



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 1 of 9

**INVOCATION / PLEDGE OF ALLEGIANCE:**

**Called To Order By:** Jesse Fark      **Session Begin:** 7:00 PM      **Session End:** 8:16 PM      **Session Location:** Council Chambers

**MEMBERS AND VISITORS IN ATTENDANCE/ROLL CALL:**

Mrs. Leisha Elchert	Present	Ms. Gina Ludwig	Present
Mr. James DeVine	Present	Mr. Wayne York	Present
Mr. Luke Doseck	Present	Mr. Ross Ludwig	Present

Name	Visitor/Employee	Comments
Drew Sosby	Employee	Village Administrator
Jim Gooding	Employee	Assistant Fiscal Officer
Bev Wren	Employee	Fiscal Officer
Ed Maxwell	Employee	ZEO/EDD
Michael Burton	Employee	Solicitor
Megan Lewis	Media	Sidney Daily News
Julie Ehemann	Visitor	Shelby County Commissioner
Joe Mahan	Employee	Chief of Police
Ashley Kindell	Employee	Police Officer

**APPROVAL OF MINUTES:**

MOTION TO APPROVE MINUTES OF:	Monday, February 23, 2026	
TYPE OF MEETING:	<b>Regular</b>	
MOTION TO APPROVE BY:	Doseck	
MOTION SECONDED BY:	DeVine	
DISCUSSION:	None	
VOTING ROLL CALL:	VOTE	
	Yes	6
	No	0

**PRE-SCHEDULED:**

TOPIC:	<b>Shelby County Commissioner</b>
PRESENTED BY:	Julie Ehemann
DISCUSSION:	<p>Ehemann addressed the Mayor and Council members and thanked them for letting her take some of their time. Ehemann stated that she is running for re-election and I am out in the community telling people things; some of that stuff you look at, you will say well that doesn't apply to us. Well, there are certain things that do apply, and so I wanted to go through a list of things that really affect our villages.</p> <ol style="list-style-type: none"> <li><b>1. Communication with Mayors and Administrators</b> – Ehemann stated that she still attends the mayor's meetings and Administrator meetings to keep open lines of communication with the local officials.</li> <li><b>2. Projects that affect our Villages:</b> <ol style="list-style-type: none"> <li><b>a. Broadband</b> – A map published by Broadband Ohio in 2022 showed 80% of the populated area and 37% of Shelby County households did not have access to minimum speed of 25/3 Mbps (<i>megabits per second</i>). ARPA (<i>American Rescue Plan Act</i>) funds allocation of approximately \$2 million. We partnered with Brightspeed and NKTelco. Brightspeed's project is to affect 855 unserved households in Shelby County. NKTelco 's projects have reached almost 400 residents from throughout the county. Forty-five of those residents have a Jackson Center zip code, Van Buren 161,</li> </ol> </li> </ol>



