE PAID CONTRACTOR/VENDOR BY OPWC: \$ 12,093.74
2) AMOUNT TO BE PAID CONTRACTOR/VENDOR BY OPWC
3) AMOUNT TO BE PAID CONTRACTOR/VENDOR BY OPWC
4) AMOUNT TO BE PAID CONTRACTOR/VENDOR BY OPWC

OPWC USE ONLY: Approved by: _____ Date: _____
Reviewed by: _____

ATHENS COUNTY ENGINEERS OFFICE Project Cost Summary table. Includes columns for Description, Unit, Quantity, Unit Price, Total Price, and Total. Also includes a summary table for Total Project Cost and Total Disbursement.

COMPENSATION

Owner agrees to pay Contractor for services rendered in a total amount of \$6,000.00 (Six Thousand Dollars) for each year of the contract, detailed as follows. Owner shall pay \$3,000.00 (Three Thousand Dollars) within 30 (Thirty) calendar days after Contractor invoices Owner for completing one complete mowing of Property. Contractor shall invoice each mowing separately.

LIABILITY

Contractor shall maintain liability insurance for the entire term of the Agreement and renew insurance for each term that the Parties renew.

TERMINATION

Either Party may terminate this Agreement, at any time and for any reason, after the initial four years of the Agreement have been completed by providing notice to the other Party at least thirty (30) days before the effective date of such termination. If either Party terminates the Agreement, and Contractor has already mowed one or both times for the calendar year, Owner shall pay as follows. If Contractor has fully mowed in a manner Owner finds satisfactory once during the calendar year of termination, Owner shall pay \$3,000.00 (Three Thousand Dollars); Owner shall pay \$6,000.00 (Six Thousand Dollars) if Contractor has mowed twice during calendar year, meeting the same standard of completeness.

INDEPENDENT CONTRACTOR STATUS AND RESPONSIBILITIES

This Agreement does not constitute a hiring by either Party. It is the Parties' intention that Contractor shall have an independent contractor status and not be an employee of Owner. Contractor shall retain sole and absolute discretion in the manner and means of carrying out his activities listed in Section - **DESCRIPTION OF WORK** as long as the work is generally of good quality. This Agreement shall not be considered or construed to be a partnership or joint venture, and Owner shall not be liable for any obligations incurred by Contractor unless specifically authorized in writing. Contractor shall not act as agent of Owner, nor bind Owner in any manner, unless specifically authorized to do so in writing. Contractor shall be solely responsible and liable for providing his employees, agents and/or subcontractors with a safe work environment and shall comply with all health and safety directives and rules imposed by any and all applicable governmental agencies. Owner shall not carry Workers' Compensation, health, accident, disability, or similar insurance to cover Contractor, nor shall Owner pay any contributions to Social Security, unemployment insurance, federal or state withholding taxes, or provide any other contributions or benefits which might be expected in an employer-employee relationship. All the foregoing shall be the sole responsibility of Contractor.

NOTICE

Notice shall be served upon the following contacts in order to satisfy the notice required for any term of the Agreement:

Athens County Board of County Commissioners
15 S Court St.
Athens, OH 45701
Owner

McKee Rentals c/o JR McKee
11643 Dowler Ridge Road
New Marshfield, OH 45766
Contractor

WORK ENVIRONMENT

Contractor shall comply with all health and safety laws, regulations, ordinances, directives and rules imposed by federal, state, and local government.

INDEMNIFICATION

Contractor shall indemnify, defend, and hold harmless Owner, its officers, departments, employees, agents their successors and assigns, from any personal liability from claims, demands, damages to any property, or actions or causes of actions whatsoever, resulting or arising hereafter from the actions of this Agreement, their agents, employees or anyone acting under their direction, control, or on their behalf.

SEVERABILITY

Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect under any applicable law or rule in any jurisdiction, such invalidity, illegality, or unenforceable will not affect any other provision or the effectiveness or validity of any provision in any other jurisdiction, and this Agreement will be reformed, construed, and enforced in

such a manner as to make such provision valid, legal, or enforceable.

COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which when so executed and delivered will be deemed an original, and all of which together shall constitute one and the same agreement. This Agreement may be executed and delivered by facsimile or by PDF file and upon such delivery the facsimile or PDF signature will be deemed to have the same effect as if the original signature had been delivered to the other party.

MODIFICATION

Sections of this Agreement may be modified from time to time as may be mutually agreed to by the parties. If mutually agreed to by the parties, any modification shall be executed as a written amendment or addendum to the Agreement.

