

RECORD OF PROCEEDINGS

Minutes of ATHENS CITY COUNCIL (SPEC. SESS.)

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held JUNE 24, 2024

ATHENS CITY COUNCIL: SPECIAL SESSION, MONDAY, JUNE 24, 2024, 7:00 P.M.

Athens City Council met in Regular Session at the above hour with the following members present: Clodfelter, Risner, Swank, Spjeldnes, and Thomas.

Also present: President Crawl, Mayor Patterson, Law Director Eliason, Auditor Hecht, and Treasurer Thomas.

ORDINANCE FOR THIRD READING:

0-61-24

AN ORDINANCE AMENDING THE 2024 APPROPRIATION ORDINANCE 130-23. Risner moved for Adoption; Clodfelter seconded. Adoption was approved unanimously.

ORDINANCES FOR SECOND READING:

0-63-24

AN ORDINANCE AMENDING THE 2024 APPROPRIATION ORDINANCE 130-23. Discussion: Spjeldnes does not believe the Court should be self-funded, but rather be sustained by the General Fund and grants. She does not like setting a precedent where the Court's fines and fees are what sustains our courts.

0-64-24

AN ORDINANCE GRANTING A SPECIAL RIGHT-OF-WAY USE PERMIT AT 810 EAST STATE STREET FOR OFF-STREET VEHICLE PARKING AND LIGHT POLES LOCATED IN THE CITY RIGHT-OF-WAY. Swank moved to amend Section I to reflect that off-street vehicle parking located in the City right-of-way would only be allowed on Grand Park Boulevard, and light poles located in the City right-of-way would be allowed on both Grand Park Boulevard and East State Street; Risner seconded. Discussion: Clodfelter asked whether allowing the light poles on East State Street would add to the light pollution expressed by concerned residents in the neighborhood.

Swank responded that the lights on East State Street are further away from the residences and are positioned downward. He understands that mitigation efforts have begun that will address the light pollution concerns of the area residents.

The amendment was approved unanimously.

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BARRETT BROTHERS - DAYTON, OHIO

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Held JUNE 24, 2024 (PAGE 2 OF 4)

ORDINANCES FOR FIRST READING:

0-66-24

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PARTICIPATION AGREEMENT IN THE NEW NATIONAL OPIOID SETTLEMENT REACHED BY THE STATE OF OHIO WITH THE KROGER COMPANY, AND ACKNOWLEDGING THAT ALLOCATION AND DISTRIBUTION OF POTENTIAL SETTLEMENT FUNDS WILL BE PURSUANT TO THE ONEOHIO MEMORANDUM OF UNDERSTANDING AVAILABLE AT [HTTPS://NATIONALOPIOIDSETTLEMENT.COM](https://nationalopioidsettlement.com) TO ACCEPT THE TERMS OF THE ONEOHIO SETTLEMENT; AND DECLARING AN EMERGENCY.

0-67-24

AN ORDINANCE AMENDING ORDINANCE 108-17, THE ATHENS CITY AFFORDABLE HOUSING COMMISSION.

0-68-24

AN ORDINANCE AUTHORIZING DISPOSAL OF A VEHICLE NO LONGER NEEDED FOR A MUNICIPAL PURPOSE.

0-69-24

AN ORDINANCE AMENDING ORDINANCE NO. 0-103-20, AS AMENDED BY ORDINANCE NO. 0-42-21, WITH RESPECT TO THE CREATION OF THE UNIVERSITY ESTATES INCENTIVE DISTRICT WITHIN THE CITY OF ATHENS; AUTHORIZING THE EXECUTION OF A FIRST AMENDED AND RESTATED TAX INCREMENT FINANCING AGREEMENT WITH THE PROPERTY OWNER IN SUCH INCENTIVE DISTRICT; AUTHORIZING THE EXECUTION OF A FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS AND CONDITIONS RELATIVE TO SERVICE PAYMENTS IN LIEU OF TAXES, MINIMUM SERVICE PAYMENT OBLIGATIONS, AND OTHER MATTERS.

Discussion: Spjeldnes questioned what would happen if either the Affordable Housing Commission or the Commission on Disabilities, required to provide a letter of support, would choose not to do so.

The Law Director Eliason will review.

0-70-24

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ECONOMIC DEVELOPMENT REVOLVING LOAN FUND ADMINISTRATION AGREEMENT WITH THE OHIO DEVELOPMENT SERVICES AGENCY.

RECORD OF PROCEEDINGS

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Held JUNE 24, 2024 (PAGE 3 OF 4)

0-71-24

AN ORDINANCE GRANTING A SPECIAL RIGHT-OF-WAY USE PERMIT AT 19 WEST WASHINGTON STREET TO ADD AN AWNING THAT WILL BE LOCATED IN THE CITY RIGHT-OF-WAY OVER THE STOREFRONT WINDOWS.

0-72-24

AN ORDINANCE GRANTING A SPECIAL RIGHT-OF-WAY USE PERMIT AT 85 ELMWOOD PLACE, TO REPLACE/REPAIR AN EXISTING FENCE AND POOL HOUSE LOCATED IN THE CITY RIGHT-OF-WAY ON SHANNON AVENUE.

Discussion: Rob Delach, Morris Avenue, a member of the Pedestrian Accessibility and Bicycle Task Force, is pleased that this use of the right-of-way permit is contingent upon repair of the sidewalk that is currently not usable.

0-73-24

AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT SUSTAINABLE OHIO PUBLIC ENERGY COUNCIL (SOPEC) COMMUNITY GRANT FUNDS FOR SOLAR PROJECT.

0-74-24

AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT CARBON FEE EXPENDITURE FOR CITY OF ATHENS ARMORY SOLAR PROJECT.

0-75-24

AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT CITY OF ATHENS PUBLIC PRICING PROGRAM CARBON FEE EXPENDITURE FOR CITY OF ATHENS SOLAR PROJECT.

0-76-24

AN ORDINANCE AUTHORIZING AN INTERFUND TRANSFER; AND DIRECTING SAID FUNDS TO THE ATHENS COMMUNITY IMPROVEMENT CORPORATION. Discussion: Swank understands that this transfer is grant money and has no bearing on our General Fund; it is simply pass-through.

Auditor Hecht responded that is correct. The City of Athens does not own or regulate the Athens Community Improvement Corporation (ACIC); it is a separate entity. Bookkeeping for the ACIC is tracked separately and is not included in our City funds.

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Held JUNE 24, 2024 (PAGE 4 OF 4)

At approximately 9:10 p.m. the meeting was adjourned.