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 2 of 9

- Houston, Russia, Sidney. A recent study showed the benefits of internet access in small communities resulted in 213% higher business growth, 10% higher employment growth, 44% higher GDP growth, and 18% higher per capita income growth.
- b. **County-wide Emergency Communications Infrastructure-** There were five new towers that went up (*Anna, Jackson Center, Ft Loramie, Russia and Sheriff's Office*). We did studies on coverage maps; we wanted to make sure that when our first responders are out in the field, that they weren't running into gaps. We had huge blackout areas over in Van Buren Township, terrible areas over in Port Jefferson and so the coverage maps were really important to us and we spent a lot of time working on those coverage maps. Radios for 1002 first responders including Fire, EMS, Sheriff's Office, local PD, Township Trustees, Engineer's Office, and schools.
  - c. **Childcare** - studies accessed around 2020 showed Shelby County had a severe lack of access to childcare with only 50% of families having access. In addition, at that time only one-third of children entering kindergarten were ready. Again, using ARPA dollars the Commissioners have committed over \$500,000 to training and infrastructure improvements to increase access. Partnerships with the YMCA at Fairhaven, the main YMCA campus, and now Jackson Center are increasing access for kids and opening employment opportunities for their parents.
  - d. **Water/ Sewer Infrastructure** - Main WWTP out by Ft. Loramie was rebuilt at a cost of 16 million. It collects and treats sewage from Kettlersville, McCartyville, Ft. Loramie, Newport and areas surrounding Ft Loramie Lake. Kaiser Road near Newport connections currently in process to improve water quality and discussions with EPA, Lockington and other stakeholders to review their situation and look for solutions.
  - e. **Animal Shelter** - We are really proud of our new animal shelter. We raised 2.4 million from private donor funds from this community to help build that shelter. Over 500 dogs passed through the shelter in 2025. 325 cats were adopted from the shelter. 131 cats went through the TNR program, 13 from Jackson Center.
3. **ONEOHIO RECOVERY Foundation-** OneOhio MOU determined 55% of settlement dollars were to go to the Foundation. (*35% goes to local government entities*). Region 15 is 9 counties, Vice-chair and the municipal representative State level Vice-chair. First grant cycle \$1.9 million. \$325,000 directly to Shelby County for residential treatment with Samaritan Works and the STAR House getting operating funds.
  4. **WINDFALL ELIMINATION PROVISION-** A policy was put into place years ago that said, people that are working in the public sector and the private sector shouldn't double dip. That affected a lot of people that started out working in the private sector and then they came to the public sector and they got their Social Security benefits cut. Then they didn't have enough service time in the public sector to have a really good retirement. We were hearing cases of people working into their late 80's because they could not afford to retire. Ohio Commissioners, NACO (*National Association of Counties*) ... passed legislation SOCIAL SECURITY FAIRNESS ACT signed Jan 2025 removes the penalty for persons working within both pension systems. Social Security is no longer reduced and persons receive their full earned benefit. This



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 3 of 9

	<p>eliminates one hurdle seen in hiring persons midway through careers from the private sector. One Federal Legislative Success!</p> <p>5. <b>RURAL EMS-</b> I am advocating via NACo see Policy Resolution. Join me in sharing concerns with our Senators and Congressmen. If you are not aware, EMS does not get paid for treatment-in-place. They only get paid if they take someone to the emergency room. If they would pay for treatment-in-place, CMS (<i>Centers for Medicare &amp; Medicaid Services</i>) estimates that they could save up to 2 billion a year.</p>
--	---

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**a. LEGISLATION**

NUMBER:	<b>2026-006</b>
TITLE:	<i>An Ordinance Authorizing The Village Administrator To Enter Into A Real Estate Purchase And Development Agreement With Six Seas, Ltd And C&amp;M Properties, Inc. To Acquire Real Property And To Install Sidewalks, And Declaring An Emergency.</i>
CLASSIFICATION:	Ordinance
STATUS:	1st Reading
DISCUSSION:	The Village is purchasing two parcels from Six Seas, Ltd., these lots are located between Mama J's and Family Dollar. The Village would retain ownership of these lots. Part of this agreement is to fulfill the Letter of Credit for the Hudson Phase III Subdivision. The Village would be on the hook for the sidewalks that are not installed after two years of the acceptance of this agreement. Maxwell stated that there are going to be some changes made to the legislation before the next reading for details that are still being worked out.

**b. LEGISLATION**

NUMBER:	<b>2026-007</b>
TITLE:	<i>An Ordinance Accepting Certain Streets In The Hudson Lake Estates, Phase 3, As Dedicated To Public Use Within The Village Of Jackson Center, Ohio And Declaring An Emergency.</i>
CLASSIFICATION:	Ordinance
STATUS:	1st Reading
DISCUSSION:	A street or alley dedicated to the public use shall not be under the care or control of a municipal corporation unless the dedication is accepted and confirmed by an ordinance. This ordinance allows the council of the Village of Jackson Center to accept the dedication of the constructed streets named Nicholson Avenue, Colinsworth Court and Hudson Drive. The acceptance does not include sidewalks, the installment of which will be delayed to allow for construction of structures. Maxwell stated that you may remember that we accepted the plat about two years ago. In the development process they had some issues with sewer lines, cave-ins, things like that, that delayed the project. The last step was the letter of credit for how they were going to pay for the sidewalks as lots are developed. Our first ordinance regarding the agreement will take care of that. Once that ordinance is passed and in place, then we can accept the dedication of the streets to the Village.

