

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst
REGULAR COUNCIL
October 14, 2025

CALL TO ORDER

The council meeting was called to order by Mayor Jones at 7:00 p.m., commencing with the recitation of the Lord's Prayer followed by the Pledge Allegiance.

LORD'S PRAYER AND PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember Michele Jeffers	P	Fiscal Officer Michelle Henke	P
Councilmember Robb Koscho	P	Records Clerk Laurie Beran	P
Councilmember Michael Sangiacomo	P	Law Director Matthew Mishak	P
Councilmember Becky Siesky	P	Utility Admin. David Valentine	P
Councilmember David Troike	P	(EA – excused absences)	
Council Pro Tempore Jeanne Maschari	P		

APPROVAL OF AGENDA October 14, 2025 Amendment: Employee Health Insurance Premium.

Councilmember Maschari moved to approve the agenda as amended. Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

APPROVAL OF MINUTES September 22, 2025

Councilmember Siesky moved to approve the minutes as presented. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

VISITORS

Fiscal Officer Trainee Wendy Kolmorgen

Anthony Savage 667 S Lake St.

Larry & Terri Jones 108 W Main St.

Mark Leshinski 592 S Lake St. commended the SAFD on their recent open house.

Mega Site Concerns

James Cahlik 1004 Pyle/SA Rd. - The speaker expressed significant concerns regarding the proposed mega site development, noting that while most of their property lies in South Amherst, a portion is in New Russia. They submitted a list of questions in advance and urged village officials to review them, emphasizing the importance of asking critical questions about the project. The speaker believes the development would drastically alter the character of the area, citing its unprecedented scale and potential environmental risks. They highlighted fears of pollution, strain on utilities, and the possibility of the site becoming a data center, which they believe would severely impact property values and the community's quality of life. Alternative locations, such as the Ford Plant, were mentioned but deemed too small in comparison to the proposed 2,000-acre site. The speaker warned of worst-case scenarios, including a failed project resulting in a vast, unused industrial space. They expressed willingness to engage in further discussions and support efforts to address these concerns, including outreach to county commissioners. The speaker also noted the irony of local concerns over minor traffic issues while facing the prospect of a massive industrial complex. The resident is considering relocating due to the potential impact on their property and lifestyle, and raised alarms about utility strain,

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water table damage, and pollution affecting wells. Overall, they urged officials to research data centers and similar developments, stressing that this project would be unlike any other in the U.S. and could be devastating to the area.

FISCAL OFFICER

Payment Listing 9/19-10/9/25

Presented to council.

Financial Reports

The following September Financial Reports were presented to council: Revenue Summary, Fund Summary, Appropriation Summary and August Mayor's Court.

September Bank Reconciliation

Completed and in the binder ready for signatures

September Mayor's Court

<u>Gross Receipts</u>	<u>Ohio Reparations</u>	<u>City of Oberlin</u>	<u>Total net Receipts to SA</u>	<u>Computer Fund Clerk</u>	<u>Computer Fund Court</u>	<u>General Fund</u>
<u>\$11,625.00</u>	<u>\$2,092.50</u>	<u>\$79.50</u>	<u>\$9,453.00</u>	<u>\$619.00</u>	<u>\$184.00</u>	<u>\$8,650.00</u>

Resolution #329 Acceptance of 2026 Tax Rates

Councilmember Maschari moved to accept the 2026 Tax Rates as presented. Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Appropriation Ordinance #330

The ordinance is to increase appropriations for the cemetery drainage and Rural Lorain County Water invoices for the remainder of 2025.

Health Care Premiums

The premium for 2026 will increase by 13%. Currently there are three eligible employees with two enrolled. The two employees that are enrolled in Plan C (single medical coverage only) will see their monthly premium rise from \$850.33 to \$960.81. The village contribution is currently \$750.00 with the employee contributing \$100.33. The fiscal officer recommended an increase plus rounding the amount in order to eliminate over withholding. Council members acknowledged the significance of the increase and expressed interest in retaining employees, noting that even marketplace premiums are rising. Further discussion regarding the village's overall contribution will take place at the next council meeting (10/27/25).

RECORDS CLERK

Planning Commission Public Hearing

The Planning Commission has called a Public Hearing set for October 20th to gather information and public opinion regarding a Conditional Use Permit for a Maternity Home.

Annex PP# 0500010102029 (Councilmember Maschari presented.)

