

VILLAGE OF SEBRING, OHIO

Monday, October 26, 2026

Council Meeting

Agenda

6:30 p.m.

This meeting is a meeting of the Village Council in public for the purpose of conducting the Village's business and is not to be considered a public community meeting. There are 2 times in the agenda for citizens' comments during the meeting as indicated in the agenda.

1. Prayer and Pledge of Allegiance to the Flag

2. Roll Call

Mahoning County Library
Aimee Sisarek

3. Reading and Disposition of the Minutes of Previous Meeting- October 12, 2026.

3. Citizens Comments – Each citizen can speak up to 3 minutes on any subject. Any person wishing to speak that isn't a current resident must sign in prior to the meeting.

5. Reading and Referring of Communications and Petitions

6. Report of Council Committee and Council Representatives

Motion: To accept the statement of cash position and financial packet as presented

7. Manager's Report

8. Report of other Village Officials

9. Ordinances and Resolutions

Motion: To read legislation by title only per Section 4.05 of the Charter of Sebring.

New Business:

ORDINANCE 52-2026 – AN ORDINANCE ESTABLISHING AND REDEFINING A RESIDENTIAL PROPERTY TAX ABATEMENT PROGRAM FOR NEW RESIDENTIAL CONSTRUCTION AND THE REHABILITATION OF EXISTING RESIDENTIAL STRUCTURES WITHIN THE VILLAGE OF SEBRING, OHIO, PURSUANT TO OHIO REVISED CODE CHAPTER 3735.

ORDINANCE 53-2026 – AN ORDINANCE AMENDING SEBRING CODIFIED ORDINANCE 961.05 “RATES FOR USE OF PARKS AND RECREATION FACILITIES”; REPEALING ANY PREVIOUS PORTIONS OF SEBRING

**CODIFIED ORDINANCE 961.05 INCONSISTANT WITH THE PROVISIONS
HEREIN.**

ORDINANCE 54-2026 – AN ORDINANCE AUTHORIZING THE VILLAGE OF SEBRING, OHIO, TO ENTER INTO A LEASE AGREEMENT WITH THE JAMES KESTNER, ET AL., FOR THE USE OF CERTAIN REAL PROPERTY IDENTIFIED AS MAHONING COUNTY PERMANENT PARCEL NOS. 21-003-139, 21-003-140, AND 21-003-141, FOR THE PERIOD BEGINNING JANUARY 1, 2027, AND ENDING DECEMBER 31, 2031, AND DECLARING AN EMERGENCY.

ORDINANCE 55-2026 – AN ORDINANCE AUTHORIZING THE VILLAGE OF SEBRING, OHIO, TO ENTER INTO A LEASE AGREEMENT WITH THE CONCERN, INC., FOR THE USE OF CERTAIN REAL PROPERTY IDENTIFIED AS MAHONING COUNTY PERMANENT PARCEL NOS. 21-003-137 AND 21-003-138, FOR THE PERIOD BEGINNING NOVEMBER 1, 2026, AND ENDING DECEMBER 31, 2031, AND DECLARING AN EMERGENCY.

Old Business:

10. Citizens Comments –Each citizen can speak up to 3 minutes on any subject. Any person wishing to speak that isn't a current resident must sign in prior to the meeting.
11. Other Business
12. Adjournment

Next Regular Council Meeting:
Monday, November 9, 2026 @ 6:30 PM
Council Chambers

Special Council Meeting:
Thursday, November 5, 2026 @ 6:00 PM
Canfield Dispatch presentation
What is means for our community/residents
****Held at Sebring High School****
THIS IS NOT A SCHOOL FUNCTION

