

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst
REGULAR COUNCIL
January 12, 2026

CALL TO ORDER

The council meeting was called to order by Mayor Scott Jones at 7:00 p.m.

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 Mark Leshinski	P	Law Director Matthew Mishak	P
Councilmember Jeanne Maschari	P	Utility Admin. David Valentine	P
Councilmember Anthony Savage	P	Assistant F.O. Wendy Kolmorgen	P
Councilmember David Troike	P		

(EA – excused absences)

SWEARING IN New Council

Law Director Matthew Mishak swore in the following newly elected councilmembers: Robb Koscho, Mark Leshinski, Jeanne Maschari, Anthony Savage.

APPROVAL OF AGENDA January 12, 2026 Amendment: Police Vehicles

Councilmember Koscho moved to approve the agenda as amended. Councilmember Leshinski seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

APPROVAL OF MINUTES December 8, 2025

Councilmember Jeffers moved to approve the minutes as presented. Councilmember Maschari seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

VISITORS

South Amherst Residents

Annis Rd: 390 Chris & Tom Gallagher, 392 Ellen Gonos, 460 Anthony Salib, 463 Dennis Burdue
Charles St: 214 Jim & Michelle Smith Elm St: 306 Xavier Hill
Kenwood St: 106 Jed Willis Maroy Dr: 107 Lynn Obechi
Pyle/SA Rd: 1004 Jim Cahlik S. Lake St: 268 Kevin Machovina
Sunnyside Dr: 405 Penny Becker W. Main St: 220 Scott Dolan
Russia Rd: 6034 Bob Laeng, 6280 Jim Graham, 6281 Chad Conrad, 6240 Chad Arcaba
SAFD: Chief Grimm, Assistant Chief Ron Zaleha

Other

Bechtel Rd : 94753 R. Reitzel Russia Rd: 45589 Erin Mason, 45549 James Roman
Parsons Rd: 43612 Andrea Barlow W River Rd Elyria: 2299 Amanda Quimper
Whitehead Rd LaGrange: 19401 David Roberts Maple Creek Dr Amherst: 516 Brad Lasko

Cahlik: Concerned about losing his voting rights for New Russia Township (NRT) Trustees and being able to be on NRT Board of Zoning Appeals. Feels that the tax revenue should help with NRT legal fees to fight against the mega site.

C. Gallagher: Asked to view the zoning map regarding the parcel in question. Councilmember Maschari explained the map and responded to why the village wants to conform the boundaries - The process is costly because the village engineer must create a new legal description for every parcel within the village boundaries, based on the zoning map. Since the village was established in 1918, boundaries were never formally conformed, and no records explain why. As a result, some taxes continue to go to Amherst and New Russia Townships, even though residents receive no services from them. Real estate taxes are

RECORD OF PROCEEDINGS

Minutes of Village of South Amherst

intended for services like road maintenance and snow removal, which the village provides. While NRT may lose about \$7,000 in revenue, trustees acknowledge that these funds have effectively been a gift since 1918, as they should have gone to the village all along.

T. Gallagher: Expressed general agreement against the current rezoning issue in NRT, noting that living in the NRT portion of the village provides context and concern about how boundary changes may affect the situation. Mr. Gallagher requested future information on the data supporting the "No Turn on Red" restriction, questioning its continued need. Additional information is requested regarding the cost per gallon the Village pays for county water, to better understand water-related decisions.

Arcaba: Expressed concern over a proposed megasite development and believes elected officials have not been sufficiently engaged or visible in addressing the issue. The speaker states they have actively advocated on behalf of South Amherst and surrounding communities through public involvement and direct communication, rather than remaining silent or inactive. Concerns are raised that village officials have not adequately supported neighboring jurisdictions, limited public participation, and reduced residents' ability to have input or vote on matters related to the development.

Machovina: Acknowledged the potential financial benefits of conforming boundaries but expresses concern that doing so would eliminate voting rights for NRT residents affected by the change. The speaker requests a delay of approximately one year to allow time for a possible referendum, stating that the vote is critical to residents' ability to oppose the issue. Frustration is expressed over a lack of available information and transparency. The speaker also requests additional public comment time later in meetings, even for one minute. Questions are raised regarding the estimated cost of boundary changes and potential future development of quarry property, noting that sewer availability appears to be the primary factor.

Burdue: Comment regarding voting in NRT, "We are not looking out for just our backyard we are looking out for all the residents of the village."

Roman: Requested a delay in conforming of the boundaries.

Barlow: The speaker stated concerns related to the proposed mega site, noting extensive personal research but ongoing frustration due to a lack of transparency at various levels in the county. Concerns were raised about sewer installation, including elevation issues that may require disruption of private properties without providing service access. The speaker cautions that long-term impacts extend beyond fiscal considerations, citing potential changes to community character, land use, and environmental impacts. The speaker requests delaying action to preserve resident input and voices appreciation for being heard by Council.

