



AGENDA
ATHENS CITY COUNCIL
MONDAY, DECEMBER 15, 2025 AT 7:00 PM

e-mail: dwalker@ci.athens.oh.us
Streaming is available at www.ci.athens.oh.us/video

[IGNORE_INDENT]

CITY & SAFETY SERVICES COMMITTEE:

- AEP Easement (Kenny Drive property)

FINANCE & PERSONNEL COMMITTEE:

- Outdoor Recreation Council of Appalachia (2025 membership payment)

Establish Quorum

Disposition of Minutes:

- Regular Session of City Council held November 17, 2025
Special Session of City Council held November 24, 2025

Communications

Reports and Communications from Other Elected Officials

Ordinances for Third Reading:

0-120-25

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF ATHENS, OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2026.

Introduced by the Finance and Personnel Committee

- **0-139-25**

AN ORDINANCE AMENDING ATHENS CITY CODE TITLE 23, ZONING, CHAPTER 23.04, PERMITTED USES, TO ALLOW TEMPORARY SHELTERS AS A CONDITIONALLY PERMITTED USE IN R-3 AND B-3 ZONES.

Introduced by Council Member Swank

- **0-140-25**
AN ORDINANCE GRANTING A SPECIAL RIGHT-OF-WAY USE PERMIT AT 43 SOUTH COURT STREET TO ADD A BALCONY TO AN EXISTING BUILDING.
Introduced by Council Member Swank

Ordinance for Second Reading:

- **0-141-25**
AN ORDINANCE AMENDING THE 2025 APPROPRIATION ORDINANCE 115-24.
Introduced by Council Member Risner

Ordinances for First Reading:

0-142-25

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO EXECUTE AN EASEMENT AND RIGHT-OF-WAY AGREEMENT WITH THE OHIO POWER COMPANY (AEP) AT 25 KENNY DRIVE.
Introduced by Council Member McCarey

0-143-25

AN ORDINANCE AMENDING ORDINANCE 112-24 TO PROVIDE FINANCIAL SUPPORT FROM THE CITY'S TRANSIENT GUEST TAX FOR THE OPERATION OF THE OUTDOOR RECREATION COUNCIL OF APPALACHIA (ORCA); AND DECLARING AN EMERGENCY.
Introduced by Council Member Risner

One-Reading Resolutions:

- **R-07-25**
A RESOLUTION EXPRESSING THE APPRECIATION OF THE CITY OF ATHENS, OHIO, TO COUNCIL MEMBER SOLVEIG SPJELDNES FOR HER PUBLIC SERVICE.
Introduced by All Members of Council
- **R-08-25**
A RESOLUTION EXPRESSING THE APPRECIATION OF THE CITY OF ATHENS, OHIO, TO COUNCIL MEMBER JEFF RISNER FOR HIS PUBLIC SERVICE.
Introduced by All Members of Council
- **R-09-25**
A RESOLUTION EXPRESSING THE APPRECIATION OF THE CITY OF ATHENS, OHIO, TO COUNCIL PRESIDENT SAM CROWL FOR HIS PUBLIC SERVICE.
Introduced by All Members of Council

Announcements & Other Business

Opportunity for Citizens to Speak on Legislative Items and City Services Not Covered on the Agenda

Adjournment

Sam Crowl
President of Council

The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

O-120-25

An ORDINANCE to make appropriations for current expenses and other expenditures of the City of Athens, Ohio, during the fiscal year ending December 31, 2026.

SECTION I. BE IT ORDAINED by the Council of the City of Athens, State of Ohio, that to provide for the current expenditures of the said City of Athens during the fiscal year ending December 31, 2026, the following sums be and they are hereby set aside and appropriated as follows:

SECTION II. That there be appropriated from the following funds:

GENERAL FUND

101

DEPARTMENT	Transaction Classes >>	PERSONNEL	SUPPLIES	DEBT	CAPITAL	TRANSFERS	BUDGET	% of Total
		100	SERVICES 200-300	SERVICE 0	OUTLAY 500	& REFUNDS 600	TOTAL	
MAYOR	101.101	981,000	104,060.00	0	2,000	0	1,087,060	5.20
AUDITOR	101.102	621,600	220,084	0	10,000	1,100,000	1,951,684	9.33
TREASURER	101.103	21,010	4,350	0	0	0	25,360	0.12
LAW DIRECTOR	101.104	706,000	84,050	0	8,750	0	798,800	3.82
COUNCIL	101.105	504,050	123,192	0	2,500	0	629,742	3.01
COURT	101.106	1,061,500	428,000	0	2,000	0	1,491,500	7.13
POLICE	101.207	5,176,500	629,400	0	152,000	0	5,957,900	28.48
FIRE	101.208	4,549,600	484,700	0	95,000	0	5,129,300	24.52
CODE	101.351	779,500	155,000	0	17,000	500	952,000	4.55
PARKING ENFORCEMENT	101.718	531,800	353,100	0	66,200	1,500	952,600	4.55
LANDS & BLDGS	101.112	700,500	362,850	0	60,000		1,123,350	5.37
OTHER ADMIN	101.120	0	714,600	0	8,500	100,500	823,600	3.94
TOTAL		15,633,060	3,663,386	0	423,950	1,202,500	20,922,896	100.00
% of Total		74.72	17.51	0.00	2.03	5.75	100.00	