**c. LEGISLATION**

NUMBER:	<b>2026-008</b>
TITLE:	<i>An Ordinance Designating Certain Newly Dedicated Streets Shown On The Hudson Lake Estates, Phase 3, Plat Within The</i>



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 4 of 9

	<i>Village Of Jackson Center As Stop Streets And Declaring An Emergency.</i>
CLASSIFICATION:	Ordinance
STATUS:	1st Reading
DISCUSSION:	Council has accepted the dedication of newly constructed streets in Hudson Lake Estates. It is necessary to provide traffic regulation and the extension of police power within Hudson Lake Estates. This Ordinance designates Nicholson Avenue as a STOP street at its intersection with Hudson Drive. This ordinance also authorizes the installation of pavement markings and traffic control devices.

**COMMITTEE REPORTS:**

COMMITTEE:	Finance
CHAIR NAME:	York
DISCUSSION	No Report.

COMMITTEE:	Utility
CHAIR NAME:	York
DISCUSSION	York stated that he missed the last meeting a few weeks ago as he was at the American Public Power Association Legislative Rally in Washington DC. This is an annual event for public power executives, policymakers, and staff to take public power’s message to Capital Hill. Connect with public power peers and advocate collectively for the industry at the federal level. York stated that he met with both of our US Senators and also with Jim Jordan’s new aide.

COMMITTEE:	Wage & Benefits
CHAIR NAME:	G Ludwig
DISCUSSION	No report.

COMMITTEE:	Safety
CHAIR NAME:	Elchert
DISCUSSION	<p>Elchert introduced our new full time officer Ashley Kindell to the Council members and those present at the meeting. Officer Kindell went into service on March 2<sup>nd</sup> and has started her training with Chief Mahan. Elchert stated that she wanted to officially welcome Officer Kindell.</p> <p>For the month of February, the Police Department did have 83 calls.</p> <p>The Fire Department has had 15 runs so far this year. They do have their Fish Fry coming up on March 20, 2026 from 5:00 – 8:00 pm at the Legion. The menu is fries, fish, coleslaw and drink for \$12.00.</p>

COMMITTEE:	Public Property
CHAIR NAME:	DeVine
DISCUSSION	No Report.

**DEPARTMENTAL REPORTS:**

DEPARTMENT:	ZEO/EDD
REPORT BY:	Ed Maxwell
DISCUSSION:	<p><b>Community Improvement Corporations</b> were authorized by legislation in 1961 under former Governor DiSalle. In 1963, under Former Governor Rhodes, the Ohio legislature created the Ohio Department of Development and the Ohio Development Finance Commission.</p> <p>In 1965, House Bill 941 enacted language that addresses the provision of the Constitution that dealt with the designation of non-profits by local governments to serve as agents of the local government. That amendment states that not-for-</p>



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 5 of 9

profit corporations designated by any of them (*local Government*) ... to acquire, construct, enlarge, improve, or equip AND to sell, lease, exchange, or otherwise dispose of property, structures, equipment, and facilities.

A CIC is a **non-profit corporation** created and administered under ORC sections 1702 & 1724, for the purposes of “*advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of a community or area*”. The territory must be specific.

**To form a CIC, requires the following:**

1. Filing articles of Incorporation with the Secretary of State.
2. Designating a Statutory Agent, a location, and a purpose.
3. Have the Attorney General review and approve the Articles of Incorporation.
4. Adopting a Code of Regulations.
5. Being governed by a Board of Directors & Officers.