NON- ASSIGNABILITY

The parties agree that the rights, duties, and responsibilities set forth herein shall not be assigned without prior written consent of the other.

ENTIRE AGREEMENT

This document and the attachments hereto set forth the full agreement between the parties and supersede all prior agreements and contracts between the parties.

HEADINGS

The section and paragraph headings are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of this Agreement nor do such headings affect this Agreement.

IN WITNESS WHEREOF, by signing below, the Parties acknowledge that they have read this Agreement in its entirety; understand the terms of this Agreement; have had the opportunity to consult with legal counsel regarding terms of this Agreement; and knowingly, voluntarily, and willfully enter into this Agreement without any duress or coercion of any kind.

Executed on the 1st day of June 2026

/s/McKee Rentals, by JR McKee

/s/Lenny Eliason

/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.

Landfill Access Request

Commissioner Eliason discussed a request from a contractor performing maintenance work for AEP.

The contractor requested permission to:

- * Drive a skid steer across the capped portion of the landfill to access mowing areas

Discussion noted:

- * County personnel are generally prohibited from driving equipment across the landfill cap
- * Prior guidance indicated concern about potential damage to the capped surface

Commissioners unanimously agreed that:

- * The request should be denied
- * Equipment should not be permitted to operate across the landfill cap

Staff indicated the contractor would be notified of the board's decision.

Senior Levy

The Commissioners agreed that No Hearing was needed and that the applications will be mailed out by Administrator JoAnn Rockhold.

Surplus Sheriff's Office

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve and declare the Sheriff's Surplus and transfer the vehicle to the Coroner's Office:

Description	Model #	Serial #
2014 Ford Explorer	Ford Explorer	1FM5K8AR7EGB91129

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

LOS FosterHub ARC

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve a Letter of Support for the FosterHub ARC:
June 1, 2026

Michelle Mays, Founder & CEO
FosterHub
30 W. Main St.
Logan, Ohio 43183

Dear Mrs. Mays:

On behalf of Board of Athens County Commissioners, we are writing to express our strong support for FosterHub's proposed project, "Expanding Pathways from Foster Care to High-Paid, In-Demand Careers."

FosterHub aims to change the chilling statistics experienced by aging-out foster youth, including high rates of mental and physical health crises and chronic conditions; substance abuse; homelessness; unemployment; hunger; unplanned pregnancies; incarceration; and death by suicide, exposure, or violent crime. Some statistics of note include that, nationally, only 56% of youth who were in foster care at age 17 were currently employed part- or full-time at age 21, according to the KIDS COUNT Data Center. By age 26, youth who age out of foster care have 50% lower earnings and 20% lower employment rates than other young adults with comparable education levels, as reported in a 2022 Journal of Economic Perspectives article. This is what FosterHub and its partners aim to change with this funded project. FosterHub's career advising and the development of a pathway to career placement are paired with ongoing behavioral health and supportive services to mitigate these negative statistics and ensure individuals remain stable.

FosterHub regularly works with individuals who can achieve short-term stabilization but face significant barriers to earning and maintaining meaningful and well-paid long-term employment without continued support. The partners strategically assembled for this project will ensure that young adults with a variety of sector interests are supported through advisement, connections, education, and professional development. This project strengthens that model by extending the pathway beyond stabilization and into long-term, stable employment. From our perspective, this is a critical advancement. Creating a pathway to permanent employment provides individuals with the stability and opportunity needed to sustain a positive impact on society and long-term well-being. Our organization remains committed to collaboration with regional partners to improve outcomes in Southeast Ohio.

For these reasons, the Board of Athens County Commissioners strongly supports this proposal. Please contact us with any questions.

Sincerely,

/s/Lenny Eliason, President

/s/Charlie Adkins, Vice President

/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.

Children Services Runoff Discussion

Commissioners briefly discussed an ongoing issue involving runoff near Children Services property.

Discussion indicated:

- * No new information had been received
- * Attempts had been made to contact Otis regarding the matter
- * Commissioner Eliason will follow-up with Otis Crockron

LOS OhioHealth O'Bleness Hospital's proposal to develop a Level II Special Care Nursery

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve a Letter of Support for the OhioHealth O'Bleness Hospital's proposal to develop a Level II Special Care Nursery:

Lenny Eliason
Athens County Commissioner
15 S. Court Street, Room 201
Athens, OH 45701

May 27, 2026

Brandon McBride
Executive Director
Appalachian Regional Commission
1666 Connecticut Avenue NW, Suite 700
Washington, DC 20009

Dear Mr. McBride,

I am writing to offer my full support for OhioHealth O'Bleness Hospital's proposal to develop a Level II Special Care Nursery in Athens, Ohio. This vital investment will expand access to neonatal and maternal care for families across our Appalachian region, while strengthening a community hospital with over 100 years of service to Athens County.