OTHER FUNDS

DEPT	FUND	PERSONNEL	SUPPLIES	DEBT	CAPITAL	TRANSFERS	BUDGET
		100	SERVICES 200 & 300	SERVICE 400	OUTLAY 500	& REFUNDS 600	TOTAL
Safety Services	206	0	0	0	0	0	0
Cemetery	210	85,670	14,250	0	15,000	200	115,120
Tourism	212	0	375,000	0	0	0	375,000
Transportation Assistance	214	0	172,000	0	0	0	172,000
Cable Access	215	0	0	0	13,700	0	13,700
Streets	220	1,495,000	940,400	0	622,250	0	3,057,650
Wheel Tax	226	0	0	0	0	0	0
Judges Court computer	230	0	7,000	0	16,000	0	23,000
Clerk of Court Computer	231	0	46,000	0	0	0	46,000
Diversion	232	81,850	12,300	0	1,250	0	95,400
Court Comm Corrections	235	79,350	0	0	0	0	79,350
DUI Court	237	82,700	13,000	0	0	0	95,700
CDBG Formula Grant	248	0	22,000	0	0	0	22,000
Athens Enhancement Fund	250	0	2,054,000	0	0	0	2,054,000
Recreation	270	1,200,850	539,200	0	32,000	1,000	1,773,050
Community Center Operations	271	773,000	368,350	0	45,500	1,500	1,188,350
APR Income Tax	273	0	45,000	0	140,000	0	185,000

Law Enforcement Trust	293	0	0	0	7,700	0	7,700
ARPA Funds	286	0	0	0	0	0	0
Opioid Settlement Fund	287	0	50,000	0	0	0	50,000
Drug Law Enforcement	294	0	0	0	3,111	0	3,111
Fire Station Debt Fund	430	0	0	1,001,000	0	0	1,001,000
APR Debt	450	0	0	557,000	0	0	557,000

OTHER FUNDS

DEPT	FUND	PERSONNEL 100	SUPPLIES SERVICES 200 & 300	DEBT SERVICE 400	CAPITAL OUTLAY 500	TRANSFERS & REFUNDS 600	BUDGET TOTAL	
Street Rehab	572	0	0	600,000	0	1,200,000	1,800,000	
Capital Improvements	580	0	0	0	300,000	0	300,000	
Small Cities ODOT	589	0	0	0	7,000,000	0	7,000,000	
Court Capital	592	0	0	0	5,000	0	5,000	
TIF Muni Imp Tax Increm	593	0	480,000	0	0	15,000	495,000	
DRD	596	0	0	0	0	0	0	
Parking Garage	730	0	177,300	0	50,000	160,000	387,300	
Parking Garage Debt	733	0	0	159,200	0	0	159,200	
Water Fund - Maintenance	740.635	647,600	338,280	0	93,900	0	1,079,780	
Water Fund - Administration	740.636	437,600	353,055	0	6,500	400,000	1,197,155	
Water Fund - Plant	740.637	1,222,000	975,899	0	187,500	0	2,385,399	4,662,334
WTP Improvement Debt	744	0	0	396,000	0	0	396,000	
Sewer Fund - Maintenance	750.635	625,100	231,315	0	227,000	0	1,083,415	
Sewer Fund - Administration	750.636	378,500	367,525	0	1,000	500	747,525	
Sewer Fund - Plant	750.637	1,164,500	1,064,900	0	16,117,000	0	18,346,400	20,177,340
Storm Sewer	755.635	0	29,950	0	260,737	0	290,687	
Storm Water Env. Coord.	755.637	53,750	14,600	0	1,500	0	69,850	
Sewer Debt	758	0	0	1,520,000	0	0	1,520,000	
Sanitation	760	301,500	2,159,300	0	29,500	200	2,490,500	
Internal Service - Mechanics	865.645	216,500	83,411	0	20,500	0	320,411	
Internal Service - IT	865.647	176,550	320,000	0	10,000	0	506,550	
Medical Insurance Fund	866	0	5,910,000	0	0	0	5,910,000	
Unclaimed Funds	903	0	0	0	0	5,000	5,000	
ACGP	905	0	0	0	6,500,000	0	6,500,000	
OTHER FUNDS TOTAL		9,022,020	17,164,035	4,233,200	31,706,648	1,783,400	63,909,303	
GENERAL FUND TOTAL		15,633,060	3,663,386	0	423,950	1,202,500	20,922,896	
GRAND TOTAL		24,655,080	20,827,421	4,233,200	32,130,598	2,985,900	84,832,199	

29.06 24.55 4.99 37.88 3.52 100.00

SECTION III. And the City Auditor is hereby authorized to draw his warrants on the City Treasurer for payments from any of the foregoing appropriations upon receiving proper

SECTION IV. This ordinance shall take effect at the earliest period allowed by law.

Passed: _____, 2025

Approved by: _____
Finance Committee

Attest: _____
Clerk

Finance Committee

President of Council

Finance Committee

Finance Committee

Mayor

0-139-25

Introduced by Alan Swank, Chair
Planning & Development Committee

AN ORDINANCE AMENDING ATHENS CITY CODE TITLE 23, ZONING, CHAPTER 23.04, PERMITTED USES, TO ALLOW TEMPORARY SHELTERS AS A CONDITIONALLY PERMITTED USE IN R-3 AND B-3 ZONES.

WHEREAS, on June 4, the Athens City Planning Commission recommended approving Case #25-05, to allow temporary shelters as a Conditionally Permitted Use in R-3 and B-3 Zones; and

WHEREAS, on November 3, 2025, Athens City Council held a public hearing to discuss the Planning Commission's recommendation on said Case #25-05;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO:

SECTION I: Athens City Code, Title 23, Zoning, Chapter 23.04, Permitted Uses, Section 23.04.03, R-3 Residential Zone (Multi-Family), is hereby amended to include (C)(8), Conditionally permitted uses, to read as follows:

(C) Conditionally permitted uses:

(8) Temporary Housing Shelters – housing structures of a temporary nature that are not affixed to the property and that do not contain kitchen or bathroom facilities. One sink and one toilet must be available for use within 200-feet for every three temporary housing shelter units. Approval by the Service-Safety Director must first be obtained before approval of this use by the Board of Zoning Appeals. Temporary housing shelter use must be reapproved every year by the Service-Safety Director.