The annexation project covering 15.68 acres received preliminary cost estimates of

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approximately \$14,000.00 from two engineering/surveying firms. Following these estimates, further discussions were held with KS Associates regarding the potential to restructure the project as a blanket layover. This approach would encompass all properties that were not properly annexed. Ms. Maschari has already completed the research on each affected parcel—representing a significant portion of the project cost—and will be scanning and forwarding the documentation to KS Associates for review.

A meeting will be scheduled with Craig Snodgrass, County Auditor, with attendance by the fiscal officer and Ms. Maschari. The purpose of the meeting is to obtain accurate information regarding whether it would be in the village's best interest to pursue annexation from the surrounding townships by aligning and conforming to municipal boundaries.

UTILITY ADMINISTRATOR

Street/Service

White Birch Way

Paving project has been completed and thank you to Hart Asphalt for their professionalism and promptness.

Cemetery

Drainage Project

Section B was not included original estimate. In order to complete the project it would cost an additional \$10,000.00 which can be taken from the Perpetual Project Fund. After that the project will be completed. Diggers Excavating of Ohio has been doing an outstanding job.

Councilmember Maschari moved to approve \$10,000.00 from the Cemetery Perpetual Care Fund to be used to complete the drainage project. Councilmember Jeffers seconded the motion.
Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Footers

Are scheduled to be poured in the next couple of weeks weather dependent.

Water

Consumption report

Presented to council.

Councilmember Maschari commented that there has been a considerable decrease in water loss. The administrator replied that we are at 17% which is getting close to the EPA standard of 15%. A large part was due to exercising the valves which have not been done for numerous years.

Shut offs

There were five shut-offs with one still remaining which is due to a vacancy.

Pricing

The Utility Administrator recommended that Council proceed with the previously approved annual water rate increase. This recommendation was made to ensure the village remains proactive in managing potential future cost increases and maintains stability in water service

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pricing. Although RLCWA is not currently raising its rates, it was noted that Rural Water has historically implemented rate increases mid-year, typically around May or June. The rate increase of \$0.60 will be in effect on the January bill. Notification will be going out on the next billing cycle.

Councilmember Maschari asked the fiscal officer a question regarding the allocation of the \$18,000—specifically, whether it would be deposited into the water operating fund rather than the user fee fund, which is typically reserved for infrastructure. It was confirmed that the funds would go into the operating account. While the operating fund could be used for a project if necessary, caution was advised due to the unpredictability of major expenses, such as the significant water line breaks experienced earlier in the year.

Council raised the question of why the village is not represented on the RLCWA Board. Mr. Waldecker at RLCWA will be contacted regarding the concern.

Job Description

The utility administrator recommended to council the elimination of separate job titles for the Water Operator and Street Service Worker and make one job description seeing that we contract with Eastwood to cover our EPA mandated testing requirements. Implementation is tentatively scheduled for November.

Councilmember Troike moved to approve the Public Works Operator Job Description.

Councilmember Siesky seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

DEPARTMENTS

Fire

Councilmember Siesky moved to approve Art Mead as a Certified Firefighter/EMT.

Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

COMMITTEES

CED

Halloween Fest & Upcoming Events

October 25th immediately following the parade, there will be vendors, food trucks, games
Still in need of a DJ

Trick-or-Treat

Same day the 25th from 6 -7:30 p.m.

ORDINANCE

Ordinance No. 1847-25 (Second Reading) An ordinance creating the position of Assistant Fiscal Officer and fixing the rate of compensation and declaring an emergency.

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RESOLUTION

Resolution No. 765-25 (Second Reading) Employment Agreement with Matthew A. Mishak as Law Director for the Village of South Amherst 1 January 2026 to December 2026. Authorizing appointment of Prosecutor and Administrative Assistant.

Resolution No. 768-25 (Emergency Reading) Capital Recovery Systems, Inc. Agreement – Mayor's Court Debt Collection.

Councilmember Siesky moved to approve Resolution No. 768-25 and pass as an emergency. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Appropriation Ordinance No. 330

Councilmember Maschari move to approve Appropriation Ordinance No. 330. Councilmember Siesky seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

EXECUTIVE SESSION

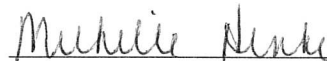
Councilmember Maschari moved to enter Executive Session at 7:32 p.m. to consider litigation in accordance with ORC 121.22 (G)(6) at 8:13 p.m. Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Maschari x Sangiacomo x Siesky x Troike x Motion carried.

Re-entered regular session at 7:58 p.m.

ADJOURNMENT 7:58 p.m.

Respectfully submitted,



Fiscal Officer Michelle Henke



Mayor Scott Jones