Village of Sebring

2026 Overtime by Department

		P/E 10/17/2026 Hours	P/E 10/17/2026 Dollars	YTD Totals Hours	YTD Totals Dollars
Police					
	Officers	29.50	\$1,064.08	604.00	\$21,345.72
	Dispatch	32.00	\$1,064.76	1719.50	\$58,396.63
Service		2.50	\$81.61	379.00	\$11,436.82
Utility Office		0.00	\$0.00	39.00	\$982.25
Water Plant		14.50	\$447.31	151.50	\$4,757.21
Sewer Plant		0.00	\$0.00	107.50	\$3,405.75
Code Enforcement		0.00	\$0.00	0.00	\$0.00
City Clerk		0.00	\$0.00	5.50	\$163.27
Finance		0.00	\$0.00	4.50	\$133.58
Park & Rec		0.00	\$0.00	0.00	\$0.00
Pool		0.00	\$0.00	0.00	\$0.00
Fire					
	Fire	0.00	\$0.00	0.00	\$0.00
	EMS	0.00	\$0.00	0.00	\$0.00
Total for Village		78.50 Hours	\$2,657.76	3010.50 Hours	\$100,621.23

Sebring

Statement of Cash Position with MTD Totals

From: 1/1/2026 to 10/31/2026

Funds: 100 to 999

Include Inactive Accounts: No
Page Break on Fund: No

Fund	Description	Beginning Balance	Net Revenue MTD	Net Revenue YTD	Net Expenses MTD	Net Expenses YTD	Unexpended Balance	Encumbrance YTD	Ending Balance
100	GENERAL FUND	\$4,035,648.70	\$155,282.68	\$2,350,744.29	\$119,013.63	\$1,928,472.34	\$4,457,920.65	\$136,338.84	\$4,321,581.81
130	CODE ENFORCEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
140	USDA GRANT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
201	STREET MAINTENANCE & REPAIR	\$490,552.70	\$22,755.53	\$319,381.14	\$13,086.99	\$247,365.25	\$562,568.59	\$29,073.42	\$533,495.17
202	RECREATION	\$56,709.72	\$0.00	\$48,795.95	\$5,790.87	\$92,527.04	\$12,978.63	\$7,388.02	\$5,590.61
203	STATE HIGHWAY	\$71,904.16	\$1,445.29	\$14,232.23	\$69.88	\$2,779.45	\$83,356.94	\$1,112.00	\$82,244.94
204	CIVIC CENTER	(\$95,647.99)	\$0.00	\$0.00	\$327.36	\$3,250.05	(\$98,898.04)	\$2,823.02	(\$101,721.06)
205	INCOME TAX	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
206	MOTOR VEHICLE LICENSE	\$97,472.39	\$3,794.03	\$42,451.44	\$0.00	\$39,804.27	\$100,119.56	\$17,518.90	\$82,600.66
207	SPECIAL PROJECT GRANT FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
208	LAW ENFORCEMENT TRUST FUND	\$6,663.30	\$0.00	\$0.00	\$0.00	\$0.00	\$6,663.30	\$0.00	\$6,663.30
209	DRUG LAW ENFORCEMENT FUND	\$1,131.14	\$0.00	\$0.84	\$0.00	\$0.00	\$1,131.98	\$0.00	\$1,131.98
210	ONEOHIO OPIOID SETTLEMENT FUND	\$6,020.40	\$0.00	\$905.52	\$0.00	\$0.00	\$6,925.92	\$0.00	\$6,925.92
215	TREE REMOVAL FUND	\$3,000.00	\$0.00	\$0.00	\$0.00	\$750.00	\$2,250.00	\$0.00	\$2,250.00
220	LOCAL CORONAVIRUS RELIEF FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
221	CARES ACT RELIEF FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
222	LOCAL FISCAL RECOVERY FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
240	POLICE LEVY FUND	\$75,654.21	\$0.00	\$129,295.35	\$24,572.32	\$127,499.27	\$77,450.29	\$0.00	\$77,450.29
301	FIRE LEVY FUND	\$247,576.80	\$0.00	\$74,913.40	\$4,215.68	\$199,095.43	\$123,394.77	\$0.00	\$123,394.77
401	CAPITAL IMPROVEMENTS	\$638,991.33	\$9,860.54	\$128,198.03	\$303.32	\$3,493.00	\$763,696.36	\$0.00	\$763,696.36
701	WATERWORKS SYSTEM FUND	\$1,102,483.29	\$226,086.25	\$1,904,360.20	\$42,317.90	\$1,228,745.02	\$1,778,098.47	\$167,749.11	\$1,610,349.36
702	WATER 1ST MORTGAGE DEBT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	WATER DEBT RESERVE FUND	\$212,040.00	\$0.00	\$0.00	\$0.00	\$0.00	\$212,040.00	\$0.00	\$212,040.00
704	WATER SURPLUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
705	WATER EXTENTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
706	LINE RECOVERY SEWER	\$449,351.15	\$146,276.34	\$1,010,544.00	\$34,639.29	\$820,833.36	\$639,061.79	\$70,545.67	\$568,516.12