President of Council

ATTEST:



Clerk of Council

MINUTES

JUNE 24, 2024

COMMITTEE OF THE WHOLE

7:00 P.M.

Council Members in Attendance:	Beth Clodfelter Solveig Spjeldnes Jeff Risner Alan Swank Jessica Thomas
Administrators and/or Other Elected Officials:	President Crowl Mayor Patterson Law Director Eliason Auditor Hecht Treasurer Thomas

Items Discussed:

- Athens-Hocking Solid Waste District (presentation)
 - Jane Forest Redfern, Director of the Athens-Hocking Solid Waste District – shared the Plan update (see attached)
 - Swank – understands the County Commissioners from both counties will be voting on the proposed parcel fee
 - Redfern – clarified that support is needed from both counties for implementation
 - Swank – asked if the County Commissioners vote on the District fees
 - Redfern – yes, as does every jurisdiction within the District
 - Swank – questioned what happens if the District cannot reach a positive vote
 - Redfern – the OEPA would then set the rates
 - Clodfelter – asked if there is any hope within the COG to implement compost collection in Hocking County, and whether the City's compost facility can accommodate the Hocking County compost
 - Redfern – there is a movement in Hocking County – Logan in Bloom has been asking for composting in the last year and a half – the infrastructure at the Athens facility could be expanded – there is 7 acres there
 - Clodfelter – asked if the facility would need to be expanded to accommodate Hocking County
 - Redfern – current capacity could accommodate additional compost
 - President Crowl – reminded the public that tomorrow night, 6:00 p.m. at the Athens Community Center, there will be an open public hearing on this topic

Athens-Hocking Solid Waste Management Plan 2025-2040

What is the Athens-Hocking Solid Waste District?

The District was created by a state law requiring each county or group of counties to develop a plan for the proper disposal of solid waste and requires access to recycling for 90% of the Public.

Why do we need a Plan?

State Law requires the District to develop a plan to do the following:

- Maintain recycling infrastructure and access for 80% of the public to recycle;
- Meet reduction and recycling goals of at least 25%
- Conduct Education & Outreach
- Develop programs for tires, Household Hazardous Waste & Electronics, etc.
- Develop Economic Incentives
- Market Development
- Reporting

How will this be funded?

The District is proposing to keep the garbage (\$3.00/ Ton) and landfill rates (\$1/\$2/\$1/ Ton) the same and collect a \$24 parcel fee per year on your tax bills.

When will the fees begin?

If the Parcel Fee is approved by the Athens & Hocking County Commissioners by August 1, 2024, the expanded program will begin on January 1, 2025 and will be on your 2025 tax bill. Ohio's Improved Parcel Definition states the fee shall be made only against lots or parcels that are improved, or in the process of being improved, with at least one permanent, portable, or temporary building.

Who is in charge of the District?

The District is governed by the board of six (6) County Commissioners from Athens and Hocking Counties. A 15 member Policy Committee develops, monitors and recommends to the District plans to meet the state requirements.

When is the Plan Due?

The Solid Waste Management Plan is due in February 2025. Plans need to be updated every five (5) years.

What is in the Draft Plan?

The Draft Plan includes plans for:

- Purchase the AHRC's Recycling Center
- Run the Sutton Road Recycling Center for hard to recycle materials drop-off
- Hold Recycling Day events four (4) time a year
- Develop a Household Chemical Collection program or Event annually
- Battery Recycling at local libraries & events
- Conduct Education & Outreach Programs
- Community Grants for recycling & Clean up Days
- Grants for the Health Department & Sheriff's Office to curb illegal dumping and clean ups

What is the Proposed Parcel Fee?

- An improved parcel is one that has at least one permanent, portable, or temporary buildings on it
- If an improved parcel has multi unit rentals or multiple buildings on it, the fee would still be just \$24/year
- There would be no fee for parcels without a house, barn, or other building on them

Why was the Parcel Fee recommended?

- There has not been a rate increase since 1993
- The district can not afford to continue offering the same number of recycling days, tire clean ups, household hazardous waste collection, and recycling drop off sites without raising fees.
- The \$24 per year parcel fee was recommended by the Policy Committee as a way to continue to offer current services and to purchase the Recycling Center to ensure the region has access to recycling at cost and ensure stable funding for the district.
- State law requires the commissioners to create a plan for solid waste management that includes recycling for the region and fund the programs in the plan. The policy committee determined that a combination of the current generation fees, tiered fees, and a parcel fee was the best option after 18 months of deliberation and negotiations in public meetings.

FAQs

How quickly can you start?

The Athens and Hocking County Commissioners both have to vote yes on the parcel fee. Once they have voted, the Solid Waste District will purchase the Recycling Center with a 10 year bond. The County Auditor is notified and they will put the fee on 2025 property tax bills.

I already have curbside recycling, why do I have to pay the Parcel Fee?

Thank you for recycling! Your recycling has to go someplace and it will go to the Recycling Center we will own with the parcel fee. The SORT COG will sort it and then send it off to manufacturers or for further processing. The solid waste district also provides other services that everyone in Athens and Hocking counties takes advantage of, or benefits from, such as community recycling and clean up days, tire collection events, household chemical collection, and hard to recycle and bulky item collection events. The SWD also helps support the health departments and law enforcement in preventing and cleaning up our region when illegal dumping occurs.

How Can I Help?

If you support the Parcel fee, let your County Commissioners and local public officials know, because they will all be voting on the Management Plan in the fall. Inform others about the programs the Solid Waste District offers and how they can get involved. You are also encouraged to jump on the recyclingtrail.com to do your part to reuse, repair, and recycle!

I don't recycle, why do I need to pay a parcel fee?