**The CIC may have any number of members** provided that the CIC is designated by a county, township, or municipality AND at least **40%** must be elected or appointed officials of the political subdivision.

**The CIC has the power under ORC 1724.02 to:**

1. Borrow money for any purpose of the CIC.
2. Provide loans to individuals or businesses.
3. Buy, lease, or sell real or personal property.
4. Acquire assets of an individual or business.
5. Charge fees to a political subdivision for services.
6. Enter into contracts with federal, state, and local governments.
7. Apply for and administer grants.

Funding for the CIC can come from any of the following:

1. County general funds
2. County Economic Development property tax levy
3. Township general funds
4. **Municipal general funds**
5. **Donations from Companies**
6. Membership Dues
7. **Grants**
8. **Proceeds for property sales**
9. Contracts for services.

**A designated CIC becomes the agent of the political subdivision for the “industrial, commercial, and research development”.**

**A CIC may sell** land owned by a political subdivision for development **without advertising & bidding**. **The sale can be below fair market value, and the political subdivision may convey public property to a CIC without advertising or bidding.** There must be finding the transaction will promote welfare, stabilize the economy, provide employment, and assist in the development of industrial, commercial, distribution, or research facilities. (*This is huge benefit for a municipality.*)

The CIC must file an Annual Financial Report with the Auditor of State, be audited by the AOS and subject to Sunshine law and Public Records law with limited exceptions.



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 6 of 9

#### History of Jackson Center CIC

JC CIC filed their Articles of Incorporation with the Secy. Of State in **December 1989**. They held their first meeting in February of 1990. They were designated as an agent for the Village that year. JC was a leader in the county at forming and using the CIC as a tool for economic development. Other communities have met with us to see how they can utilize a CIC to their advantage and to assist them in developing new opportunities.

Here in Jackson Center, the 40% of village officials is made up of the Village Administrator and a council member elected by the Council. The other members are to be members of the Greater Jackson Center Area Community and nominated by the Greater Jackson Center Area Growth Association. The original trustees were Steve Bunke, Don Knight, Tom Woolley, Jim Davis and Dick Sailor.

The current officers of the JC CIC are:

<b>Tom Woolley</b>	<b>President</b>
<b>Scott Klopfenstein</b>	<b>Vice President</b>
<b>Todd Lotz</b>	<b>Secretary/Treasurer</b>
<b>Drew Sosby</b>	<b>Village Administrator</b>
<b>Wayne York</b>	<b>Council representative</b>

*(I am not currently a member of the trustees but as the Economic Development Director for the Village of JC, I attend all meetings to advise and consult without a vote on proceedings.)*

#### Some of the accomplishments of the CIC:

1. Worked with the Village for the demolition of the previous buildings (*across from the village office*), construction of the new office building, the leasing of the offices, and the eventual sale of the building to Star Bank. (*Later became Peoples Federal Savings and Loan and now is Farmers and Merchants Bank.*)
2. Development of the West Industrial Park that allowed land to be purchased, developed, annexed, and sold so that Local Equipment & EMI Corp. were able to expand and remain in the Village.
3. Airstream, Inc. Main Plant & Heritage Center – Village purchased the additional land, annexed, changed the Zoning, and gave to the CIC to sell to Airstream, below the market price. This allowed the Village to retain 1,200 jobs and approximately \$1,000,000 per year in income tax revenue. Working with JC Economic Development Director, the Village and the CIC were able to obtain an additional 10 acres to expand the project from 40 to 50 acres.
4. Swapped 10 acres of unused land for the old Marathon building on West Pike. We were able to clean up building per the EPA requirements, locate a business willing to move into the building, and sell it at a marginal cost. Village worked with owner to make a drive-thru and the owners have extensively remodeled the building, both inside and out, into a beautiful casual space to meet, relax, and enjoy delicious beverage and food.
5. In 2020, the CIC used Excess COVID funds to award grants to businesses affected by the pandemic. Funds allowed Split Decision Café and Elder Theatre to receive funds that allowed them to remain open and pay expenses.
6. Obtained land for the Village for “Stormy Meadows Detention Basin” at the southwest corner of Hudson Lake subdivision. The basin allows us