Statement of Cash Position with MTD Totals

From: 1/1/2026 to 10/31/2026

Fund	Description	Beginning Balance	Net Revenue MTD	Net Revenue YTD	Net Expenses MTD	Net Expenses YTD	Unexpended Balance	Encumbrance YTD	Ending Balance
707	SEWER 1ST MORTGAGE DEBT	\$67.38	\$0.00	\$0.00	\$0.00	\$0.00	\$67.38	\$0.00	\$67.38
708	SEWER EXTENTION LINE RECOVERY	\$45,712.64	\$0.00	\$0.00	\$0.00	\$0.00	\$45,712.64	\$0.00	\$45,712.64
709	POOL	\$41,232.21	\$24.90	\$31,582.07	\$53.52	\$44,078.12	\$28,736.16	\$3,101.90	\$25,634.26
712	REVOLVING LOAN FUND	\$59,908.23	\$0.00	\$0.00	\$0.00	\$0.00	\$59,908.23	\$0.00	\$59,908.23
713	STORM WATER UTILITY FUND	\$33,789.74	\$4,285.61	\$34,405.28	\$10,804.51	\$31,609.73	\$36,585.29	\$7,048.77	\$29,536.52
714	EMS FUND	\$475,782.60	\$28,607.74	\$527,258.30	\$38,853.43	\$639,870.38	\$363,170.52	\$19,628.85	\$343,541.67
715	DEMOLITION FUND	\$30,750.00	\$0.00	\$1,807.01	\$30,000.00	\$30,180.70	\$2,376.31	\$0.00	\$2,376.31
720	WTP CARBON FILTERS PROJECT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
740	WWTP PHOSPHORUS REMOVE PROJECT	\$4,569.35	\$0.00	\$0.00	\$0.00	\$0.00	\$4,569.35	\$0.00	\$4,569.35
799	UB Credit Memo Clearing Fund	\$48,234.31	(\$23,374.08)	(\$21,100.36)	\$0.00	\$0.00	\$27,133.95	\$0.00	\$27,133.95
801	POLICE PENSION	\$2,083.78	\$0.00	\$0.00	\$0.00	\$0.00	\$2,083.78	\$0.00	\$2,083.78
802	FIRE SECURITY & REPAIR	\$49.45	\$0.00	\$0.00	\$0.00	\$0.00	\$49.45	\$0.00	\$49.45
803	SPECIAL HAULING ESCROW	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
804	CONTRACTORS ESCROW	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
888	Payroll Clearing Fund	\$6,570.92	\$170,879.01	\$1,929,553.89	\$139,958.30	\$1,885,329.36	\$50,795.45	\$0.00	\$50,795.45
999	UNCLAIMED FUNDS	\$1,458.96	\$0.00	\$0.00	\$0.00	\$0.00	\$1,458.96	\$0.00	\$1,458.96
Grand Total:		\$8,149,760.87	\$745,923.84	\$8,527,328.58	\$464,007.00	\$7,325,682.77	\$9,351,406.68	\$462,328.50	\$8,889,078.18

VILLAGE OF SEBRING
Ordinance No. 52-2026

Introduced by: Jon Walker, Annexation, Business/Land Development Committee

1st Reading: 10-26-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE ESTABLISHING AND REDEFINING A RESIDENTIAL PROPERTY TAX ABATEMENT PROGRAM FOR NEW RESIDENTIAL CONSTRUCTION AND THE REHABILITATION OF EXISTING RESIDENTIAL STRUCTURES WITHIN THE VILLAGE OF SEBRING, OHIO, PURSUANT TO OHIO REVISED CODE CHAPTER 3735.