SECTION II: Athens City Code, Title 23, Zoning, Chapter 23.04, Permitted Uses, Section 23.04.07, B-3 General Business Zone, is hereby amended to include (C)(2) to read as follows:

(C) Conditionally permitted uses:

(2) Temporary Housing Shelters – housing structures of a temporary nature that are not affixed to the property and that do not contain kitchen or bathroom facilities. One sink and one toilet must be available for use within 200-feet for every three temporary housing shelter units. Approval by the Service-Safety Director must first be obtained before approval of this use by the

Board of Zoning Appeals. Temporary housing shelter use must be reapproved every year by the Service-Safety Director.

SECTION III: This Ordinance shall be in full force and effect at the earliest moment permitted by law upon its passage and approval by the Mayor.

President of Council

ATTEST:

APPROVED:

Clerk of Council

Mayor

0-140-25

Introduced by Alan Swank, Chair
Planning & Development Committee

**AN ORDINANCE GRANTING A SPECIAL RIGHT-OF-WAY USE PERMIT AT
43 SOUTH COURT STREET TO ADD A BALCONY TO AN EXISTING BUILDING.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO:

SECTION I: Having satisfactorily met the regulations established pursuant to Title 49, Management, Administration, and Control of the Use of the City's Public Rights-of-Way, a special right-of-way use permit is hereby granted at 43 South Court Street, owner, Best of Court, LLC, to add a balcony to an existing building, as indicated on the application attached hereto and incorporated herein by reference.

SECTION II: Owner Best of Court, LLC, shall agree to indemnify, and save the City of Athens harmless from all claims, demands, costs, expenses, real estate taxes, if any, and compensation which might arise from the encroachment of permittee upon property of the City of Athens that is the subject of this ordinance.

SECTION III: Said permit shall be subject to the following conditions:

1. This special right-of-way permit is personal in nature and will be in effect for a maximum of seven (7) years from the date of issuance unless revoked by City Council ordinance, or there is a change of ownership or use, whichever comes first.
2. Owner Best of Court, LLC, shall be responsible for the maintenance and upkeep of said right-of-way.

SECTION IV: This Ordinance shall be in full force and effect at the earliest moment permitted by law upon its passage and approval by the Mayor.

President of Council

ATTEST:

APPROVED:

Clerk of Council

Mayor



TITLE 49 APPLICATION

Use of the City's Public Rights of Way

(Office Use Only)
Permit #: T4925-000006
Date Rec'd: November 05, 2025

In accordance with Title 49, Application Fee: "At the time that a person submits an application for Use of Right of Way Permit, such person shall pay a non-refundable application fee of \$50 payable to the City of Athens."

Applicant shall comply with all sections of Athens City Code Title 49 Right of Way. All required information shall be attached to application, including such things as but not limited to detailed site plans, a certificate of liability insurance listing City of Athens Ohio as certificate holder. Property owner shall be solely responsible for the maintenance and upkeep of said right-of-way.

Contact Information:

1. Applicant	Richard Shultz	Phone	(740) 707-8069
2. Mailing Address	41228 Gibson Ridge Road	State	OH Zip 45710
3. Email Address	rjshultz@rjshultzarchitect.com		
4. Address of Project/Site	43 South Court Street		
5. Parcel Number:	A027080003100	Zoning Designation:	
5. Property Owner:	Best Of Court LLC	Phone:	(740) 594-3112
6. Property Owner Mailing Address:	PO BOX 1152 Athens, OH 45701		
6. Project Description:	Balcony located in ROW		

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED AND ATTACHED REQUIRED DOCUMENTATION ARE TO THE BEST OF MY KNOWLEDGE TRUTHFUL AND ACCURATE.

By signing property owner agrees to indemnify, and save the City of Athens harmless from all claims, demands, costs, expenses, real estate taxes, if any, and compensation which might arise from encroachment of permittee upon property of the City of Athens that is the subject of this Application.

Applicant Signature

Date November 05, 2025

Richard Shultz

Property Owner
Signature

Date November 05, 2025

For Office Use Only

1. Code Enforcement Admin: Signature

Date 11-12-25

2. Code Directors Review:



Approved

☐ Refused

☐ Missing Documentation

Remarks:

Signature

Date

11-12-25

3. City Engineer Review:

☐ Approved

☐ Refused

☐ Missing Documentation

Remarks:

Signature

Date

4. Service Safety Review:

☒ Approved

☐ Refused

☐ Missing Documentation

Remarks:

Signature

Date

No concerns
11/13/25



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Athens Insurance Services 376 Richland Ave. Po Box 638 Athens OH 45701	CONTACT NAME: Andrew Vogt PHONE (A/C No. Ext): 740 593-8839 FAX (A/C No.): (740)593-8765 EMAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Nau INSURER B: Nau INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Best Of Court, LLC Po Box 1162 Athens OH 45701	NAIC # 00000 00000

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR NED WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GENL AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER: ☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		NN1487586	12/10/2025	12/10/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ INC \$ COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTIONS		AN1300087	12/10/2025	12/10/2028	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

43-45 S Court St Athens, OH

CERTIFICATE HOLDER**CANCELLATION**

City of Athens Code Enforcement 28 Curran Dr Athens OH 45701	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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BEST OF ATHENS APARTMENT RENOVATION PROJECT