Cahik/Arcaba: The speakers emphasized that the County, not Village Council, controls sewer infrastructure and that the sewer cannot be blocked by council action. Concerns were raised about widespread misinformation and the need for clearer engagement and communication from village officials. The speakers noted that mega site designation is tied to sewer grant/loan eligibility, but available grant/loan funding is significantly less than the projected total sewer cost, making the project conditional. While acknowledging limited village authority, the speakers urge the Village to seek involvement in sewer design and engineering to protect future options for resident connections and infrastructure planning. (\$67 million in State funding is a conditional loan, not a grant).

Councilmember Troike stated his personal opposition to the proposed mega site and expressed concerns about IRG's past performance and a forced sewer system. He notes that while he disagrees with the project, his role requires considering impacts on all affected communities. He shares concerns that county sewer plans may stop at IRG, potentially leaving village residents with costly alternatives. The Councilmember emphasizes these remarks reflect his personal views, not official Council positions, and states that adequate sewer access remains important to the village's long-term future. Councilmember Maschari added that although Council's efforts may not always be visible to the public, members are actively engaged in gathering information and pursuing solutions to the issues at hand.

The Fire Chief reports that he, the Assistant Chief, and surrounding fire chiefs are actively seeking information regarding the proposed development, noting limited transparency to date. He states that multiple discussions with county officials, including Commissioner Moore, have yielded minimal details, other than indications the project is not solely a data center and may involve infrastructure or manufacturing. Area fire departments continue to collaborate to assess potential impacts on fire and EMS coverage, as the project could significantly affect regional services. The Chief also addresses questions regarding

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst

possible airport expansion, noting that fire protection needs would depend on aircraft type, staffing requirements, equipment costs, and jurisdictional responsibilities, with many details still unknown.

Quimper: Raised concerns of the environmental affects to an individual's physical health.

Additional comments: A speaker asked whether Village officials have met jointly with surrounding townships and expresses concern that broader coordination has been limited. Multiple speakers emphasize a willingness to collaborate and note that communication to date has largely been one-on-one rather than group discussions. Suggestions include scheduling joint or structured meetings to improve information sharing and transparency, while remaining mindful of public meeting requirements. Questions are raised regarding potential impacts of county urban designation and zoning authority. A speaker reports that an urban designation primarily affects grant eligibility, allowing direct access to HUD funding and potentially increasing available resources, though additional impacts may require further clarification.

MAYOR

Pro Tempore

Councilmember Jeffers moved to open the floor for nomination of the President Pro Tempore.

Councilmember Savage seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

Nominations: Jeanne Maschari nominated by Jeffers seconded by Troike.

Councilmember Koscho moved to close the floor for nomination of the President Pro Tempore.

Councilmember Maschari seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

Councilmember Savage moved to elect Councilmember Maschari as President Pro Tempore.

Councilmember Jeffers seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

Committees

Audit: Chair Jeanne Maschari, Michele Jeffers, Mark Leshinski, vacancy for resident volunteer.

Safety: Chair Robb Koscho, Anthony Savage, David Troike

Building & Grounds: Chair Mark Leshinski, Michele Jeffers, Robb Koscho

Ordinance: Chair Anthony Savage, Jeanne Maschari, David Troike

Better Block: Chair Anthony Savage, Michele Jeffers, Jeanne Maschari

Planning Commission – Council Representative (4 year term)

Councilmember Maschari moved to open the floor for nomination of the Council Representative to the Planning Commission. Councilmember Jeffers seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

Nominations: Robb Koscho nominated by Jeffers seconded by Maschari.

Councilmember Savage moved to close the floor for nomination of the Council Representative to the Planning Commission. Councilmember Jeffers seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst

Councilmember Savage move to elect Councilmember Koscho as Council Representative to the Planning Commission.. Councilmember Maschari seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

Planning Commission –Resident Representative (6 year term)

Mayor Jones recommended Kevin Machovina to be the resident representative to the Planning Commission.

Councilmember Maschari moved to approve the appointment of Kevin Machovina as the resident representative to the Planning Commission. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

Prevailing Wage Coordinator

Councilmember Koscho moved to open the floor for nominations for Prevailing Wage Coordinator. Councilmember Maschari seconded the motion.

Nominations: Mark Leshinski nominated by Maschari seconded by Troike.

Councilmember Savage moved to close the floor for nominations Prevailing Wage Coordinator. Councilmember Maschari seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

Councilmember Koscho moved to elect Councilmember Leshinski as Prevailing Wage Coordinator. Councilmember Savage seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

2026 Look Ahead

At the start of 2026, the mayor expressed optimism for the year ahead and focusing on continued progress for the Village of South Amherst. 2025 presented the Village with many accomplishments and we will continue to set realistic goals for 2026. Priorities include supporting staff, maintaining fiscal responsibility, improving infrastructure, encouraging respectful dialogue, and fostering collaboration with partners. Council recognizes the value each member brings and commits to working together to address challenges, celebrate successes, and serve residents with integrity and teamwork.