WHEREAS, the Village of Sebring, Ohio, recognizes the importance of encouraging residential development, improving existing housing stock, revitalizing neighborhoods, increasing property values, and promoting the health, safety, and welfare of its residents; and

WHEREAS, the legislative authority finds that providing property tax exemptions for qualifying new residential construction and substantial rehabilitation of existing residential structures will encourage private investment, improve the community's housing supply, and promote economic development; and

WHEREAS, Ohio Revised Code Sections 3735.65 through 3735.70 authorize municipalities to establish and administer community reinvestment areas and provide exemptions from real property taxation for qualifying new construction and remodeling of residential structures, **subject** to applicable statutory requirements; and

WHEREAS, the legislative authority desires to establish and/or redefine a residential property tax abatement program providing graduated exemption periods based upon the cost of qualifying construction and rehabilitation projects;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Sebring, Mahoning County, Ohio, as follows:

SECTION 1. PURPOSE AND AUTHORITY.

The purpose of this Ordinance is to establish a residential property tax abatement program to encourage new residential construction and the substantial rehabilitation of existing residential

structures located within an eligible Community Reinvestment Area established pursuant to Ohio Revised Code Chapter 3735.

This Ordinance shall be administered in accordance with Ohio Revised Code Sections 3735.65 through 3735.70, the applicable resolution establishing or governing the Community Reinvestment Area, and all other applicable provisions of state law.

Nothing in this Ordinance shall be construed to authorize an exemption from taxation beyond that permitted by Ohio law.

SECTION 2. DEFINITIONS.

For purposes of this Ordinance, the following definitions shall apply:

A. New Residential Construction. The construction of a new residential dwelling or residential structure, completed after the effective date of the applicable Community Reinvestment Area resolution, that qualifies for an exemption under Ohio Revised Code Chapter 3735.

B. Residential Rehabilitation. Remodeling, renovation, reconstruction, or other qualifying improvements to an existing residential dwelling or structure that increase the assessed value of the property and satisfy the requirements of Ohio Revised Code Section 3735.67.

C. Qualifying Project Cost. The documented cost of labor, materials, and other directly related construction or rehabilitation expenses approved by the designated Housing Officer. The purchase price of the land, routine maintenance, ordinary repairs that do not qualify as remodeling under applicable law, financing costs, and unrelated expenses shall not be included.

D. Assessed Value of Improvements. The assessed valuation attributable to qualifying new construction or the increase in assessed valuation attributable to qualifying rehabilitation, as determined under applicable Ohio law and by the county auditor.

E. Housing Officer. The Sebring Village Manager or other person designated by Village Council to administer the Community Reinvestment Area program and perform the duties prescribed by Ohio Revised Code Chapter 3735.

SECTION 3. ELIGIBILITY REQUIREMENTS.

A property may qualify for an exemption under this Ordinance if all of the following requirements are satisfied:

1. The property is located within a Community Reinvestment Area in which residential tax exemptions have been authorized pursuant to Ohio Revised Code Chapter 3735.
2. The property is used or intended to be used for residential purposes and complies with applicable zoning, building, and other legal requirements.
3. The construction or rehabilitation is completed after the effective date of the applicable authorizing ordinance or resolution, as required by Ohio law.

4. The qualifying project meets the minimum project-cost threshold established in Section 4 of this Ordinance.
5. The property owner submits an application and supporting documentation in the manner prescribed by the Housing Officer and Ohio Revised Code Section 3735.67.
6. The Housing Officer verifies the qualifying project cost, completion of the project, and other eligibility requirements.
7. The exemption is approved and certified in accordance with applicable state law.

No property owner shall be entitled to an exemption merely because the owner has incurred construction or rehabilitation expenses. Eligibility is subject to statutory requirements, verification, and approval.

SECTION 4. ABATEMENT CATEGORIES AND DURATIONS.

Subject to applicable law and the terms of the governing Community Reinvestment Area resolution, qualifying residential construction and rehabilitation projects shall be eligible for the following exemption periods:

A. New Residential Construction — Ten Years.

New residential construction having a qualifying project cost exceeding One Hundred Fifty Thousand Dollars (\$150,000) shall be eligible for a real property tax exemption for a period of ten (10) years.