43/45 SOUTH COURT ST, ATHENS, OHIO 45701

PROJECT NO. 2025003



SITE PLAN
A1

INDEX OF DRAWINGS

A1	DRAWING INDEX, CODE INFORMATION & SITE PLAN
A2	EXISTING BASEMENT PLAN
A3	EXISTING FIRST FLOOR PLAN
A4	EXISTING SECOND FLOOR PLAN & DEMOLITION PLAN
A5	SECOND FLOOR PLAN
A6	BUILDING SECTION & FINISH SCHEDULE
A7	WALL SECTIONS, DOOR & WINDOW SCHEDULE
A8	BUILDING ELEVATIONS
A9	SECOND FLOOR PLUMBING PLAN & SCHEDULE
F1E	FLOORING FLOOR COATING
A11	SECOND FLOOR LIGHTING PLAN
A12	SECOND FLOOR POWER PLAN
A13	STRUCTURAL FLOOR PROPOSED PLAN

BUILDING CODE INFORMATION

OHIO EXISTING BUILDING CODE REVISION 2024

- 43 & 45 SOUTH COURT STREET APARTMENTS WITH A COMMON MASONRY BEARING WALL. PROJECT SCOPE IS RENOVATING THE EXISTING 1,443 SF SECOND FLOOR APARTMENTS AT 43 & 45 SOUTH COURT STREET INTO 2-2 BEDROOM APARTMENTS AND THE EXISTING 1,443 SF OF OFFICE SPACE AT 43 & 45 SOUTH COURT STREET INTO 2 BEDROOM APARTMENTS THAT SHARE A COMMON MASONRY BEARING WALL. 4,300 SF PER FLOOR. THERE ARE EXISTING COMMERCIAL BUSINESSES LOCATED ON FIRST FLOOR. BOTH JOCKS AND FOLLOWING THE BASEMENTS IN EACH BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM.
- USE GROUP CLASSIFICATION - USE GROUP R-2, SECTION 310.1.21
 - CONSTRUCTION CLASSIFICATION TYPE III-B SECTION 602.5
 - 43 SOUTH COURT STREET IS A LEVEL TWO CHAPTER 7
 - 43 SOUTH COURT STREET IS LEVEL TWO CHAPTER 7 & 8 AS WELL AS CHAPTER 9
- GENERAL BUILDING EXISTENCE, SECTION 501
 - FOR USE GROUP R-2, TYPE III-B, TABLE 504.3 FLOORABLE HEIGHT HS - 60, TABLE 504.4, 810N - 2 STORY
 - TABLE 502.2 ALLOWABLE AREA SQ. FT. 16,000 SF
 - EXISTING BUILDING AREA AT 43 & 45 SOUTH COURT STREET 1,443 SF PER FLOOR + 5,029 SF
 - EXISTING BUILDING AREA AT 43 & 45 SOUTH COURT STREET 1,443 SF PER FLOOR + 4,328 SF
 - EXISTING BUILDING HEIGHT 20 FEET
 - TOTAL COVERED SF = 9,427
 - TABLE 502.2 TYPE III-B, SECTION 502.2 HOUR SEPARATION WALLS
 - SECTION 106.1.1 PARTY WALLS EXCEPT 106.1.2
 - SECTION 402
 - SECTION 106.1.1 PARTY WALLS TYPE I & 5 ARE 1 HOUR RATED
- FIRE SUPPRESSION SYSTEMS REQUIRED
 - SECTION 903.2 AND 903.3.2
 - SECTION 903.1.1.2 TYPE III-B, SECTION 903.1.2 1 BALCONIES WILL HAVE SIDE WALL SPRINKLERS
 - SECTION 903.1.1.2 TYPE III-B, SECTION 903.1.2 1
- OCCUPANT LOAD
 - ACTUAL EACH APARTMENT BUILDING OCCUPANT LOAD IS LESS THAN 35
- EXIT REQUIREMENTS
 - SECTION 1006.4 SINGLE EXIT, 120 FEET TRAVEL DISTANCE, 1 EXIT REQUIRED, AUTOMATIC SPRINKLER SYSTEM MAXIMUM TRAVEL DISTANCE 120 FEET, MAXIMUM OCCUPANT LOAD 30 PER BUILDING
 - SECTION 1006.4.1 EMERGENCY ESCAPE AND RESCUE
- SECTION 907.2.3 GROUP R-2 TYPE III-B ALARM SYSTEMS REQUIRED
 - SECTION 907.2.3
- NATURAL VENTILATION TABLE 903.3.2
 - TABLE 903.3.2
 - TYPE III-B, SECTION 903.3.2
 - SECTION 903.3.2
- SECTION 106.1.1 STRUCTURES WITH ELEVATOR
 - TYPE III-B NOT REQUIRED
- PLUMBING FIXTURES
 - TOILETS
 - LABORATORY
 - CONCRETE SLAB
- STRUCTURAL LOADS, SECTION 1907
 - SECTION 1907
 - SECTION 1907
 - SECTION 1907
- OHIO MECHANICAL CODE 2024
 - SECTION 402.3 OUTDOOR AIR AND LOCAL EXHAUST AIR FLOW RATES



RJ SHULTZ
ARCHITECT
4300 W. WILSON AVE.
SUITE 101
COLUMBUS, OH 43224

R.J. SHULTZ
ARCHITECT
4300 W. WILSON AVE.
SUITE 101
COLUMBUS, OH 43224

JAMIE NOBLE
CAD DRAFTER
4300 W. WILSON AVE.
SUITE 101
COLUMBUS, OH 43224

DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/10/23
REVISIONS

DATE: 10/10/23

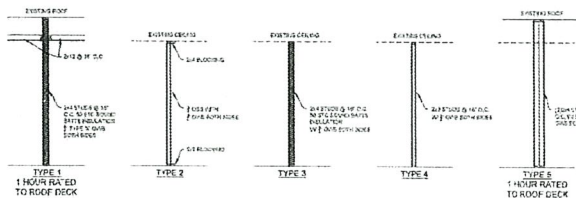
BEST OF ATHENS APARTMENT PROJECT
43/45 S. COURT ST, ATHENS, OHIO 45701
DRAWING INDEX, CODE INFO & SITE PLAN