FISCAL OFFICER

Payment Listing

12/5/2024 – 1/8/2025 presented to council.

Financial Reports

The following Financial Reports for December 2025 and January 2026 were presented to council: Revenue Summary, Fund Summary and Appropriation Summary.

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst

The fiscal officer redirected the inquiry from Councilmember Leshinski to the utility administrator regarding Rural Water rates. The utility administrator stated that in the past Rural Water has increased their fees in the summer.

November Bank Reconciliation
Completed and ready for signatures.

2023/2024 Audit Report
Councilmember Maschari thanked the fiscal officer for another successful audit.

Appropriation Ordinance #333 Transfer
Annual transfer to pay the 2026 loan payments of \$50,000.00 to the Ohio Public Works Commission for roads.

Police Vehicle
2025 \$60,023 2026 \$59,758

The fiscal officer noted that the listed prices includes everything except decals and that a motion can wait until the next meeting. The information provided was shared at this time for review. Clarification will be provided regarding the transfer and programming of the radios at the next meeting.

Attorney General Grant
A check for approximately \$4,500.00 was sent from the Ohio Attorney General for the Law Enforcement Continual Training Fund.

RECORDS CLERK

December Construction Report

B/Z	ADDRESS	DESCRIPTION	B/Z	ADDRESS	DESCRIPTION
Z	411 Annis Rd	Addition, concrete	B	446 Annis Rd	Electric

Conformity of Boundaries & Parcel Annexation
Councilmember Maschari moved to table the vote for annexation of Parcel No. 0500010102029 and conforming of boundaries until March 9, 2026. Councilmember Savage seconded the motion.
Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

2026 NOPEC Community Grant
The Village can once again apply for the \$1,000 NOPEC Community Grant to fund a community event. A decision on how to use the funds should be made by February 9.

VFDB – Council Reps/Mtg.
Councilmember Maschari nominated Councilmembers Savage and Troike as the two council representatives to the VFDB. Councilmember Troike seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst

Zoning/Planning Fees

Councilmember Jeffers moved to approve the increase of Zoning/Planning Fees. Councilmember Koscho seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

Vacation

The next Council Packet will be distributed on either the 24th or 25th due to vacation.

UTILITY ADMINISTRATOR

Street/Service

Snow plowing

NO Parking on any village street.

Year end update

We were able to resurface White Birch Way, E Buckeye, Erie, Juanita, Charles, Vivian, Kenwood.

Water/Storm

Consumption Report

Water loss continues to decrease due to ongoing valve and line maintenance despite the aging system. Monthly losses have dropped from approximately 1.4 million gallons to 55,000 gallons, with a recent increase to 318,000 gallons attributed to a water main break. The Village ends the year at 14.37% water loss, below the EPA standard of 15%, with a goal to continue reducing losses in 2026. The administrator assured Councilmember Maschari. that a work schedule will be devised from the drone footage to respond to major issues in a timely manner.

A third hydrant flushing will be added to the summer maintenance schedule. Brown water is actually mineral deposits that get worked up when hydrants area flushed, run faucets until clear. Recommend to use the bathtub faucet because the water pressure is best and to use cold water.

Water Shut Offs

December had a total of 10 shut offs and all services have been restored.

Resident Education

Updating website more frequently, this month will feature who is responsible for the water service . Anything past the curb box/ meter pit is the residents responsibility.

Year end update

Replaced 7 curb boxes, GPS'd all water services, maintenance schedule to exercise valves. There were 7 water breaks with five splits and two blow outs. Splits in the pipe are caused by environmental factors such as the freezing and thawing of the ground which shift the pipes. Blow-outs are caused by the pipe failing.

Storm water

Replaces 65' of line on W Main, repaired a catch basin on Oakdale along with hydrojetting 1,800' of storm line to clear out debris and obstructions.

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst

Cemetery

Year end update

Memorial Garden revitalization was completed along with adding 1,500' of storm line and 3 catch basin to alleviate a flooding issue.

DEPARTMENTS

Fire

Approve New Hire

Councilmember Koscho moved to approve Logan Becker as an Auxiliary Firefighter. Councilmember Savage seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

The Fire Department reports 343 calls for service in 2025, a nearly 15% increase from 2024 and a 32% increase over the past five years. The Chief thanks Council for its trust and continued support. Notable improvements include replacing a 30-year-old rescue truck, repairing the original 1934 training room floor, and installing a new ARPA-funded air fill station to meet NFPA standards. Appreciation is expressed on behalf of the 21 department members, with optimism for continued progress in 2026.