The exemption shall apply to the assessed valuation attributable to the qualifying new residential structure, in the percentage authorized by the governing Community Reinvestment Area resolution.

B. Existing Residential Rehabilitation — Five Years.

Rehabilitation of an existing residential structure having a qualifying project cost of at least Fifty Thousand Dollars (\$50,000), but not exceeding Seventy-Five Thousand Dollars (\$75,000), shall be eligible for a real property tax exemption for a period of five (5) years.

The exemption shall apply to the increase in assessed valuation attributable to the qualifying rehabilitation, in the percentage authorized by the governing Community Reinvestment Area resolution.

C. Existing Residential Rehabilitation — Seven Years.

Rehabilitation of an existing residential structure having a qualifying project cost exceeding Seventy-Five Thousand Dollars (\$75,000) shall be eligible for a real property tax exemption for a period of seven (7) years.

The exemption shall apply to the increase in assessed valuation attributable to the qualifying rehabilitation, in the percentage authorized by the governing Community Reinvestment Area resolution.

D. Projects Below the Minimum Thresholds.

Projects that do not meet the applicable minimum cost threshold established in this Section shall not qualify under this Ordinance, unless the project independently qualifies for an exemption under another applicable ordinance, resolution, or provision of Ohio law.

E. No Double Exemption.

A property shall not receive duplicative exemptions for the same improvement or increased assessed valuation. Where a project includes both new construction and rehabilitation, the Housing Officer shall determine the appropriate classification in accordance with applicable law and the governing Community Reinvestment Area resolution.

SECTION 5. AMOUNT OF EXEMPTION.

The percentage of assessed valuation eligible for exemption under this program shall be the percentage established by the legislative authority in the applicable Community Reinvestment Area resolution, consistent with Ohio Revised Code Sections 3735.66 and 3735.67.

For purposes of establishing the program, the legislative authority intends to authorize an exemption of one hundred percent (100%) of the qualifying assessed valuation attributable to eligible improvements, subject to confirmation and adoption of that percentage in the governing Community Reinvestment Area resolution.

The exemption shall not apply to the preexisting assessed valuation of an existing residential structure. For rehabilitation projects, only the qualifying increase in assessed valuation shall be considered for exemption. For new construction, the exemption shall apply to the qualifying new structure as provided by law.

Nothing in this Section shall exempt land, existing improvements, or any other property value not authorized to be exempted under applicable Ohio law.

SECTION 6. APPLICATION PROCEDURE.

An owner seeking an exemption under this Ordinance shall:

1. Submit an application to the Village Manager or the designated Housing Officer on the form prescribed by the Village of Sebring.
2. Provide documentation sufficient to establish the nature and cost of the construction or rehabilitation, including invoices, contracts, receipts, building permits, certificates of occupancy, or other records reasonably required by the Village Manager or the designated Housing Officer.
3. Provide the property's parcel identification number, street address, owner's name, and any additional information necessary to identify the property.

4. Permit the Village Manager or the designated Housing Officer to review the submitted documentation and verify the project in accordance with applicable law.
5. Comply with any filing deadlines and procedures imposed by Ohio Revised Code Chapter 3735 and the governing Community Reinvestment Area resolution.

The Village Manager or the designated Housing Officer shall review each application and, upon determining that the project satisfies the applicable requirements, forward the application and required certification to the Mahoning County Auditor as prescribed by law.

No exemption shall be considered effective until the requirements for approval and certification under applicable law have been satisfied.

SECTION 7. COMMENCEMENT AND TERMINATION OF EXEMPTION.

An approved exemption shall commence and terminate in accordance with Ohio Revised Code Section 3735.67 and the applicable Community Reinvestment Area resolution.

The exemption shall apply only to the qualifying assessed valuation and for the period authorized for the applicable project category. Upon expiration of the exemption period, the property shall be subject to real property taxation in accordance with applicable law.

An exemption shall not extend beyond the maximum period permitted by Ohio law.