PROJECT NO.
2025003
A1

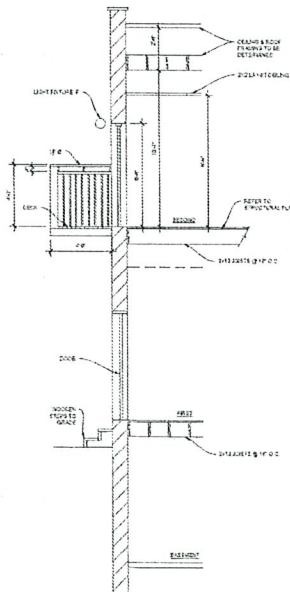
DOOR SCHEDULE						
TAG	LOCATION	SIZE	TYPE	FRAME	HOW	NOTE
100	APARTMENT PLANT ROOM	2'0" x 2'0"	01	ALUM	1	1 HOUR RATED
101	PLANT ROOM	2'0" x 2'0"	01	ALUM	2	
102	APARTMENT PLANT ROOM	2'0" x 2'0"	01	ALUM	3	
103	PLANT ROOM	2'0" x 2'0"	01	ALUM	4	
104	PLANT ROOM	2'0" x 2'0"	01	ALUM	5	
105	PLANT ROOM	2'0" x 2'0"	01	ALUM	6	
106	PLANT ROOM	2'0" x 2'0"	01	ALUM	7	
107	PLANT ROOM	2'0" x 2'0"	01	ALUM	8	
108	PLANT ROOM	2'0" x 2'0"	01	ALUM	9	
109	PLANT ROOM	2'0" x 2'0"	01	ALUM	10	
110	PLANT ROOM	2'0" x 2'0"	01	ALUM	11	
111	PLANT ROOM	2'0" x 2'0"	01	ALUM	12	
112	PLANT ROOM	2'0" x 2'0"	01	ALUM	13	
113	PLANT ROOM	2'0" x 2'0"	01	ALUM	14	
114	PLANT ROOM	2'0" x 2'0"	01	ALUM	15	
115	PLANT ROOM	2'0" x 2'0"	01	ALUM	16	
116	PLANT ROOM	2'0" x 2'0"	01	ALUM	17	
117	PLANT ROOM	2'0" x 2'0"	01	ALUM	18	
118	PLANT ROOM	2'0" x 2'0"	01	ALUM	19	
119	PLANT ROOM	2'0" x 2'0"	01	ALUM	20	
120	PLANT ROOM	2'0" x 2'0"	01	ALUM	21	
121	PLANT ROOM	2'0" x 2'0"	01	ALUM	22	
122	PLANT ROOM	2'0" x 2'0"	01	ALUM	23	
123	PLANT ROOM	2'0" x 2'0"	01	ALUM	24	
124	PLANT ROOM	2'0" x 2'0"	01	ALUM	25	
125	PLANT ROOM	2'0" x 2'0"	01	ALUM	26	
126	PLANT ROOM	2'0" x 2'0"	01	ALUM	27	
127	PLANT ROOM	2'0" x 2'0"	01	ALUM	28	
128	PLANT ROOM	2'0" x 2'0"	01	ALUM	29	
129	PLANT ROOM	2'0" x 2'0"	01	ALUM	30	
130	PLANT ROOM	2'0" x 2'0"	01	ALUM	31	
131	PLANT ROOM	2'0" x 2'0"	01	ALUM	32	
132	PLANT ROOM	2'0" x 2'0"	01	ALUM	33	
133	PLANT ROOM	2'0" x 2'0"	01	ALUM	34	
134	PLANT ROOM	2'0" x 2'0"	01	ALUM	35	
135	PLANT ROOM	2'0" x 2'0"	01	ALUM	36	
136	PLANT ROOM	2'0" x 2'0"	01	ALUM	37	
137	PLANT ROOM	2'0" x 2'0"	01	ALUM	38	
138	PLANT ROOM	2'0" x 2'0"	01	ALUM	39	
139	PLANT ROOM	2'0" x 2'0"	01	ALUM	40	
140	PLANT ROOM	2'0" x 2'0"	01	ALUM	41	
141	PLANT ROOM	2'0" x 2'0"	01	ALUM	42	
142	PLANT ROOM	2'0" x 2'0"	01	ALUM	43	
143	PLANT ROOM	2'0" x 2'0"	01	ALUM	44	
144	PLANT ROOM	2'0" x 2'0"	01	ALUM	45	
145	PLANT ROOM	2'0" x 2'0"	01	ALUM	46	
146	PLANT ROOM	2'0" x 2'0"	01	ALUM	47	
147	PLANT ROOM	2'0" x 2'0"	01	ALUM	48	
148	PLANT ROOM	2'0" x 2'0"	01	ALUM	49	
149	PLANT ROOM	2'0" x 2'0"	01	ALUM	50	
150	PLANT ROOM	2'0" x 2'0"	01	ALUM	51	
151	PLANT ROOM	2'0" x 2'0"	01	ALUM	52	
152	PLANT ROOM	2'0" x 2'0"	01	ALUM	53	
153	PLANT ROOM	2'0" x 2'0"	01	ALUM	54	
154	PLANT ROOM	2'0" x 2'0"	01	ALUM	55	
155	PLANT ROOM	2'0" x 2'0"	01	ALUM	56	
156	PLANT ROOM	2'0" x 2'0"	01	ALUM	57	
157	PLANT ROOM	2'0" x 2'0"	01	ALUM	58	
158	PLANT ROOM	2'0" x 2'0"	01	ALUM	59	
159	PLANT ROOM	2'0" x 2'0"	01	ALUM	60	
160	PLANT ROOM	2'0" x 2'0"	01	ALUM	61	
161	PLANT ROOM	2'0" x 2'0"	01	ALUM	62	
162	PLANT ROOM	2'0" x 2'0"	01	ALUM	63	
163	PLANT ROOM	2'0" x 2'0"	01	ALUM	64	
164	PLANT ROOM	2'0" x 2'0"	01	ALUM	65	
165	PLANT ROOM	2'0" x 2'0"	01	ALUM	66	
166	PLANT ROOM	2'0" x 2'0"	01	ALUM	67	
167	PLANT ROOM	2'0" x 2'0"	01	ALUM	68	
168	PLANT ROOM	2'0" x 2'0"	01	ALUM	69	
169	PLANT ROOM	2'0" x 2'0"	01	ALUM	70	
170	PLANT ROOM	2'0" x 2'0"	01	ALUM	71	
171	PLANT ROOM	2'0" x 2'0"	01	ALUM	72	
172	PLANT ROOM	2'0" x 2'0"	01	ALUM	73	
173	PLANT ROOM	2'0" x 2'0"	01	ALUM	74	
174	PLANT ROOM	2'0" x 2'0"	01	ALUM	75	
175	PLANT ROOM	2'0" x 2'0"	01	ALUM	76	
176	PLANT ROOM	2'0" x 2'0"	01	ALUM	77	
177	PLANT ROOM	2'0" x 2'0"	01	ALUM	78	
178	PLANT ROOM	2'0" x 2'0"	01	ALUM	79	
179	PLANT ROOM	2'0" x 2'0"	01	ALUM	80	
180	PLANT ROOM	2'0" x 2'0"	01	ALUM	81	
181	PLANT ROOM	2'0" x 2'0"	01	ALUM	82	
182	PLANT ROOM	2'0" x 2'0"	01	ALUM	83	
183	PLANT ROOM	2'0" x 2'0"	01	ALUM	84	
184	PLANT ROOM	2'0" x 2'0"	01	ALUM	85	
185	PLANT ROOM	2'0" x 2'0"	01	ALUM	86	
186	PLANT ROOM	2'0" x 2'0"	01	ALUM	87	
187	PLANT ROOM	2'0" x 2'0"	01	ALUM	88	
188	PLANT ROOM	2'0" x 2'0"	01	ALUM	89	
189	PLANT ROOM	2'0" x 2'0"	01	ALUM	90	
190	PLANT ROOM	2'0" x 2'0"	01	ALUM	91	
191	PLANT ROOM	2'0" x 2'0"	01	ALUM	92	
192	PLANT ROOM	2'0" x 2'0"	01	ALUM	93	
193	PLANT ROOM	2'0" x 2'0"	01	ALUM	94	
194	PLANT ROOM	2'0" x 2'0"	01	ALUM	95	
195	PLANT ROOM	2'0" x 2'0"	01	ALUM	96	
196	PLANT ROOM	2'0" x 2'0"	01	ALUM	97	
197	PLANT ROOM	2'0" x 2'0"	01	ALUM	98	
198	PLANT ROOM	2'0" x 2'0"	01	ALUM	99	
199	PLANT ROOM	2'0" x 2'0"	01	ALUM	100	