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 7 of 9

	<p>to hold back 7.25 million gallons of storm water, mainly coming into the Village from surrounding farms.</p> <p>7. In 2025, the CIC worked with the JC Mayor to establish the <b><i>Mayor's/C.I.C. Economic Development Award</i></b> and reward 7 businesses that had invested in their business in the recent past. The award was a nice plaque for display and a monetary award from the CIC funds as a token of appreciation for their investment. The seven businesses were <b><i>Curly's Custom Meats, Sip &amp; Stream Coffee, Airstream Club International (Formerly WBCCI), Speckman Automotive (NAPA Building), The Peoples Savings and Loan Company (Old US Bank building), Allenbaugh Insurance Agency, and JC Subway.</i></b></p> <p>8. The most recent project is the conversion of the old Seventh Day Baptist Church, and the former Historical Society building, into a daycare facility. Daycare is becoming a much-needed offering for our residents and businesses as there are fewer home-based sitters each year. The building was purchased from the Historical Society giving them much needed funds to renovate the old Masonic Lodge (<i>formerly Grace Lutheran Church</i>). The Historical Society building was sold to an investor, who rebuilt the floor, added siding, removed the bell tower that was falling down, and added new HVAC. In 2025, the Village and the CIC bought the building back for the purpose of providing daycare. The Village and the CIC applied to the county to receive left over ARPA (<i>American Rescue Plan Act</i>) funds from the pandemic for the purchase and renovation of the building into a daycare facility. \$100,000 was awarded for the project and the building is being remodeled with two new, handicap restrooms, new cabinets, a ramp entrance, a secure front entrance, and a kitchen area for providing lunches. There will be fencing and outdoor playground equipment added. After a lengthy process, the Village has been approved by the Sidney-Shelby County YMCA to operate a daycare in the building. The YMCA wanted assurances of support and the CIC obtained pledges from Airstream and Plastipak for additional operating funds during the first three years of operation. Airstream personnel are making the room dividers to also save on expenses. <u>All of the Memorandums of Understanding (MOS) have been signed by all parties as of Friday, Feb. 6, 2026.</u> The YMCA and the Village will now be able to apply for state grants to assist in the project renovation and operation. The hope is they can begin to advertise and accept applications by late summer for a fall opening.</p>
--	---

DEPARTMENT:	Village Administrator
REPORT BY:	Drew Sosby
DISCUSSION:	<p><b><u>Streets Department</u></b></p> <ul style="list-style-type: none"> <li>• Cleaning trucks</li> <li>• Assessing sidewalk/curb &amp; gutter repair projects</li> </ul> <p><b><u>Water Department</u></b></p> <ul style="list-style-type: none"> <li>• Attended Fire Inspector Training</li> <li>• Punch list at Water Treatment Plant</li> </ul> <p><b><u>Sewer Department</u></b></p> <ul style="list-style-type: none"> <li>• ART "Manhole Lining"</li> <li>• Repair W. Lift Station motor starter</li> </ul>



