COUNCIL MEETING
VILLAGE OF JACKSON CENTER
REGULAR SESSION

INVOCATION / PLEDGE OF ALLEGIANCE:

Called To Order By:	Session Begin:	Session End:	Session Location:
Jesse Fark	7:00 PM	7:36 PM	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	Fiscal Officer
Ed Maxwell	Employee	ZEO/EDD

APPROVAL OF MINUTES:

MOTION TO APPROVE MINUTES OF:	Monday, October 12, 2026	
TYPE OF MEETING:	**Regular**	
MOTION TO APPROVE BY:	York	
MOTION SECONDED BY:	Elchert	
DISCUSSION:	No discussion.	
VOTING ROLL CALL:	VOTE	
	Yes	6
	No	0

APPROVAL OF FINANCIAL REPORT:

The Finance Committee met just prior to this meeting to review the September monthly financial reports.

- For the month of September, month-to-date revenue was greater than month-to-date expenditures by $214,814.11. When comparing the month-to-date revenues to September of 2025, they are down 35.68% and when comparing them to August of 2026 they are down by 3.82%. Year-to-date revenues are down 29.09% compared to last year at this time.
- When comparing the month-to-date expenditures to September of 2025, they are down 55.7% and when comparing them to August of 2026 they are down 20.07%. Year-to-date expenditures are down 39.55% compared to last year at this time.
- The ending cash balance of all funds is up by 17.12% compared to last year at this time.
- Income tax receipts were $148,030.02 for the month. When comparing the month-to-date income tax receipts to September of 2025, they are up 12.49% and when comparing them to August of 2026 they are down 13.07%. Year-to-date income tax receipts are up 4.81% when compared to last year at this time.

Luke Doseck explained that the financial report was similar to the last few. Both revenue and expenditures are down. However, revenue has been outpacing expenditures and our cash balance increased. Income tax revenue is up 4.8% for the year. Mr. Doseck recommended we approve the financial report.

MOTION TO APPROVE THE MONTHLY FINANCIAL REPORT OF:	September	
MOTION TO APPROVE BY:	Doseck	
MOTION SECONDED BY:	York	
DISCUSSION:		
VOTING ROLL CALL:	VOTE	
	Yes	6
	No	0

PRE-SCHEDULED:

None

OLD BUSINESS:

None

NEW BUSINESS:

a. LEGISLATION

NUMBER:	**2026-019**
TITLE:	An Ordinance Accepting the Plat titled, Plat of Lots 608, 609, and 610 (The "PLAT") in the Village of Jackson Center, Ohio, and Establishing Three (3) Reconfigured Lots And Declaring An Emergency.
CLASSIFICATION:	Ordinance
STATUS:	Emergency
MOTION TO:	Suspend The Three Reading Rule
MOTION MADE BY:	York
MOTION SECONDED BY:	DeVine
DISCUSSION:	The Plat resurveys and consolidates existing parcels 20-06-15-126-040 and 20-06-15-126-015 into one parcel, known as lot **608,** with 0.007 acres to be dedicated as State Route 274 Right of Way. The Plat resurveys and consolidates existing parcels 20-06-15-126-044, 045, 025 into one parcel known as lot **609**, with 0.068 acres to be dedicated as State Route 274 Right of Way. The Plat resurveys and consolidates existing parcels 20-06-15-126-016, 017, and 043 into one parcel known as lot **610,** with 0.073 acres to be dedicated as State Route 274 Right of Way. The Plat has been submitted for review to the Jackson Center Zoning Enforcement Officer and the Jackson Center Planning Commission, and said Zoning Enforcement Officer and Planning Commission have recommended Village Council approve the Plat. Any utility easements previously designated on the land covered by the Plat shall remain in force and effect.Administrator Sosby explained that the Village acquired between Mama J's and Family Dollar. We also obtained the grounds on the south side from Jeff Strand. This essentially merged those lots into one. We also had donations from Sari Silwani to get some property from Mama J's and we gave him some property on the east side of Mama J's. The new daycare was resurveyed to include the 10 feet off of Mama J's from the west and the ground we got on the back of Mama J's. The survey reconfigured them all. The planning commission has approved this. The zoning officer has also approved this.

VOTING ROLL CALL	VOTE		
Elchert	Yes		
G Ludwig	Yes		
DeVine	Yes		
York	Yes		
Doseck	Yes		
R Ludwig	Yes		
VOTING RESULTS	YES: 6	NO: 0	ABSTAIN: 0

MOTION TO:	Adopt
MOTION MADE BY:	York
MOTION SECONDED BY:	G Ludwig
DISCUSSION:	No further discussion.