WINDOW SCHEDULE				
TAG	LOCATION	SIZE	TYPE	FRAME
101	PLANT ROOM	2'0" x 2'0"	01	ALUM

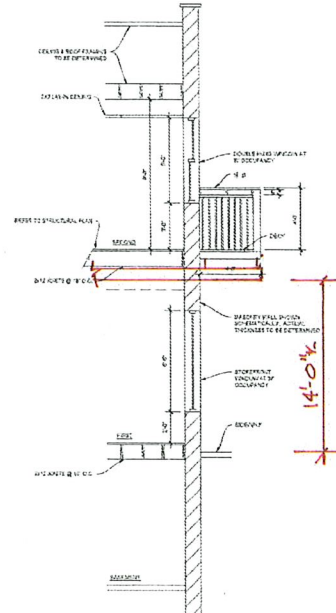
HARDWARE SETS	
SET #1	INTERIOR LOCK SET
SET #2	PASSAGE SET
SET #3	PRIVATE SET



WALL TYPES



WALL SECTION



WALL SECTION



RJ
SHULTZ
ARCHITECTS

R.J. SHULTZ
ARCHITECT
4345 S. COURT ST., ATHENS, OHIO 45701
740-701-5055

JANE NOBLE
CAD DRAFTER
4345 S. COURT ST., ATHENS, OHIO 45701
740-701-5055

DATE: 10/10/08
REVISIONS:
1. 10/10/08

BEST OF ATHENS APARTMENT PROJECT
4345 S. COURT ST., ATHENS, OHIO 45701
WALL SECTIONS, DOOR & WINDOW SCHEDULE

PROJECT NO.
2101001
A7



RJ
SHULTZ
ARCHITECT
& PLANNERS

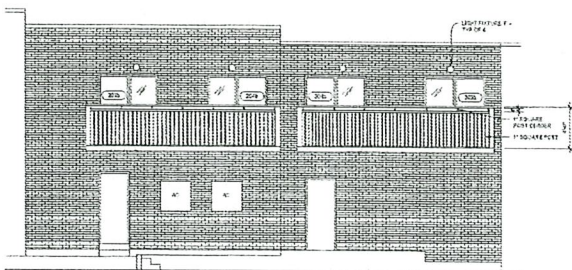
R. J. SHULTZ
ARCHITECT
1000 BROADWAY, SUITE 100
ALBANY, OHIO 45701
614-345-9000

JAYDE MOBLE
CAD DEPARTMENT
1000 BROADWAY, SUITE 100
ALBANY, OHIO 45701
614-345-9000

DESIGNED BY	J.N.
DRAWN BY	R.M.
DATE	10/18/17
REVISIONS	
DATE	
BY	

BEST OF ATHENS APARTMENT PROJECT
43445 S. COURT ST., ATHENS, OHIO 45701
BUILDING ELEVATIONS

PROJECT NO.	20170320
SHEET NO.	A8
TOTAL SHEETS	13



B
A8 REAR BUILDING ELEVATION
10' x 11' 0"