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER

### REGULAR SESSION

Held: Monday, March 09, 2026

Page 8 of 9

	<p><b><u>Electric Department</u></b></p> <ul style="list-style-type: none"> <li>• Sub Checks</li> <li>• Repair Sump Pump at Jerry Sub Station</li> </ul> <p><b><u>Parks Department</u></b></p> <ul style="list-style-type: none"> <li>• Dwaine recertify Spray Certification</li> <li>• Working w/JC FFA on Flower Beds</li> </ul> <p><b><u>Admin Report:</u></b></p> <ul style="list-style-type: none"> <li>• Met w/Tori (YMCA) &amp; Health Dept (2/23)</li> <li>• Attended Citygate luncheon (2/24)</li> <li>• Ed and I met w/Josh Carter (2/24)</li> <li>• Filed Residential CRA (2/24)</li> <li>• Attended Superintendent's mtg. (3/3)</li> <li>• Attended Rate Setting Webinar (3/4)</li> <li>• Attended AMP Safety Training (3/4)</li> <li>• Ed and I attended CDBG Public Hearing in Sidney (3/5)</li> <li>• Met w/Bill Simon (Efficiency Smart) &amp; Airstream (3/5)</li> <li>• Hensley and I drove around and assessed sidewalks/curb and gutters that need repaired (3/6)</li> <li>• Historical Society Grant/ State Appropriations</li> <li>• Working w/Candee on website updates</li> <li>• Working on "Community Metric" Report, Water Distribution EPA</li> <li>• Working on CRA annual reports</li> <li>• Continuing to work on great projects for THE Village of JC!!!!!!!!!!!!!!!!!!!!!!</li> </ul>
--	--

***CITIZEN COMMENT:***

NAME	
COMMENTS	None

***OTHER BUSINESS:***

NAME	
COMMENTS	None

***EXECUTIVE SESSION:***

PURPOSE:	To Discuss The Sale Of Tangible Or Intangible Property And Economic Development.		
MOTION MADE BY:	DeVine		
MOTION SECONDED BY:	Elchert		
VOTING ROLL CALL	VOTE		
G Ludwig	Yes		
DeVine	Yes		
York	Yes		
Doseck	Yes		
R Ludwig	Yes		
Elchert	Yes		
VOTING RESULTS	YES: 6	NO: 0	ABSTAIN: 0

TIME EXECUTIVE SESSION ENTERED INTO:	7:35 PM
INVITED INTO SESSION:	None
TIME EXECUTIVE SESSION CONCLUDED:	8:12 PM



# COUNCIL MEETING

## VILLAGE OF JACKSON CENTER REGULAR SESSION

Held: Monday, March 09, 2026

Page 9 of 9

**UNSCHEDULED BUSINESS:**

NAME	<b>Fiscal Officer Wren</b>
COMMENTS	Wren stated that she had read comments on the Community Facebook page regarding residents asking about installing solar panels on their property. Wren asked if the residents needed to apply with the Village in order to do this. Administrator Sosby stated that they do and that he would work up an article for the next newsletter regarding the subject.

NAME	<b>Mayor Fark</b>
COMMENTS	Mayor Fark stated that the Northern Shelby County Joint Ambulance District Board will be hosting a Public Forum on Monday, April 6, 2026 at the American Legion on East College Street at 7:00 PM. There will be three Public Forum dates, Monday, March 23 <sup>rd</sup> at 7:00 PM at Anna High School Auditorium, Monday, April 6 <sup>th</sup> at 7:00 PM at the Jackson Center American Legion, and Monday April 20 <sup>th</sup> at 7:00 PM at the Palazzo in Botkins.

**NEXT SCHEDULED MEETING:**

TYPE OF MEETING	<u>Regular</u>
DATE	<u>Monday, March 23, 2026</u>
TIME	7:00 PM
LOCATION	Council Chambers
COMMENTS	None

**ADJOURNMENT:**

MOTION TO ADJOURN BY:	DeVine	
MOTION SECONDED BY:	R Ludwig	
VOTING ROLL CALL:	VOTE	
	Yes	6
	No	0

**MINUTES PREPARED BY**

SIGNATURE	TITLE	DATE
	Fiscal Officer	3/10/26

**ATTESTED BY**

SIGNATURE	TITLE	DATE
	Fiscal Officer	3/23/26

**MAYOR/PRESIDENT PRO-TEM CERTIFIED**

SIGNATURE	TITLE	DATE
	Mayor	3/23/26

*All formal actions of the Council of Village of Jackson Center concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.*