SECTION 8. ADMINISTRATION AND VERIFICATION.

The Village Manager or the designated Housing Officer is authorized and directed to administer this program, review applications, verify project costs, maintain records, and coordinate with the county auditor and other appropriate governmental offices.

The Village Manager or the designated Housing Officer may request additional documentation reasonably necessary to determine eligibility and may deny an application that fails to satisfy the requirements of this Ordinance or applicable law.

The Village Manager or the designated Housing Officer shall maintain records of applications, approvals, denials, exemption periods, qualifying project costs, and other information necessary to document the administration of this program.

SECTION 9. FALSE STATEMENTS AND NONCOMPLIANCE.

Any applicant who knowingly submits materially false information or falsified documentation in support of an application may be denied an exemption or referred to the appropriate authorities, as permitted by law.

If an exemption is determined to have been improperly granted, the municipality shall notify the Mahoning County Auditor and any other appropriate county official and take any further action authorized or required by Ohio law.

Nothing in this Ordinance authorizes the Village of Sebring to independently assess, levy, or collect real property taxes contrary to the statutory authority of the county auditor or other responsible taxing officials.

SECTION 10. COMPLIANCE WITH OHIO LAW.

This Ordinance shall be construed consistently with Ohio Revised Code Sections 3735.65 through 3735.70 and all applicable state laws and regulations.

The Sebring Village Council shall adopt or amend the governing Community Reinvestment Area resolution as necessary to establish the authorized exemption percentage, applicable exemption periods, eligible property classifications, and other required program terms.

If any provision of this Ordinance conflicts with mandatory requirements of Ohio law, the controlling provisions of state law shall govern, and the remaining provisions shall continue in effect to the extent permitted by law.

SECTION 11. SEVERABILITY.

If any section, subsection, paragraph, sentence, or provision of this Ordinance is determined to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect to the extent permitted by law.

SECTION 12. INCONSISTANT PRIOR LEGISLATION

Any prior Ordinance or any portion of any prior Ordinance that is inconsistent with the language set forth herein is hereby repealed.

SECTION 13. OPEN MEETINGS.

It is FOUND and DETERMINED that all formal actions of this Council concerning and relating to the adoption of this Ordinance were resolved in an open meeting of this Council and all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 14. EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED, this _____ day of _____, A.D., 2026

David Wright, Mayor
Village of Sebring

ATTEST:

Nicole Crawford, Clerk of Council
Village of Sebring

APPROVED AS TO LEGAL FORM:

Gerard T. Yost, Solicitor
Village of Sebring

VILLAGE OF SEBRING, OHIO
ORDINANCE NO. 53-2026

SPONSORED BY: Nathan Caughman, Parks & Recreation Committee

Referred to: _____

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AMENDING SEBRING CODIFIED ORDINANCE 961.05 “RATES FOR USE OF PARKS AND RECREATION FACILITIES”; REPEALING ANY PREVIOUS PORTIONS OF SEBRING CODIFIED ORDINANCE 961.05 INCONSISTANT WITH THE PROVISIONS HEREIN.

WHEREAS, Sebring Codified Ordinance 961.05 establishes the ability and sets the rates and fees to be charged to individuals desiring to rent and/or secure the use of facilities within the Municipal Park system; and

WHEREAS, it has become evident that the current rental rates and fees contained within Sebring Codified Ordinance 961.05 may be need to be adjusted from time to time and currently require the cumbersome task of amending legislation through Village Council; and

WHEREAS, the Village of Sebring has a Park and Recreation Board created and defined by Section 7.06 of the Sebring Municipal Charter; and

WHEREAS the Sebring Park and Recreation Board has the power and duty to control, supervise, operate, and manage all of the public recreational facilities of the municipality pursuant to Section 7.07 of the Sebring Municipal Charter; and

WHEREAS the setting of rates and fees to be charged to individuals desiring to rent and/or secure the use of facilities within the Municipal Park system falls within the powers and duties conferred upon the Sebring Park and Recreation Board pursuant to Section 7.07 of the Sebring Municipal Charter; and

WHEREAS the setting, review and adjustment of the rates and fees to be charged to individuals desiring to rent and/or secure the use of facilities within the Municipal Park system is a function most appropriately conducted by the Park and Recreation Board rather than action of the Village Council.