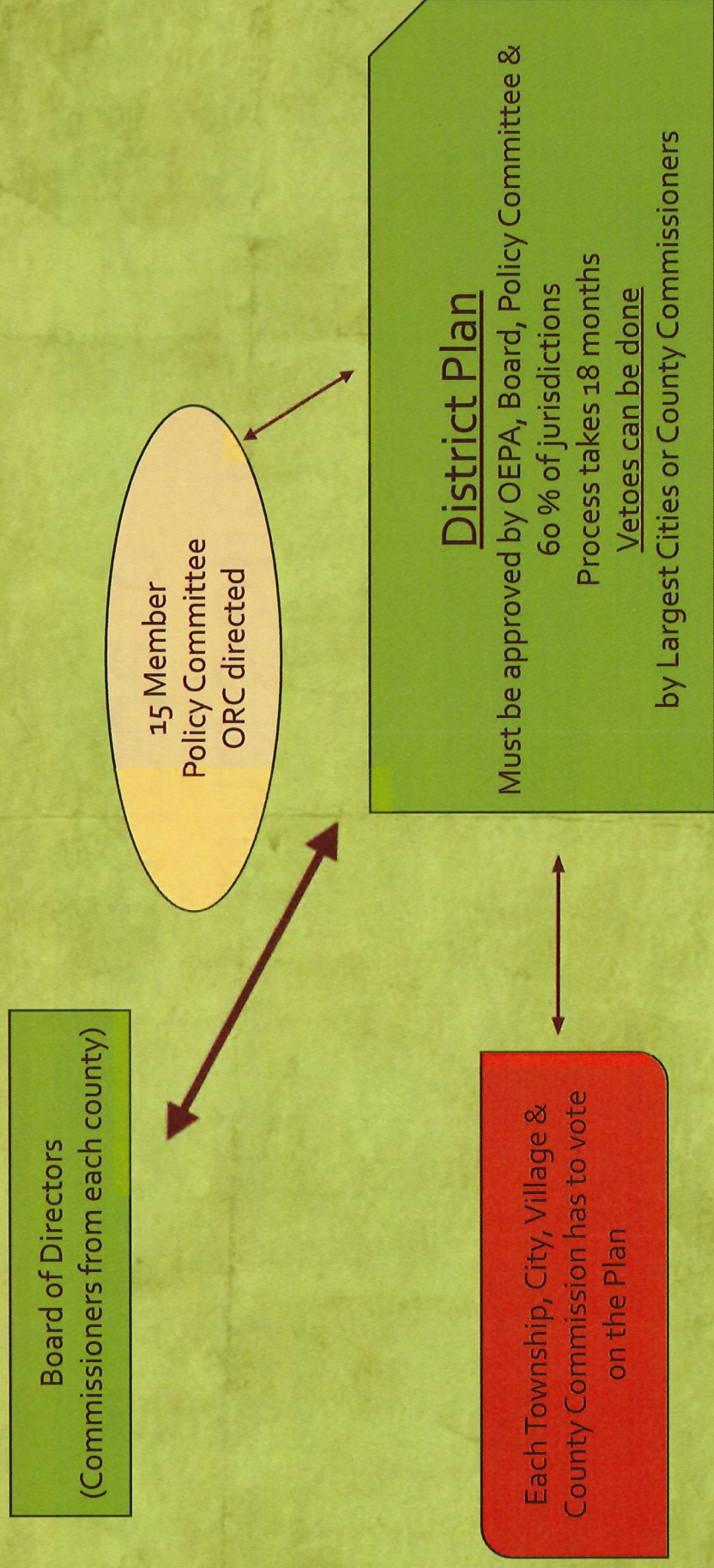
Funding recycling is mandated by Ohio law. You and your neighbors are encouraged to take advantage of the services these fees provide such as the recycling drop-off sites, tire collection events, and household hazardous waste collection events where you can dispose of lawn, pool, and cleaning chemicals as well as paint and motor vehicle fluids. We all benefit from living in a clean and healthy district.

Athens-Hocking Solid Waste District Plan Update

2025-2040



Athens-Hocking Solid Waste District



Athens-Hocking Solid Waste District Organization

AHSWD's Board is the six (6) the Athens & Hocking County Commissioners, who:

- Oversee Budget
- Hires Director
- Ensures the Plan is followed
- Financially responsible for District

Athens Commissioners:

- Charlie Adkins, Member of Board
- Chris Chimel, AHSWD Board Chair
- Lenny Eliason, Policy Committee Representative

Hocking Commissioners:

- Jason D'Onofrio, AHSWD Board, Vice-Chair,
- Michael Linton, Policy Committee Representative
- Sandra Ogle, member of AHSWD Board

Athens County
Commissioners

Hocking
County
Commissioners

Athens-
Hocking Solid
Waste
District Board

Athens-Hocking Solid Waste District Organization

Policy Committee (15 members)

2-County Commissioners

Commissioner Eliason & Commissioner Linton

2-Mayors of the Largest City

Mayor Fraunfelter & Mayor Patterson

2-Health Commissioners

Jack Pepper & Doug Fisher

2-Townships Representatives

Sam Eggleston (Falls) & Ted Linscott (Athens)

2-Business Representatives

Steve Mack, Ohio University Karen Raymore, HHTA

2-Environmental- Micheal Cooper, Rtd Health Dept

Michelle Stufflebeam, HCSW

Citizens: Jim Raeder & John Kotowski

1 -Tie Breaker Citizen: Molly Jo Stanley

Hocking County
Representatives

Vote for
15th
member

Athens County
Representatives

Policy Committee Responsibilities:

- To Develop a 15 year management Plan
- Make recommendations to Board for funding
- Review Progress on plan annually
- Make decisions on programming & Funding
- New Plan started in August 2022. meeting monthly to develop review issues, problems and solutions for the management plan
- Votes on Draft to OEPA, Draft to Public and Final draft for Jurisdictions to ratify in Fall of 2024.

State Law Requires That The Plan Must Include:

1. The SWMD shall ensure that there is adequate infrastructure to give residents and commercial businesses opportunities to recycle solid waste.
2. The SWMD shall reduce and recycle at least 25 percent of the solid waste generated by the residential & commercial sector.
3. The SWMD shall provide the following required programs: **a Web site; a comprehensive resource guide; an inventory of available infrastructure; and a speaker or presenter.**
4. The SWMD shall provide education, outreach, marketing and technical assistance regarding reduction, recycling, composting, reuse and other alternative waste management methods to identified target audiences using best practices.
5. The SWMD shall incorporate a strategic initiative for the industrial sector into its solid waste management plan.
6. The SWMD shall provide strategies for managing scrap tires, yard waste, lead-acid batteries, household hazardous waste and obsolete/end-of-life electronic devices.
7. The SWMD shall explore how to incorporate economic incentives into source reduction and recycling programs.
8. The SWMD will use U.S. EPA's Waste Reduction Model (WARM) (or an equivalent model) to evaluate the impact of recycling programs on reducing greenhouse gas emissions.
9. The SWMD has the option of providing programs to develop markets for recyclable materials and the use of recycled-content materials.
10. The SWMD shall report annually to Ohio EPA regarding implementation of the SWMD's