A
A8 FRONT BUILDING ELEVATION
10' x 11' 0"

0-141-25

Introduced by Jeff Risner, Chair
Finance & Personnel Committee

AN ORDINANCE AMENDING THE 2025 APPROPRIATION ORDINANCE 115-24.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO:

SECTION I: The 2025 Appropriation Ordinance 115-24 is hereby amended by appropriating from the unappropriated balance the sum of Eight Thousand Seventy-Six Dollars (\$8,076.00) to Transportation Fund, 214, T.C. 300, for the 4th quarter payment to HAPCAP, and increasing the total appropriations by said amount.

SECTION II: This Ordinance shall be in effect and full force upon passage and approval by the Mayor.

President of Council

ATTEST:

APPROVED:

Clerk of Council

Mayor

0-142-25

Introduced by Micah McCarey, Chair
City & Safety Services Committee

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO EXECUTE AN EASEMENT AND RIGHT-OF-WAY AGREEMENT WITH THE OHIO POWER COMPANY (AEP) AT 25 KENNY DRIVE.

WHEREAS, AEP is requesting a 40-foot-wide easement, lying 20 feet on either side of the overhead facilities as constructed;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO:

SECTION I: Athens City Council does hereby authorize the Service-Safety Director to execute an easement and right-of-way agreement, for the total consideration of One Dollar (\$1.00), with the Ohio Power Company an Ohio corporation and a unit of American Electric Power at 25 Kenny Drive, a copy of which is attached hereto and incorporated herein by reference.

SECTION II: This Ordinance shall be in effect and full force upon passage and approval by the Mayor.

President of Council

ATTEST:

APPROVED:

Clerk of Council

Mayor



Eas. _____

Easement & Right of Way

CITY OF ATHENS, a Statutory Municipal Corporation, "Grantor(s)", in consideration of \$1.00, the easement terms, and other good and valuable consideration from Ohio Power Company an Ohio corporation and a unit of American Electric Power, 700 Morrison Road, Gahanna, OH 43230, "Grantee", the receipt and sufficiency of which is acknowledged, grants and conveys with general warranty covenants to Grantee its successors, assigns, lessees, licensees and tenants, a right of way and easement, "Easement" for electric and other current/future energy or communication purposes, overhead and underground, in, on, over, through and across the following described lands situated in ATHENS Township, ATHENS County, Ohio, and being part of Section No(s)21 Township No(s)9, Range No(s)14. Being part of a 13.116 acre tract as described in Official Records Volume 546 Page 440 of the ATHENS County Recorder's Office (Parcel # A027350002501).

The easement shall be 40 feet wide, lying 20 feet on each side of the overhead facilities as constructed. The approximate location of said easement is depicted on Exhibit A, attached hereto and incorporated herein.

This Easement conveys all necessary and convenient rights for the Easement's use, including, without limitation, the rights to: construct, operate, maintain, inspect, protect, repair, replace, enlarge, upgrade, extend and remove utility facilities and relocate within the Easement, all necessary and convenient facilities which include but are not limited to: poles, anchors, guys, supporting structures, conductors, conduits, enclosures, grounding systems, foundations, manholes, transformers, and associated equipment, adding thereto from time to time; perform grading or filling for such facilities; cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, buildings, structures, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the Easement. Within the Easement, Grantor shall not: place any structures, piles or debris, interfere with lateral support, change the level of the ground by excavation or mounding without Grantee's written consent, allow any construction that would be inconsistent with the National Electric Safety Code or Grantee's design standards, and, for underground lines, permit or cause any excavation, except for other utilities, provided such utilities rights do not conflict with this Easement. This Easement also conveys the right of ingress and egress in and over any reasonable routes at all times. If any governmental authority requires Grantee to relocate the facilities contemplated by this grant, this Easement conveys the right to relocate such facilities to a comparable location of Grantee's choosing, without the need for a new easement.

Grantor may use its property for all purposes not inconsistent with the full enjoyment of the Easement, but Grantor acknowledges high voltage electric lines will be constructed within the Easement and Grantor shall use its property in a manner consistent with all applicable safety rules and regulations for working near electric lines. Safety/required clearance issues may be referred to Grantee's Engineering Group. Grantee shall restore the premises or pay reasonable damages done to fences, drains, seeded lawns (not landscaping), gates, ditches and crops caused by Grantee's use of the Easement. Grantor has authority to grant this Easement. No delay or omission by Grantee in exercising any right hereunder shall operate as a waiver or forfeiture of such right. This Easement grant is effective and binding upon the parties, their successors, assigns, lessees, licensees, heirs and legal representatives, and if any term hereunder is held invalid, the remainder shall not be affected thereby.

WITNESS, Grantor(s) signed this Easement on the ____ day of _____, 20__.

CITY OF ATHENS, a Statutory Municipal Corporation

By: _____

Print Name: _____

Title: _____

STATE OF OHIO, }

COUNTY OF _____ }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____
[Name], _____ [Title of officer], of , City of Athens a Statutory Municipal Corporation, on behalf of the corporation.