The proposed Special Care Nursery will allow O'Bleness to care for infants born with mild to moderate health needs. Currently, mothers and newborns requiring a higher level of care must be transferred to facilities more than an hour away, placing significant stress on families and disrupting the vital support systems that promote healthy outcomes. Expanding maternal and infant healthcare resources locally is essential for community wellness.

I also want to acknowledge the Appalachian Regional Commission's important investment in mobile mammography in Athens County in 2016. That program is significantly improving access to preventive care for women in our region, and demonstrates OhioHealth's ability to build sustainable, impactful healthcare programs through strategic investments. The mobile mammography program continues to serve women in Appalachia nearly a decade later—a testament to the value of that investment.

The development of a Special Care Nursery will not only meet an urgent need in maternal and neonatal care but also bring new clinical jobs and keep more healthcare dollars in our region. It reflects OhioHealth's long-standing commitment to meeting the growing needs of our community, and delivering high-quality, accessible care.

I respectfully urge you to support this proposal and help bring critical resources closer to the families who need them most.

Sincerely,

Lenny Eliason
Athens County Commissioner

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

CORSA Bond Coverage Update

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve the Employee Dishonesty Coverage in Lieu of Surety Bonds for Elected Officials:

APPROVE USING EMPLOYEE DISHONESTY COVERAGE IN LIEU OF SURETY BONDS FOR ELECTED OFFICIALS WITH COUNTY RISK SHARING AUTHORITY, INC. (CORSA)

The Board of County Commissioners of Athens County, Ohio, met in regular session in the office of said Board on the 1st day of June, 2026, with the following members present: Mr. Eliason, Mr. Adkins and Mr. Chmiel;

WHEREAS, liability insurance coverage for Athens County is of high importance to this Board; and

WHEREAS, this Board has approved a Participation Agreement with County Risk Sharing Authority, Inc. (CORSA) to provide liability insurance coverage to Athens County; and

WHEREAS, CORSA offers employee dishonesty coverage in lieu of surety bonds to elected officials at no extra cost to the County; and

RESOLVED, that this Board of Athens County Commissioners does hereby approve the attached Schedule of Individuals Utilizing Employee Dishonesty Coverage in Lieu of a Surety Bond with CORSA.

Adding: Tamara Collins Interim Director of Job and Family Services, 5/26/2026

BE IT FURTHER RESOLVED, that the Board of County Commissioners of Athens County does hereby approve the following changes to the Schedule of Individuals Utilizing Employee Dishonesty Coverage in Lieu of Surety Bonds with CORSA:

Removing: Keith Wiens Interim Director of Job and Family Services, 5/26/2026

Signed this 1st day of June 2026

/s/Lenny Eliason, President

/s/JoAnn Rockhold, Administrator

/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.

Surplus - Clerk of Courts

A motion was made by Mr. Adkins and seconded by Mr. Chmiel to approve and declare the Clerk of Courts Surplus to destroy:

Description	Model #	Serial #
ViewSonic Monitor	VS13239	RWS114414520

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 Mr. Adkins and seconded by Mr. Chmiel to approve the following travel:

- Sheriff: John Morris; Training, Columbus OH; 05/20/26
- Tami Collins-6/17, 7/15, 8/19, 10/21, 11/18 Jackson Ohio- Southeast OJFSDA District Meetings
- Recorder: Jessica Markins; ORA Summer Continuing Education Seminar, Mt. Sterling OH; 06/09 - 06/12/26

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

HAPCAP - CHIP Public Hearing #1

CHIP Program Public Hearing No. 1 – Program Year 2026 (Document on back of page 205.)

Glenn Crippen, Director of Housing and Community Development for Hocking Athens Perry Community Action, presented an overview of the proposed CHIP application and requested continued partnership with Athens County.

A sign-in sheet was circulated to document attendance at the public hearing.