Waste Generation & Disposal

Residential/Commercial Projected Waste

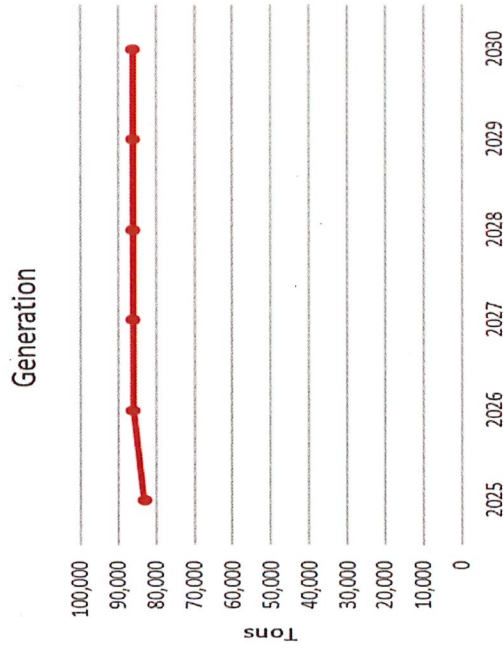


Table 4-2: Landfill Facilities Used by the District in the Reference Year

Facility Name	Location		Waste Accepted from SWMD (tons)	Percent of all SWMD Waste Disposed	Remaining Capacity (years)
	County	State			
In-District					
A-H Reclamation Center	Athens	Ohio	58,007	92%	48
		Ohio		0%	
Out-of-District					
Pine Grove Republic Services	Fairfield	Ohio	443	1%	88
Tunnel Hill Win Waste	Perry	Ohio	806	1%	7
Suburban WM	Perry	Ohio	1	0%	77
Gallia County WM	Gallia	Ohio	0	0%	9
SWACO	Franklin	Ohio	497	1%	46
Pike Rumpke	Pike	Ohio	0	0%	36
Beech Hollow	Jackson	Ohio	3,551	6%	76
Total			63,306	100%	387

Composting/Recycling

Table 4-4: Composting Facilities Used by the District in the Reference Year

Facility Name	Location (County)	Material Composted	Percent of all Material
In District			
Athens Hocking Organics	Athens	328	12%
Ohio Univ. Composting Class II	Athens	336	12%
Ohio Univ. Composting Facility	Athens	1,838	65%
Latta Earthworks LLC	Athens	317	11%
			0%
Out-of-District			
Pine Grove Regional Facility	Fairfield	4	0%
			0%
Total		2,822	

Year	Projected Quantity Collected (tons)	Residential/ Commercial WRR ¹ (%)
2025	25,214	30%
2026	28,219	33%
2027	28,325	33%
2028	28,437	33%
2029	28,553	33%
2030	28,676	33%

Table B-1a: Inventory of Non-Subscription Curbside Recycling Services Available in the Reference Year

ID #	Name of Curbside Service	Service Provider	County	How Service is Provided	Collection Frequency	Materials Collected ⁽¹⁾	Type of Collection	PA YT (Y/N)	Weight of Materials Collected from SWMD (tons)	Service will Continue Throughout Planning Period (Y/N)
NCS1	City of Athens	Athens-Hocking Recycling Center	Athens	Contract between city and provider	Weekly	Glass, Plastic, Paper, Cardboard, metal compost	single stream	N	783	
NCS2	City of Nelsonville	Athens-Hocking Recycling Center	Athens	Contract between city and provider	Weekly	Glass, Plastic, Paper, Cardboard, metal compost	single stream	n	115	
Total								n	898	

2023 data

COA RECYCLING 581.10

AHRC RECYCLING 1171.59

OU RECYCLING 586.78

AHRC SPLITBODY 429.19

AHSWD RECYCLING 1429.49

Nelsonville 208.73

Table E-5 Residential/Commercial Material Recovered in Reference Year

Material	Quantity (tons)
Other Thrift Store	0
Household Hazardous Waste	20
Used Motor Oil	49
Electronics	50
Scrap Tires	1,138
Dry Cell Batteries	5
Lead-Acid Batteries	40
Food	715
Glass	1,186
Ferrous Metals	6,603
Non-Ferrous Metals	622
Corrugated Cardboard	6,784
All Other Paper	920
Plastics	429
Textiles	0
Wood	807
Rubber	2
Commingled Recyclables (Mixed)	8
Yard Waste	2,182
Other (Aggregated)	453
Total	22,013

Policy Committee's Overall Goals for AHSWD

- ✓ Provide curbside and drop-off recycling to as many people as possible with a focus on increasing recycling at the cabins, parks, multiunit housing, and commercial sector.
- ✓ Develop comprehensive educational programming on reuse, repair and recycling for all age groups and the skills to do them.
- ✓ Funding support for public health and law enforcement.
- ✓ Identifying, piloting and expanding composting district wide to reduce food and organics going to the landfill and identify ways to compost them.
- ✓ Facilitating research and development of new uses of recycled materials generated locally and made into new items in the district.
- ✓ *Build and implement a framework that addresses litter, open dumping and unhealthy living within the district.*

PLAN MUST INCLUDE FUNDING OPTIONS

Tier Fees * - Fees at landfills in the district for:

- In District \$1-\$2/ton
- Out of District – In Ohio \$2-\$4/ton
- Out of State -\$1-\$2/ton

Generation Fees -Fee for garbage charged at landfills or transfer stations for

District garbage-\$3.00/ton

Designation Fees- District designates fees and where garbage goes.

- Rate established /ton

Rates and Charges- **on improved parcels to pay for infrastructure and programs**

- Proposed \$24/year

General Revenue from County Commissioners

Tiered Fees & Generation

Table O-1: Disposal Fee Schedule and Revenue

Year	Disposal Fee Schedule (\$/ton)			Revenue (\$)			Total Disposal Fee Revenue (\$)
	In-District	Out-of-District	Out-of-State	In-District	Out-of-District	Out-of-State	
2017	\$1	\$2	\$1	\$39,380	\$57,762	\$130,320	\$227,462
2018	\$1	\$2	\$1	\$46,572	\$67,226	\$148,839	\$282,637
2019	\$1	\$2	\$1	\$40,206	\$57,107	\$120,634	\$217,947
2020	\$1	\$2	\$1	\$33,169	\$55,067	\$89,153	\$177,388
2021	\$1	\$2	\$1	\$43,631	\$79,201	\$110,288	\$233,120
2022	\$1	\$2	\$1	\$58,007	\$51,682	\$104,082	\$213,771
2023	\$1	\$2	\$1	\$59,408	\$51,682	\$117,219	\$228,309
2024	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2025	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2026	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2027	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2028	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2029	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2030	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2031	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2032	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2033	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2034	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2035	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2036	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2037	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2038	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450
2039	\$1	\$2	\$1	\$59,959	\$63,272	\$117,219	\$240,450