Notary Public

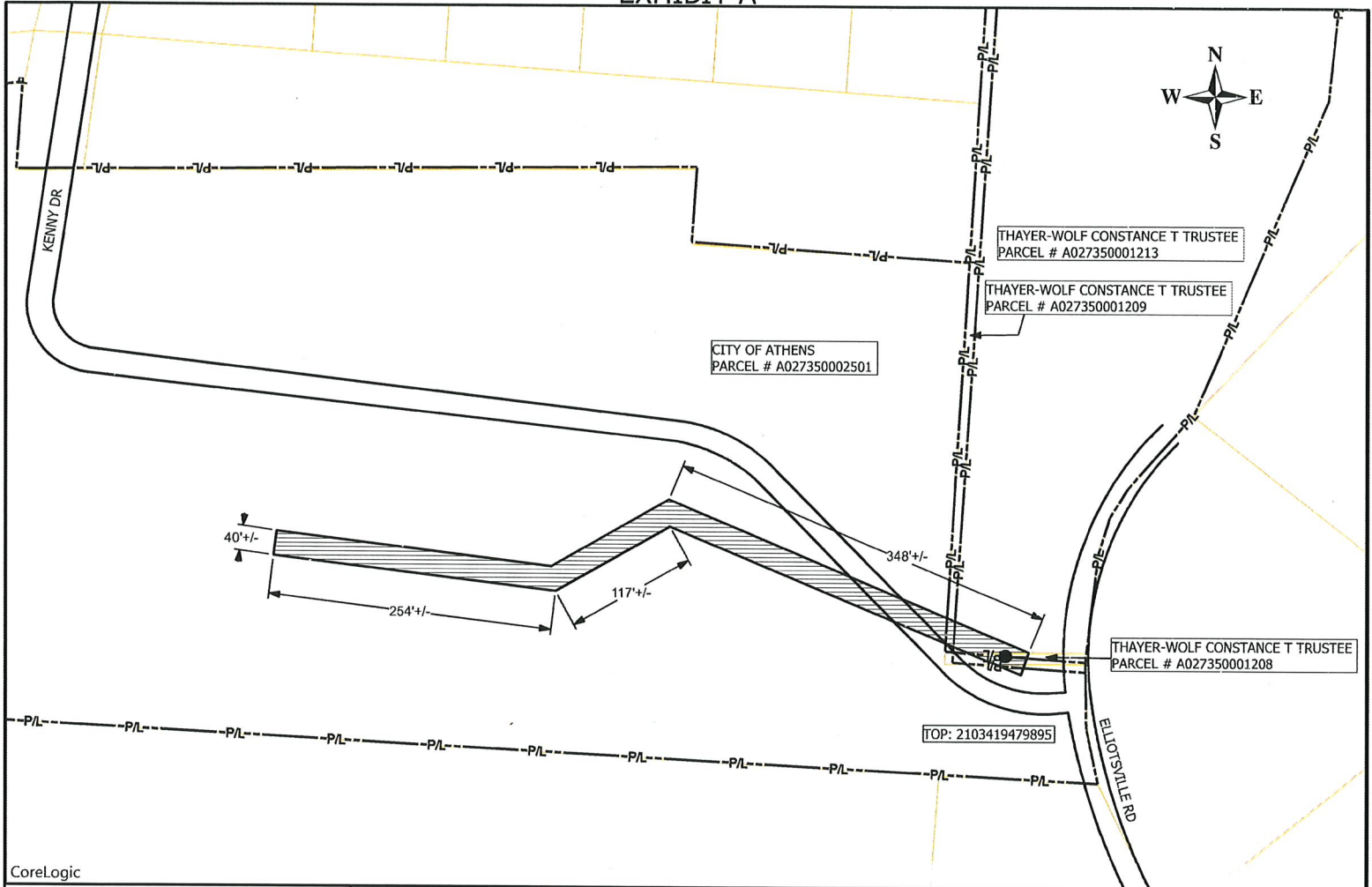
Printed Name

My Commission Expires _____

Easement prepared by Ohio Power Company BAA

CALL BEFORE YOU DIG !!! Address 25 Kenny Dr Dwg. No. 90792490 W003832401

"EXHIBIT A"



CoreLogic



OHIO POWER COMPANY

DRAWN BY: Blake Lindner

CITY/TWP: ATHENS

STATE: Ohio

COUNTY: ATHENS

WR#: 90792490

SCALE: NTS

DATE: 10/20/2025

0-143-25

Introduced by Jeff Risner, Chair
Finance & Personnel Committee

AN ORDINANCE AMENDING ORDINANCE 112-24 TO PROVIDE FINANCIAL SUPPORT FROM THE CITY'S TRANSIENT GUEST TAX FOR THE OPERATION OF THE OUTDOOR RECREATION COUNCIL OF APPALACHIA (ORCA); AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATHENS, OHIO:

SECTION I: Section I of Ordinance 112-24 is hereby amended to read as follows:

Section I: The Mayor is hereby authorized to enter into an agreement to provide financial support from the City's Transient Guest Tax, paid into the General Fund, to the Outdoor Recreation Council of Appalachia (ORCA), a Regional Council of Governments (COG) for the operation of ORCA, provided that the proceeds of such tax are sufficient, legally available, and lawfully appropriated for the purpose, and the City's General Fund reserve balance is 8% or higher, for the year 2024. ~~Thereafter the reserve balance shall be 9% or higher.~~ A copy of said agreement is attached hereto and incorporated herein by reference.

SECTION II: This Ordinance shall be an emergency measure necessary for the preservation of the health, welfare and safety of the residents of the City of Athens, Ohio, in order to maintain fiscal integrity, and it shall be in full force and effect upon its passage and approval by the Mayor.

President of Council

ATTEST:

APPROVED:

Clerk of Council

Mayor