Police

Blotter

Citations 12/8-1/7: Total 60 = 48 Speeding, 3 Stop Sign, 2 Right on Red
Reports Taken: DUS, neighbor dispute, domestic dispute, suspicious vehicle, 3 theft and assist
Lorain County Court serving an Order.

Department has hired two new part-time officers, who should be ready to hit the road by the end of the month. Officer Stack resigned due to the potential of full-time employment.

COMMITTEES

CED

Valentines Day Event – to use it as a recognition event for the volunteers, Sandstone Church will let us use their basement.

Councilmember Maschari moved to approve \$50.00 for the Valentines Day Recognition. Councilmember Jeffers seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

APPROPRIATION

Appropriation No. 333

Councilmember Troike moved to approve Appropriation Ordinance No. 333. Councilmember Maschari seconded the motion.

Jeffers x Koscho x Leshinski x Maschari x Savage x Troike x Motion carried.

MISCELLANEOUS

Republic Services Increase

increase of 3.45 per quarter totals \$77.26 per quarter

RECORD OF PROCEEDINGS
Minutes of Village of South Amherst

Additional Visitor Comments

K. Machovina: Inquired as to why the water main break on S. Lake St. caused extended water discoloration. The administrator responded that the severity and location of the break near the bridge required opening multiple hydrants and closing valves to manage flow, resulting in a longer flushing

process. The system is flushed after repairs are completed to remove air and debris, and all actions are reported to the EPA. Residents are advised to wait until a repair clearance alert is issued before running water.

D. Burdue: Requested that the guardrail be replaced on Russia Rd. in front of the pond so that anyone missing the stop sign at the end of Annis does not go in the pond.

EXECUTIVE SESSION

ORC 121.22 (G)(3) Imminent Court Action

Councilmember Jeffers move to enter Executive Session to consider imminent court action in accordance with ORC 121.22 (G)(3). Councilmember Savage seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

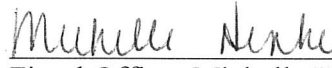
Return to regular session at 9:23 p.m.

Councilmember Maschari moved to prepare a resolution supporting neighboring communities regarding the mega site. Councilmember Savage seconded the motion.

Jeffers Koscho Leshinski Maschari Savage Troike Motion carried.

ADJOURNMENT Time 9:25 p.m.

Respectfully submitted,



Fiscal Officer Michelle Henke



Mayor Scott Jones



**STATE OF OHIO
VILLAGE OF SOUTH AMHERST
MULTI-SIGNATURE OATH OF OFFICE AND CERTIFICATION
(Councilpersons)**

OATH OF OFFICE
(Ohio Revised Code §§ 3.22, 733.68)

Each of the undersigned, having been duly elected to the office of Councilperson of the Village of South Amherst, Lorain County, Ohio, does solemnly swear (or affirm) that:

I will support the Constitution of the United States and the Constitution of the State of Ohio, and that I will faithfully, honestly, and impartially discharge my duties as Councilperson of the Village of South Amherst, Lorain County, Ohio, to the best of my ability.

Printed Name	Signature	Date
<u>Jeanne MASchari</u>	<u>Jeanne Maschari</u>	January 12, 2026
<u>ROBERT KOSCHO</u>	<u>Robert Koscho</u>	January 12, 2026
<u>Mark Lesinski</u>	<u>Mark Lesinski</u>	January 12, 2026
<u>Anthony Savage</u>	<u>Anthony Savage</u>	January 12, 2026

CERTIFICATION OF ADMINISTRATION OF OATH
(Ohio Revised Code § 3.24)

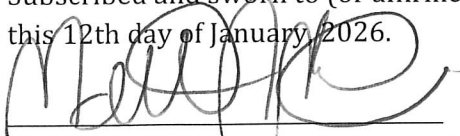
The foregoing oath was administered to the above named Councilpersons on this 12th day of January, 2026.

Matthew A. Mishak, Esq.
Attorney and Counselor at Law
Law Director, Village of South Amherst, Ohio

NOTARIAL CERTIFICATE
(Ohio Revised Code Chapter 147)

State of Ohio
County of Lorain

Subscribed and sworn to (or affirmed) before me by the above named Councilpersons on
this 12th day of January, 2026.



Matthew A. Mishak, Esq., Notary Public

MATTHEW A. MISHAK, ESQ.
NOTARY PUBLIC - STATE OF OHIO
My Commission Does Not Expire
Section 147.03 O.R.C.

Printed Name: Matthew A. Mishak, Esq.
Attorney and Counselor at Law
Law Director, Village of South Amherst, Ohio

Commission: Does Not Expire pursuant to Ohio Revised Code § 147.01(B)(1)

RECORD RETENTION

This multi-signature oath shall be retained by the Records Clerk of the Village of South Amherst as a permanent public record. Electronic retention shall be permitted.