Table O-2: Generation Fee Schedule and Revenue

Year	Generation Fee Schedule (\$ per ton)	Total Revenue from Generation Fee (\$)
2017	\$3.00	\$183,227
2018	\$3.00	\$208,588
2019	\$3.00	\$189,509
2020	\$3.00	\$177,637
2021	\$3.00	\$192,086
2022	\$3.00	\$193,229
2023	\$3.00	\$200,000
2024	\$3.00	\$190,492
2025	\$3.00	\$190,492
2026	\$3.00	\$190,492
2027	\$3.00	\$190,492
2028	\$3.00	\$190,492
2029	\$3.00	\$190,492
2030	\$3.00	\$190,492
2031	\$3.00	\$190,492
2032	\$3.00	\$190,492
2033	\$3.00	\$190,492
2034	\$3.00	\$190,492
2035	\$3.00	\$190,492
2036	\$3.00	\$190,492
2037	\$3.00	\$190,492
2038	\$3.00	\$190,492
2039	\$3.00	\$190,492

User Fees

Tires Collections with grant
\$.50/tire & \$4.00/with rim

TVs Bulbs & Tubes
\$20/\$40 size & type .50cents/tube or bulb

\$10,500/year 2025-2028
\$11,000/year 2029-2040

Ohio Revised Code 343.08 (A) Improved Parcel Definition

Charges for collection, storage, transfer, disposal, recycling, processing, or resource recovery service shall be made only against lots or parcels that are improved, or in the process of being improved, with at least one permanent, portable, or temporary building.

The tables below calculate the estimated revenue from improved parcel assessment.

Calculations: For Improved Parcel Fee for the Athens-Hocking Solid Waste District

	Hocking County Auditor	Athens County Auditor
Residential	12,504	17,187
Commercial	524	1,746
Industrial	31	36
Agricultural Land	681	2407
Exempt parcels (schools, churches, etc.)	336	951
Total	14,076	22,327
Less Exempt Parcels	-336	-951
Total Improved Parcels	13,740	21,376

Total Improved Parcels less the exempt parcels for The Athens-Hocking Solid Waste District is 35,116 Improved Parcels.

Other Sources of Revenue Table O-5

Year	Contracts	Recycling Revenue	Grants	User Fees	Other	Total Other Revenue
2017	\$0		\$24,270	\$1,351	\$5,921	\$31,542
2018	\$0			\$1,351	\$42,667	\$44,018
2019	\$1,600	\$946	\$24,710	\$1,351	\$57,165	\$85,772
2020		\$4,700		\$1,351	\$673	\$6,725
2021			\$26,180	\$1,351	\$10,870	\$38,401
2022		\$4,992	\$32,908	\$1,351	\$2,165	\$41,416
2023			\$104,340	\$1,351	\$2,579	\$108,270
2024			\$75,000	\$1,351	\$2,757	\$79,108
2025	\$36,000			\$10,500	\$799,144	\$845,644
2026	\$36,000			\$10,500	\$799,144	\$845,644
2027	\$36,000			\$10,500	\$799,144	\$845,644
2028	\$36,000			\$10,500	\$799,144	\$845,644
2029	\$36,000			\$11,000	\$799,144	\$846,144
2030	\$36,000			\$11,000	\$799,144	\$846,144
2031	\$36,000			\$11,000	\$799,144	\$846,144
2032	\$36,000			\$11,000	\$799,144	\$846,144
2033	\$36,000			\$11,000	\$799,144	\$846,144
2034	\$36,000			\$11,000	\$799,144	\$846,144
2035	\$36,000			\$11,000	\$677,204	\$724,204
2036	\$36,000			\$11,000	\$677,204	\$724,204
2037	\$36,000			\$11,000	\$677,204	\$724,204
2038	\$36,000			\$11,000	\$677,204	\$724,204
2039	\$36,000			\$11,000	\$677,204	\$724,204

Table O-6: Total Revenue

Year	Disposal Fees	Generation Fees	Other Revenue	Total Revenue
2017	\$227,462	\$183,227	\$31,542	\$442,231
2018	\$262,637	\$208,588	\$44,018	\$515,244
2019	\$217,947	\$189,509	\$85,772	\$493,228
2020	\$177,388	\$177,637	\$6,725	\$361,750
2021	\$233,120	\$192,086	\$38,401	\$463,607
2022	\$213,771	\$193,229	\$41,416	\$448,417
2023	\$228,309	\$200,000	\$108,270	\$536,579
2024	\$240,450	\$190,492	\$79,108	\$512,075
2025	\$240,450	\$190,492	\$845,644	\$1,276,586
2026	\$240,450	\$190,492	\$845,644	\$1,276,586
2027	\$240,450	\$190,492	\$845,644	\$1,276,586
2028	\$240,450	\$190,492	\$845,644	\$1,276,586
2029	\$240,450	\$190,492	\$846,144	\$1,277,086
2030	\$240,450	\$190,492	\$846,144	\$1,277,086
2031	\$240,450	\$190,492	\$846,144	\$1,277,086
2032	\$240,450	\$190,492	\$846,144	\$1,277,086
2033	\$240,450	\$190,492	\$846,144	\$1,277,086
2034	\$240,450	\$190,492	\$846,144	\$1,277,086
2035	\$240,450	\$190,492	\$724,204	\$1,155,146
2036	\$240,450	\$190,492	\$724,204	\$1,155,146
2037	\$240,450	\$190,492	\$724,204	\$1,155,146
2038	\$240,450	\$190,492	\$724,204	\$1,155,146
2039	\$240,450	\$190,492	\$724,204	\$1,155,146

Table O-8: Budget Summary

Year	Revenue	Expenses	Annual Surplus/Deficit (\$)	Balance (\$)
2016			Ending Balance	\$712,994
2017	\$442,231	\$432,906	\$9,324	\$722,318
2018	\$515,244	\$522,296	-\$7,053	\$715,265
2019	\$493,228	\$501,613	-\$8,385	\$706,880
2020	\$361,750	\$462,340	-\$100,590	\$606,290
2021	\$463,607	\$510,683	-\$47,075	\$559,215
2022	\$448,417	\$525,491	-\$77,074	\$482,141
2023	\$536,579	\$717,865	-\$181,286	\$300,855
2024	\$495,335	\$729,953	-\$234,618	\$66,237
2025	\$1,276,586	\$1,248,443	\$28,143	\$94,381
2026	\$1,276,586	\$1,252,529	\$24,057	\$118,437
2027	\$1,276,586	\$1,257,762	\$18,825	\$137,262
2028	\$1,276,586	\$1,283,005	-\$6,418	\$130,844
2029	\$1,277,086	\$1,329,497	-\$52,410	\$78,433
2030	\$1,277,086	\$1,270,953	\$6,134	\$84,567
2031	\$1,277,086	\$1,258,908	\$18,178	\$102,745
2032	\$1,277,086	\$1,249,163	\$27,923	\$130,668
2033	\$1,277,086	\$1,280,217	-\$3,131	\$127,537
2034	\$1,277,086	\$1,282,135	-\$5,048	\$122,489
2035	\$1,155,146	\$1,149,388	\$5,759	\$128,248
2036	\$1,155,146	\$1,154,683	\$464	\$128,711
2037	\$1,155,146	\$1,154,683	\$464	\$129,175
2038	\$1,155,146	\$1,154,683	\$464	\$129,638
2039	\$1,155,146	\$1,154,683	\$464	\$130,102

Where will the 2025 funds go?