NOW THEREFORE, BE IT ORDAINED, by the Council of the Village of Sebring, Mahoning County, Ohio as follows:

SECTION 1. That Section (f) of Sebring Codified Ordinance 961.05 is hereby amended to read as follows:

“The rates and fees to be charged to individuals desiring to rent and/or secure the use of facilities within the Municipal Park system shall be set by the Park and Recreation Board and shall be reviewed and adjusted, if necessary, on an annual basis.

The Sebring Park and Recreation Board shall cause said fees to be posted on the Municipal web site and/or shall be available through the Parks Director, Park and Recreation Board Chairman or Village Manager.”

SECTION 2. That and sections of the pre-existing Sebring Codified Ordinance 961.05 that are inconsistent with the language set forth herein are hereby repealed.

SECTION 3. That it is hereby FOUND and DETERMINED that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including those of Section 121.22 of the Ohio Revised Code.

PASSED, this _____ day of _____, 2026.

David Wright
Village Mayor

Attest:

Approved as to legal form and sufficiency:

Clerk of Council, Nicole Crawford

Village Solicitor, Gerard Yost

VILLAGE OF SEBRING
Ordinance No. 54-2026

Introduced by: Jon Walker, Annexation, Business & Land Development

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING THE VILLAGE OF SEBRING, OHIO, TO ENTER INTO A LEASE AGREEMENT WITH THE JAMES KESTNER, ET AL., FOR THE USE OF CERTAIN REAL PROPERTY IDENTIFIED AS MAHONING COUNTY PERMANENT PARCEL NOS. 21-003-139, 21-003-140, AND 21-003-141, FOR THE PERIOD BEGINNING JANUARY 1, 2027, AND ENDING DECEMBER 31, 2031, AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Sebring, Ohio (the “Village”), has determined that leasing certain real property for parking purposes is in the best interests of the Village and its residents; and

WHEREAS, The James Kestner et al. (“Lessor”), are the owners of, or otherwise has authority to lease, certain real property located within Mahoning County, Ohio, identified as Mahoning County Permanent Parcel Nos. 21-003-137 and 21-003-138, commonly known as the parking lot; and

WHEREAS, the Village desires to lease said property from James Kestner, for the period commencing January 1, 2027, and continuing through December 31, 2031, subject to the terms and conditions set forth in a written lease agreement; and

WHEREAS, the Village Council finds that entering into said lease agreement is in the public interest and will promote the orderly and beneficial use of the property for parking purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF SEBRING, MAHONING COUNTY, OHIO, THAT:

SECTION 1. AUTHORIZATION TO ENTER INTO LEASE.

The Village Council of the Village of Sebring hereby authorizes the entering into of a written lease agreement with James Kestner for the lease and use of the parking lot and real property identified as Mahoning County Permanent Parcel Nos. 21-003-139, 21-003-140, and 21-003-141, Mahoning County, Ohio, for the period commencing January 1, 2027, and ending December 31, 2031.

SECTION 2. TERMS AND CONDITIONS.

The lease agreement attached hereto as Exhibit "A" sets forth the terms and conditions governing the Village's use of the property, including, as applicable, the rental amount, payment terms, permitted use, maintenance responsibilities, insurance requirements, allocation of liability, indemnification provisions, and any other terms deemed necessary and appropriate to protect the interests of the Village.

The lease agreement has been reviewed and approved by the Village Solicitor and is consistent with this Ordinance and applicable Ohio law.

SECTION 3. AUTHORITY TO EXECUTE AGREEMENT.

The Village Manager is hereby authorized and directed to take all actions necessary to effectuate the purposes of this Ordinance and to execute the lease agreement and any documents reasonably necessary to carry out the lease attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 4. TERM OF LEASE.

The authorized lease term shall commence on November 1, 2026, and expire on December 31, 2031, unless terminated earlier in accordance with the terms of the written lease agreement or applicable law. Any renewal or extension shall require authorization in accordance with applicable law.