1. Overview of the CHIP Program

Mr. Crippen explained that the CHIP program is an affordable housing initiative funded through state and federal resources and primarily supports:

- * Home rehabilitation projects
- * Home repair projects
- * Homeownership assistance
- * Limited rental housing assistance

The program is designed to assist low-to-moderate income (LMI) households and has historically been administered through a partnership involving:

- * Athens County
- * City of Athens
- * City of Nelsonville

Mr. Crippen noted that the partnership approach was recommended by the Ohio Department of Development (ODOD) approximately twelve years ago and has resulted in successful funding awards during each application cycle since implementation.

2. Nelsonville Partnership Eligibility Issue

A significant portion of the discussion focused on notification from ODOD that the City of Nelsonville is no longer eligible to participate as a formal partner in the CHIP application for Program Year 2026.

Mr. Crippen reported that:

- * ODOD has not provided a clear explanation for the determination
- * Staff believe the issue may be related to census and population classification changes
- * Nelsonville's status may have been affected by population thresholds or census appeals

Although Nelsonville cannot participate as a formal funding partner, Mr. Crippen emphasized that:

Residents of Nelsonville remain eligible to receive CHIP services through Athens County

Nelsonville simply will not receive a dedicated funding allocation within the application

The change significantly impacts funding availability, reducing the anticipated application from approximately:

- * \$1.1 million to approximately \$750,000

Commissioners expressed concern regarding the decision and questioned whether an appeal could be pursued.

Mr. Crippen indicated that:

- * Clarification has been requested from ODOD
- * An appeal would be pursued if available

Commissioners directed staff to notify them if no response is received from ODOD by June 15 so that state legislative representatives could be contacted for assistance before the application deadline.

3. Eligible CHIP Activities

Mr. Crippen reviewed the activities eligible for funding through the CHIP program.

Home Rehabilitation

Home rehabilitation projects include major improvements such as:

- * Structural repairs
- * Roofing
- * Foundations
- * Mechanical systems
- * Comprehensive housing improvements

These projects generally range from:

- * Approximately \$70,000 to \$80,000 per project

Because of the significant public investment, rehabilitation projects require additional long-term affordability provisions.

AGENDA

PUBLIC HEARING #1, ATHENS COUNTY, CITY OF ATHENS

Community Housing Impact & Preservation Program (CHIP)

June 1, 2026 – 10:00 AM

Athens County Commissioner's office, 15 S Court Street Athens Ohio 45701

1. Community Housing Impact & Preservation (CHIP) program overview
2. CHIP Partnership
3. Funding sources – CDBG, HOME, OHTF (Ohio Housing Trust Fund)
4. Eligible Activities
 - A. Home Rehabilitation (Owner & Rental)
 - B. Home Repair (Owner & Rental)
 - C. Homeownership Assistance (Down payment, Rehabilitation)
 - D. Tenant-Based Rental Assistance
5. National Objective
6. Application due date – June 24, 2026

Home Repair

Home repair activities address smaller-scale needs such as:

- * Roof replacement
- * Heating systems
- * Plumbing repairs
- * Other individual housing deficiencies

Typical project costs range from:

- * Approximately \$18,000 to \$22,000

These projects are generally provided as grants to eligible homeowners.

Rental Housing Activities

Rental rehabilitation and repair projects are eligible but occur less frequently because:

- * Landlords must qualify as low-to-moderate income households themselves
- * Non-qualifying landlords must contribute substantially toward project costs

Mr. Crippen noted that:

- * The Metropolitan Housing Authority sometimes qualifies as an eligible housing provider
- * Partnerships with Metropolitan Housing have occurred in previous CHIP cycles

Homeownership Assistance

The CHIP program also allows:

- * Down payment assistance
- * Homeownership support activities

Mr. Crippen explained that:

- * These activities were removed from the program in a prior funding cycle but have since been restored
- * Participation can be challenging because applicants must meet both income requirements and mortgage qualification standards

Discussion included whether Habitat for Humanity projects could participate.

Mr. Crippen stated that:

- * Habitat is currently receiving support through separate ODOD initiatives
- * Habitat activities are no longer funded through CHIP
- * Tenant-Based Rental Assistance

The final eligible activity discussed was Tenant-Based Rental Assistance (TBRA).

Mr. Crippen explained that:

- * The partnership has historically chosen not to pursue TBRA funding
- * Existing programs such as Section 8 Housing Choice Vouchers already provide rental assistance
- * Providing rent assistance through CHIP creates sustainability concerns if future grant funding is not awarded

Income Eligibility Requirements

Mr. Crippen explained that all CHIP-funded activities must benefit households at or below:

- * 80% of Area Median Income (AMI)

Eligibility determinations are conducted by Community Action staff.