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

b. LEGISLATION

NUMBER:	**2026-011**		
TITLE:	A Resolution to Authorize the Jackson Center, Ohio Fiscal Officer to Transfer Monies from the General Fund to The Jackson Center Community Improvement Corporation (CIC) for the Municipal Purpose of Promoting Economic Development And Declaring An Emergency.		
CLASSIFICATION:	Resolution		
STATUS:	Emergency		
MOTION TO:	Suspend The Three Reading Rule		
MOTION MADE BY:	Elchert		
MOTION SECONDED BY:	DeVine		
DISCUSSION:	The Village of Jackson Center, Ohio, has previously recognized and designated the Jackson Center Community Improvement Corporation (CIC) as the agency and instrumentality of the Village for various municipal public purposes, such as for the industrial, commercial, employment, and economic development well-being of the Village. A political subdivision may contribute funds to the CIC to defray the administrative expenses of the CIC, purchase real property, and to promote economic development. Village Council deems it to be in the best interest of the Village and its residents to transfer, Fifteen Thousand Dollars to the CIC for the promotion of the municipal purposes of promoting the general welfare, increasing employment opportunities, and encouraging economic development within the Village. Administrator Sosby explained is something we have talked about in the past about giving money to the CIC for economic development. The CIC has undertaken new roles recently with the daycare. This transfers money to them to continue with economic development.		
VOTING ROLL CALL	VOTE		
DeVine	Yes		
York	Yes		
Doseck	Yes		
R Ludwig	Yes		
Elchert	Yes		
G Ludwig	Yes		
VOTING RESULTS	YES: 6	NO: 0	ABSTAIN: 0

MOTION TO:	Adopt		
MOTION MADE BY:	Doseck		
MOTION SECONDED BY:	R Ludwig		
DISCUSSION:	No further discussion.		
VOTING ROLL CALL	VOTE		
York	Yes		
Doseck	Yes		
R Ludwig	Yes		
Elchert	Yes		
G Ludwig	Yes		
DeVine	Yes		
VOTING RESULTS	YES: 6	NO: 0	ABSTAIN: 0

COMMITTEE REPORTS:

COMMITTEE:	Finance
CHAIR NAME:	Doseck
DISCUSSION:	No further report.

COMMITTEE:	Utility
CHAIR NAME:	York
DISCUSSION:	Mr. York reported he attended the American Municipal Power annual conference a couple of weeks ago. Mr. York felt that after listening to reports at the conference that our village seems to be operating very similarly to other villages as it pertains to projects that they have going on.

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

COMMITTEE:	Safety
CHAIR NAME:	Elchert
DISCUSSION:	Mrs. Elchert reported that the Trick-or-Treat night went very well. She commended the Police and Fire Departments for doing a great job in keeping the streets blocked and everyone safe. Mayor Fark noted the police were taking pics with kids. He thought they did a good job of putting the police officers in a positive light.

COMMITTEE:	Public Property
CHAIR NAME:	DeVine
DISCUSSION:	No report

DEPARTMENTAL REPORTS:

DEPARTMENT:	ZEO/EDD
REPORT BY:	Ed Maxwell
DISCUSSION:	Mr. Maxwell reported that there was a meeting with Choice One earlier in the day. He will let Administrator Sosby comment further on that. Mr. Maxwell had some comments on Ordinance 2026-019 that just passed. He said the planning commission met on June 18th and discussed it. This process would have been completed sooner but there was an error in recording the parcels that needed to be corrected. That caused the process to take longer than expected. Also, the right-of-ways on the out lots that we bought didn't exist. The lot went to the center of the street just like it would if you lived in the country. On this plot is dedicates the porting in the street as a right-of-way. Also, pertaining to the resolution that was passed, we had discussed a few years ago about maybe giving the CIC $5,000 every year to use for economic development. Last year we started the Mayor's Economic Development Award where we gave a financial award and plaque to several businesses. We wanted to do that again this year. But with the way some things fell through on some of the planning we did with the daycare the CIC was short of funds. We didn't make a contribution to the CIC last year or this year. This is helping make up for that. We didn't do this to bail out the daycare. Mr. Maxwell reported that the Jackson Center Schools were awarded 5 stars on their state report card like they did last year. Two years ago they were ranked as the 61st school in the state. Last year they were 49th. This year they are 36th. They are also the third ranked school in Shelby County. Mr. Maxwell that having an excellent school helps with economic development.

DEPARTMENT:	Village Administrator
REPORT BY:	Drew Sosby
DISCUSSION:	**Streets Department** • Crack sealing

- Assisted Park Dept w/Playground Mulch at Wally Byam Park. This is not the ideal time to put down mulch. But it was needed and it looks great.
- Storm Line investigation for at 406 E. Pike Street. This is across the tracks from JR and Sons. The developer is trying to figure out how he will handle the storm water before they move on to next steps.
- Gathering info/details about assets to be put on GovDeals.