Budget for 2025		Total
-Purchase, Maintain and Insure the Athens Hocking Recycling Center*	\$400,000	\$400,000
-Drop Off Program (1171/tons/year at 22 locations	\$509,000	\$909,000
-Health Department & Sheriff Department Grants	\$40,000	\$949,000
-Township, City & Village Clean Up Events	\$15,000	\$964,000
-Special & Tire Collections –via Recycle Ohio Grants	\$10,000	\$974,000
-Office Overhead & Personnel	\$147,443	\$1,094,443
-Recycling Events	\$20,000	\$1,114,443
-Sutton Road Recycling Center*	\$20,000	\$1,134,443
-Education & Outreach*	\$67,000	\$1,201,443
-Household Hazardous Waste Collection or Site Drop-off	\$20,000	\$1,201,443
-Other* (*new spending)	\$47,000	\$1,248,443
-Total		

Why the Parcel Fee?

The Policy Committee worked hard for the last 18 months on the Solid Waste Management Plan. There recommendations were as follows:

The District has depended on the solid waste Generation Fees and Tiered Fees and the savings from selling the recycling center and assets to AHRC. Now the savings is gone and we need to figure out how to fund the district.

The level of garbage generated in the district is not growing and the landfill fees have gone up, so increasing district fees will not be sustainable over time.

Risk of losing the Recycling Center is upon us and the District's funds went into building it, so buying it for a 1/10 of what it would cost to build it today, seems like a wise investment and keeping an asset in local control. With a Recycling Center the option to get a parcel fee is opened up to the District and seems equitable and we will always be able to have someplace locally to take the district's recycling.

This fee will also allow us to expand a few programs which are badly needed: Illegal Dumping/ Health Department Grants; Recycling & Clean up Grants for communities and a Recycling Center where you can take just about anything which can be recycled or reused.

Option 2: Raise Generation Fees & Landfill Tiered Fees

- In District Garbage will almost double from \$4/ton to \$7/ton.
 - Raise Generation Fees from \$3.00/ton to \$5.00/ton
 - Tiered Fees - Fees at the Rumpke landfill in the district: In District \$1/ton, Out of District – In Ohio \$2/ton and
 - Out of State -\$1-\$2/ton---**These would go up to \$2/\$2/\$2/Ton**
- Cuts will have to be made to meet budget
- No control or limit to the amount the haulers or the landfill will raise their rates or fees.
- No funds to purchase the Recycling Center or to expand services, but as inflation hits, the something will need to change.
- Cut Backs to Recycling Drop-off program, due to cost
- No expansion of Sutton Road Recycling Center with by appointment only
- Limited Household Hazardous Waste program
- If the Parcel Fee is rejected, we have only the option to raise the Generation and Landfill Fees. Doing nothing is not an option.

Priority One

- 22 Drop off locations 60% of budget -90% access rate
- Education and outreach to curbside communities
- 2 recycling days in each County =Spring & Fall= 4 events/year
- HHW collection
- Fairs, Festivals and outreach to residential and commercial via flyers, radio, paper and Social media
- Battery & cell phone collection at all libraries
- Match for grants when available for educational materials and programs, equipment & tire collections.
- Community Clean up & Recycling Grants
- Move Out-Move In on Campuses
- Recycling Hero Awards
- Disaster Debris Assistance

Priority Two & Three Items

Priority Two Items:

- Add Education/Outreach Staff
- Compost
- Multi-Family Unit Recycling
- Tourist Cabin Outreach
- School Recycling
- Help Develop Model Contracts for communities and Commercial entities
- Large Event/Venue Recycling
- HHW Collection Year Round at Recycling Centers
- Collection of Tires Year Round

Priority Three Items:

- Commercial & Industrial Sector Reduction and Recycling Programs
- Compost programming with jurisdictions
- Medical Equipment & Pharmaceuticals
- Books Expansion
- Incentive Grants for recycling for local governments, businesses and non-profits to increase recycling
- Market Development Programs & Feasibility Studies/Workgroups
- Athens Recycling Center for Hard to Recycle Materials
- Compost Facility expansion or new one in Hocking County
- Expand Municipal Corporation/Township Assistance

Plan & Parcel Fee Timeline

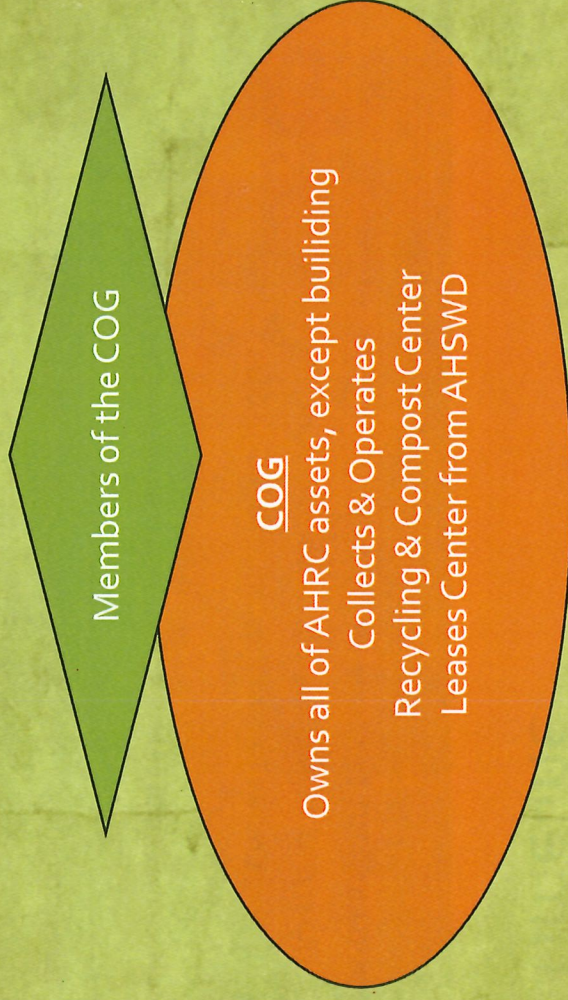
Parcel Fee Timeline:

- June 25 Public Hearing Athens Community Center, 701 East State Street, 6pm
- July 2 Public Hearing Nelsonville Public Library, 95 W. Washington, Nelsonville 6pm
- July 11 Hocking County Public Hearing, Hocking County Fairgrounds, Youth Building 6pm
- July 16 Athens County vote on Parcel Fee
- July 18th Hocking County Commissioners Vote on Parcel Fee

Plan Timeline

- June 27-July 26 Written Public Comment Period for Plan
- July 31 Athens Public Hearing on Plan; Athens Community Center, 6pm
- August 7 Hocking Public Hearing on Plan; Hocking County Fairgrounds, Youth Building 6pm
- September 5 Letters sent to all 41 jurisdictions for them to adopt resolution
- December 16 All Resolutions Due to District for Ratification
- January 2025 New Fees are accessed
- February 20, 2025 District Sends OEPA Plan for Approval

How things fit together



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

JUNE 24, 2024

Members in Attendance:

Alan Swank, Chair
Solveig Spjeldnes, Member
Jessica Thomas, Member

Administrators and/or Other Elected Officials:

President Crawl
Mayor Patterson
Law Director Lisa Eliason
Auditor Hecht
Treasurer Thomas

Items Discussed:

- University Estates, Tax Increment Financing (TIF) Amendment
 - Swank – explained that all costs have increased substantially since this development was first discussed by City Council, pre-pandemic, and it is now economically impossible for the developer to cover the cost of the public infrastructure – it has been determined that the City can be the beneficiary of the TIF and so the City would like to provide the public infrastructure, using Street, Water, and Sewer Funds, and will recoup that investment over a period of time through the TIF – the developer can then begin construction of approximately 42 housing units – the goal is to build attainable housing in a section of the City where there is land available
 - Spjeldnes – serves as Chair of the Affordable Housing Commission and representative for this Ward – views this as a creative idea to provide much needed housing – she noted that once a design is complete the agreement must receive a letter of support from both the Affordable Housing Commission and the Commission on Disabilities prior to construction – believes it is important that the developer meet with both these City Commissions to offer any needed clarification – also noted a current rental provision that allows renting of the units until initially sold – suggested including an additional comment that all units would be under contract for sale before they could be rented – an owner must be a resident, and they cannot rent until they have lived there for five years – she would like that to be part of a covenant – questioned the need for an HOA, in perpetuity, to include covenants and the maintenance of common grounds – the tax financing agreement allows the developer to set the unit standards, and she expressed concern that the basic standard could be set so low that any unit upgrades could make the unit unaffordable for the target market – would like to

keep down the risk of large overages, compromising the goal – believes there needs to be a real conversation about adding a second ingress/egress, as there is currently only one for University Estates – she hopes this discussion can move forward without continued delay

-Swank – referring to Section IV, asked if the initial base sale price of \$260,000 is for all units, questioned when building will begin, and whether the developers will be the sellers, or if there will be a third party in the process

-Mayor – assured the Council that discussion is already underway for a second access to University Estates to provide relief and for future development – clarified that quality standards will be built to the standard of the price put forward for all units – if a buyer would like to upgrade amenities, the unit will go over the price point – emphasized safeguards that will be in place for the City to recoup the costs of installing the infrastructure – relayed the concept of this development was first proposed in 2017 – due to the pandemic, supply chain issues, increased material and labor costs, inflation, interest rates, and the cost of the public infrastructure (increasing from \$750,000 to \$2.2 million in 2023) forced the developers to rethink moving forward with the development

-Swank – asked the Law Director if it would be permissible, over the Council recess, to send questions to the President of Council to have answered by the Administration before Council reconvenes in August

-Law Director – yes, questions could be sent to the President for redirecting to Service-Safety Director Stone

-Thomas – expressed concern about losing single-family housing stock to rental units with the language currently in place – would like that changed to possibly 10 years

-Law Director – this would be a change that would need to be negotiated, as the current terms were agreed to in the prior TIF documents

-Thomas – if the City is fronting money for the infrastructure, she views this as a different agreement, and believes negotiations are warranted

-Mayor – emphasized that the City will be paid back the infrastructure costs through the TIF – also, in answer to an earlier question, an HOA would be a conversation among the buyers, not the developers, and not a City function

-Spjeldnes – understands that an HOA can be required if you are buying a property

-Law Director – again, that would be a new business term needing to be negotiated as a change to the original agreement

-Risner – this is unknown territory – adding, it could serve as a template for Oakmont IV, undeveloped land within the City's corporate limits, to move forward in the same fashion – questioned whether all money from the University Estates TIF would need to be recouped by the City before the City could consider moving on to a similar project like Oakmont IV

-Mayor – believes this can be a template moving forward to develop a similar project as Oakmont IV

-Swank – discussed the attached chart dividing the TIF into four (4) phases of 10 units – the current parcel value is approximately \$18,700, and annual taxes generated for each undeveloped parcel at about \$520 – once developed, these units will increase in appraised value, for tax purposes, to \$300,000 per unit and with the current tax rates would generate \$5100 each – upon completion of Phase 1, in the first year the City would generate, annually, \$36,892 in TIF payments on the improved value of the property, allowing the City to recoup that amount toward the cost of its public infrastructure investment – in years 7, 8, 9, 10, and 11 the City would be collecting on all phases, and after year 16 the City will have generated \$1.8 million from the TIF

-Clodfelter – asked about minimizing the environmental damage to this wooded area, and what steps would be taken to preserve this nature

-John Wharton, speaking on behalf of the developers, explained that the land has already been prepared for this development by a previous developer – there are very few trees that will need to be cut down from this point forward – most of the townhouses will have trees behind them

-Swank – asked about the timing of the development

-Wharton – as soon as the infrastructure begins, the contractors will begin prep work for the townhouses, with Phase 1 to be completed by next spring – agrees we do not need rental housing; we need owner-occupied housing, and stressed that the developers want to sell these townhouses, not rent them --

-Swank – asked about sidewalks

-Wharton – there will be both sidewalks and street lighting – in response to an earlier question about standards, there is a plan per base rate for affordable basic construction grade finishes for linoleum, Formica, and carpeting – today's construction costs are high – pointed out that homeowners can establish their own HOA, or can petition to join the current area HOA – he supports the development

-Swank – asked if it is reasonable to build each phase within 18 months

-Wharton – the developer believes that is a realistic window

- Title 49, Special Use of the Right-of-Way (19 West Washington)