He reported that:

- * The program currently maintains a waiting list exceeding 100 households
- * Upon award of new funding, all households on the waiting list are notified and invited to apply

Applications are processed on a:

- * First-come, first-served basis
- * Program Administration and Application Process

Mr. Crippen advised that:

- * A second public hearing will be required before application submission
- * Additional meetings may occur to approve proposed activities
- * The application deadline is June 24, 2026

Applications are submitted electronically through:

- * Salesforce (formerly known as OCEAN)

The county will serve as:

- * Legal grantee
- * Fiscal agent
- * Responsible governmental entity
- * Funding Distribution Discussion

Commissioners asked how funds are allocated among participating communities.

Mr. Crippen explained:

- * The City of Athens receives a priority allocation
- * Funds are generally directed to each partner community as outlined in the partnership agreement

However, flexibility exists to redirect unused funds if a community is unable to fully utilize its allocation before grant expiration

Discussion also addressed waiting list management and project selection procedures.

Mr. Crippen confirmed that:

- * Applications are processed in the order received
- * Existing waiting-list households receive notice when funding becomes available
- * Some applicants ultimately decline assistance, relocate, or address housing issues independently before funding becomes available

Revolving Loan Fund (RLF)

Mr. Crippen explained that major rehabilitation projects require a declining mortgage agreement in favor of the county.

Key provisions include:

- * Five-year affordability period
- * Twenty percent forgiveness each year
- * Repayment required if the property is transferred before the affordability period expires

Repayments are deposited into the county's:

- * Housing Revolving Loan Fund (RLF)

The RLF:

- * Is maintained by the county auditor
- * Must be spent alongside future CHIP awards
- * Is administered by Community Action on behalf of the county

Mr. Crippen reported that:

- * The county typically receives two to four RLF repayments annually
- * Veteran Housing Question

A commissioner asked whether CHIP funding could assist a veteran who is receiving a replacement home but needs an older home demolished.

Mr. Crippen responded that:

- * New construction assistance may potentially qualify
- * Demolition activities are generally not eligible
- * Staff would research the situation further and provide additional guidance

Program Monitoring Results

Before concluding, Mr. Crippen reported that ODOT recently completed monitoring of the county's Program Year 2022 CHIP grant.

The review found:

- * Overall program performance was very positive
- * Only minor corrective actions were identified
- * Issues primarily involved small repair items such as plumbing fixtures and similar minor corrections

Mr. Crippen stated that:

- * The monitoring results were expected to be favorable
- * Strong program performance improves competitiveness for future funding awards

CRA Update - Planner LaVelle

Community Reinvestment Area (CRA) Tax Abatement Program Discussion

Planner LaVelle returned to the board to provide a follow-up presentation regarding the proposed Community Reinvestment Area (CRA) tax abatement program that had been introduced approximately two weeks earlier.

Planner LaVelle advised that additional information had been distributed to commissioners, including:

- * Tax impact models for each taxing district located within the unincorporated areas of Athens County
- * Examples showing how the proposed tax abatements would affect various school districts and taxing jurisdictions
- * Geographic illustrations identifying where the program would apply

It was emphasized that:

- * The proposed program would only apply to properties located in the unincorporated areas of Athens County
- * Incorporated municipalities would not be included under the proposed CRA structure

Proposed Abatement Structure

Planner LaVelle reviewed the proposed abatement framework, which would provide:

- * A five-year tax abatement period
- * A 50 percent property tax abatement on qualifying improvements

The purpose of the program would be to encourage construction and renovation projects that incorporate accessibility features.

Discussion noted that:

- * Accessible construction often carries additional costs for property owners
- * The abatement is intended to help offset those expenses
- * The structure was designed to provide meaningful incentives while minimizing impacts on local property tax revenues

Planner LaVelle stated that the goal was to strike a balance between:

- * Encouraging accessible housing development
- * Preserving local government and school district revenue streams

Board Discussion

Commissioners indicated they had reviewed the information and did not raise additional questions regarding the proposal.

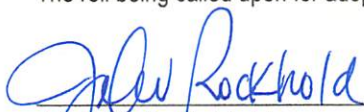
The board expressed support for continuing development of the program and directed Planner LaVelle to work with legal counsel and county administration on preparation of a final resolution.

Planner LaVelle indicated a draft resolution could likely be prepared and presented for consideration at the following week's meeting.

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