Water Department

- Flushing Hydrants
- Grabbed Total Chloroform Samples for Robb Avenue Watermain. The test came back "absent." Therefore work can mover forward.

Sewer Department

- Sewer troubles at 405 S. Fork Street. We assisted the homeowner each night until the problem was fixed. We are going to make improvements on our side to help the residents. Technically these problems are the responsibility of the homeowner but we are looking at what the Village can do to help.

Electric Department

- Normal Operations
- Repaired yards/seed work
- Back-up generator Research for Public Works/ FD buildings. We don't have a backup generator in those buildings currently.

Parks Department

- Playground Mulch install at Wally Byam Park
- Community Foundation Grant. We were awarded $12,000. It will be used to modify the baseball fields. Weigandt is going to order fence for both diamonds and get one done this year and one done next year.
- Administrator Sosby was encouraged by the Community Foundation to apply for another grant for $10,000. It is due October 29th and we are going to apply. The grant is STEM based and has to do with Health and Fitness.
- We are going to apply for the Land Water Conservation Funding program. That is due October 30th. We just need to sign some forms to complete it. We will find out in early Spring if we are awarded the grant.
- Attended SSEP Board mtg (10/12). This was a tax incentive meeting that had municipalities and schools. It dealt with data centers. It gave us a few tips that we will have to talk with our housing council about. There was a discussion of the triennial evaluation of homes. Valuations have went up about 30%. Mr. Maxwell says the explanation for the big jumps in valuations is because housed are selling for such high prices. He is skeptical of that explanation. He had a recent experience of selling a church property. It sold for less than what the County had valued at. It used to be that appraisals and selling prices were always more than the County's valuation. That seems to be changing.
- Attended annual AMP Conference (10/13)
- Held tour/visit of ROOTS Daycare with Groundworks Ohio (10/14). Groundworks Ohio is a child care advocacy group.
- Village & Township, conducted Hazard Mitigation Plan for the EMA (10/15)

- Jim and I met w/Lisa "Stolly's Insurance" (10/15). Lisa is retiring.
- Jesse, Chief Lotz, and I attended Township Trustee mtg (10/16). We discussed our fire contracts. The Township has a current levy from 2010 for fire services that only generates $31,000. Our proposal is to put on a new levy of 1.2 mills that would bring in $76,000. It would be about $42 per $100,000 dollars of assessed valuation. Currently it is at about $14.
- Ed and I attended Tax Policy Incentive Discussion (10/20)
- Met w/Jesse and Ed to discuss Property Maintenance (10/20)
- Met w/Meggan Yahl "Access Engineering" Income Survey next steps (10/21). We are going to have to go door-to-door. We need to contact each address three times before we can go to the contingency list. We have about 90 surveys returned and we need 300. We are also trying to catch people as they come into the office. The survey is anonymous. It is important to get this done. We have been blessed in years past with CDBG grants. This survey will help us continue to benefit from CDBG grants. The council asked questions that clarified how the survey worked. Administrator Sosby explained what we are allowed to do and what we are not allowed to do. Mrs. Elchert expressed that people are going to be suspicious of someone coming to their door asking about income information. Everyone agreed this could be awkward. It is something we have done in the past. It is anonymous and the surveys will be sealed and sent to Access Engineering.
- Reviewed Grant Application for LWCF project (10/21)
- Robb Avenue Reconstruction Project Update/Status. We tested total chloroform on Friday and Saturday. They came back absent. We can start putting the service laterals in. Then we have some catch basins to put in. Then we start forming up the curbs. Then we pave. We had a talk with Choice One about seeing a little more urgency because the deadline for the project is November 15th. We appreciate the residents' cooperation and patience. There were some delays with weather and back ordered material. We are still optimistic that we will meet the November 15th deadline.
- CDBG Income Survey –need 300 responses; been mailed out.
- FY 27' Budget Appropriations- Nov 9th 1st reading

CITIZEN COMMENT:

None

OTHER BUSINESS:

None.

UNSCHEDULED BUSINESS:

None

NEXT SCHEDULED MEETING:

TYPE OF MEETING	Regular
DATE	Monday, November 09, 2026
TIME	7:00 PM
LOCATION	Council Chambers
COMMENTS	

ADJOURNMENT:

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

MINUTES PREPARED BY

SIGNATURE	TITLE	DATE
	Fiscal Officer	10/27/26

ATTESTED BY

SIGNATURE	TITLE	DATE
	Fiscal Officer	11/9/26

MAYOR/PRESIDENT PRO-TEM CERTIFIED

SIGNATURE	TITLE	DATE
	Mayor	11/9/26

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.