-Swank – the business owner would like to install an awning over the River of Time Boutique, consistent with those of adjacent businesses – there will be no signage on the awning – he will request City Council approve this at the first meeting after returning from recess so the awning can be installed before Ohio University students return for the fall quarter

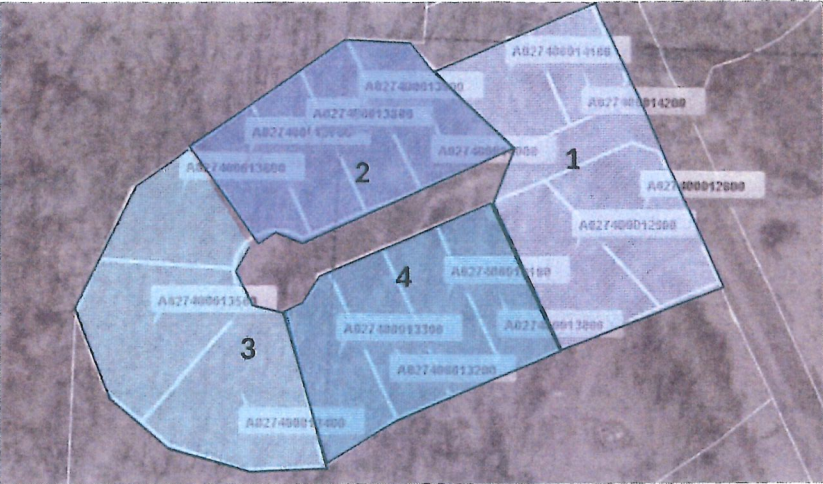
- Title 49, Special Use of the Right-of-Way (85 Elmwood Place)

-Swank – the new owner would like to replace/repair an existing fence and pool house – if granted, the Administration requests the Council make this use of the

right-of-way permit contingent upon the property owner replacing the existing sidewalk along the curb and extending it to the curb

- Affordable Housing (amendment)
-Spjeldnes – as Chair of the Affordable Housing Commission, she requested, upon direction from the Law Director, removing current language that allows voting by proxy, which is not legal, and to change the membership language to remove member appointments to commence “on May 1” and replace with, “as needed”

Phase 1			Phase 2		Phase 3		Phase 4	
Current Four			Current Four		Current Three		Current Four	
Undeveloped Parcel	Current Annual		Undeveloped Parcel	Current Annual	Undeveloped Parcel	Current Annual	Undeveloped Parcel	Current Annual
Value	Taxes		Value	Taxes	Value	Taxes	Value	Taxes
\$	18,700.00	\$ 520.00	\$ 15,610.00	\$ 435.00	\$ 18,870.00	\$ 525.00	\$ 14,880.00	\$ 415.00
\$	18,150.00	\$ 510.00	\$ 12,860.00	\$ 360.00	\$ 22,680.00	\$ 630.00	\$ 12,860.00	\$ 360.00
\$	13,160.00	\$ 370.00	\$ 12,640.00	\$ 350.00	\$ 23,690.00	\$ 660.00	\$ 12,860.00	\$ 360.00
\$	14,660.00	\$ 410.00	\$ 12,520.00	\$ 350.00			\$ 12,860.00	\$ 360.00
	total	\$ 1,810.00		total \$ 1,495.00		total \$ 1,815.00		total \$ 1,495.00
Proposed Ten			Proposed Twelve		Proposed Nine		Proposed Twelve	
Developed Parcel	Developed Parcel		Developed Parcel	Developed Parcel	Developed Parcel	Developed Parcel	Developed Parcel	Developed Parcel
Estimated Value	Estimated Tax		Estimated Value	Estimated Tax	Estimated Value	Estimated Tax	Estimated Value	Estimated Tax
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
\$	300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00	\$ 300,000.00	\$ 5,100.00
	total	\$ 51,000.00		total \$ 61,200.00		total \$ 45,900.00		total \$ 61,200.00
	Tax increase			Tax increase		Tax increase		Tax increase
	\$ 49,190.00			\$ 59,705.00		\$ 44,085.00		\$ 59,705.00
	75% of Tax Increase (10/75 tif)			75% of Tax Increase (10/75 tif)		75% of Tax Increase (10/75 tif)		75% of Tax Increase (10/75 tif)
Annual Phase 1 TIF			Annual Phase 2 TIF		Annual Phase 3 TIF		Annual Phase 4 TIF	
Revenue to city (yr 1)	\$ 36,892.50		Revenue to city (yr1)	\$ 44,778.75	Revenue to city (yr 1)	\$ 33,063.75	Revenue to city (yr1)	\$ 44,778.75



	Year																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Totals by phase
Phase 1 (10 units)		\$ 36,892.50	\$ 37,999.28	\$ 39,139.25	\$ 40,313.43	\$ 41,522.83	\$ 42,768.52	\$ 44,051.57	\$ 45,373.12	\$ 46,734.32	\$ 48,136.34						\$ 422,931.17
Phase 2 (12 units)				\$ 44,778.75	\$ 46,122.11	\$ 47,505.78	\$ 48,930.95	\$ 50,398.88	\$ 51,910.84	\$ 53,468.17	\$ 55,072.21	\$ 56,724.38	\$ 58,426.11				\$ 513,338.19
Phase 3 (9 units)					\$ 33,063.75	\$ 34,055.66	\$ 35,077.33	\$ 36,129.65	\$ 37,213.54	\$ 38,329.95	\$ 39,479.85	\$ 40,664.24	\$ 41,884.17	\$ 43,140.69			\$ 379,038.84
Phase 4 (12 units)							\$ 44,778.75	\$ 46,122.11	\$ 47,505.78	\$ 48,930.95	\$ 50,398.88	\$ 51,910.84	\$ 53,468.17	\$ 55,072.21	\$ 56,724.38	\$ 58,426.11	\$ 513,338.19
Total TIF revenue by year	\$ -	\$ 36,892.50	\$ 37,999.28	\$ 83,918.00	\$ 119,499.29	\$ 123,084.27	\$ 171,555.55	\$ 176,702.22	\$ 182,003.28	\$ 187,463.38	\$ 193,087.28	\$ 149,299.47	\$ 153,778.45	\$ 98,212.91	\$ 56,724.38	\$ 58,426.11	\$ 1,828,646.38

Assumptions:

- 3% Annual inflationary increase in property taxes due to property value increases
- First year-post construction property value = \$300,000 each with 43 developed parcels (this is conservative; likely will be more in out years)
- All four phases complete within six years
- TIF is not renewed for a second 10-year term

*----->

If properties are not developed, miniumum service payments begin in year 10