SECTION 5. COMPLIANCE WITH APPLICABLE LAW.

The lease authorized by this Ordinance shall be executed and administered in accordance with applicable Ohio law, the ordinances and resolutions of the Village, and the terms of the executed lease agreement.

SECTION 6. SEVERABILITY.

If any section, subsection, paragraph, clause, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

SECTION 7. ADOPTION IN OPEN MEETING

That it is FOUND and DETERMINED that all formal actions of this Council concerning and relating to the adoption of this Ordinance were resolved in an open meeting of this Council and all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED, this _____ day of _____, A.D., 2026

David Wright, Mayor
Village of Sebring

ATTEST:

Nicole Crawford, Clerk of Council
Village of Sebring

APPROVED AS TO LEGAL FORM:

Gerard T. Yost, Solicitor
Village of Sebring

EXHIBIT “A”

Lease Agreement

This agreement is made this _____ day of _____, 2026 in the Village of Sebring, Ohio,
by and between:

JAMES KESTNER, ET AL
227 N. 15th St.
Sebring, OH 44672
(Known as “Lessor”)

and

VILLAGE OF SEBRING
135 E. Ohio Ave.
Sebring, OH 44672
(Known as “Lessee”)

WITNESSETH:

The Lessor agrees to lease to the Lessee and the Lessee agrees to lease from the Lessor, the following premises generally described on the attached and more generally as that of Parcels #21-003-139.00-0, 21-003-0-140.00-0, 21-003-0-141.00-0, and as described on the attached drawing. Said parcels are to be used for a public parking lot and occupied upon the terms, conditions and covenants as follows:

FIRST:

The term of this lease shall be from January 1, 2027 through December 31, 2031. The rental payment for the premises shall be as follows: one dollar per year (\$1.00) for the term commencing January 1, 2027 through December 31, 2031 which shall be payable upon signing and in advance on 1st of each year thereafter.

SECOND:

The Lessee shall maintain a parking lot with lighting and landscaping similar to other parking lots owned and/or leased by the Lessee. Said parking lot shall be repaired as needed and maintained

in a manner suitable to the reasonable needs of well-established retail business permitted within the established commercial zoning classification set forth under the Sebring Zoning Code. Said maintenance shall include but not be limited to Drainage, paving, striping, repairing, snow removal and overall cleanliness.

THIRD:

The Lessor shall reserve the right to use the public parking spaces as a joint use parking facility on the property leased by Lessee and further, Lessee agrees that said joint parking facilities shall be counted as the required number of parking spaces required under the Sebring Zoning Code for uses permitted under the Commercial Zone.

FOURTH:

Lessee covenants and agrees to save and keep the Lessor harmless and indemnified at all times against any loss, damage, penalties, cost and expenses, judgments and decrees, by reason of any violation of any laws or ordinances or by reason of any accident, loss, wrong, injury or damages to persons, life, or property in or about the said demised premises.

FIFTH:

Lessee shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the federal, state and city governments for the correction, prevention, and abatement of nuisances or other grievances.

SIXTH:

Lessee cannot sub-let the whole or any part of the demised premises without the written permission of the Lessor.

SEVENTH:

If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the covenants or conditions hereof, Lessor shall give Lessee notice of such default and if Lessee does not cure any such default within seven (7) days, after giving such notice, then Lessor may terminate this lease with not less than three (3) days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to the Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the

premises by any lawful means and remove Lessee or other occupants and their affects. No failure to enforce any term shall be deemed a waiver.

EIGHTH:

It is understood and agreed that all covenants, agreements, terms, conditions, provisions and undertaking in this lease or in any renewal thereunder, shall extend to and be binding upon their heirs, executors, administrators, successors and assigns, of the respective parties thereto, the same as if they were in every case named and expressed, and that the same shall be construed as covenants running with the land.

IN WITNESS OF THIS LEASE OF PARCELS #21-003-0-139.00-0, 21-003-0-140.00-0, and 21-003-0-141.00-0 we have hereunto subscribed our names and date.

OWNER/LESSOR

DATE

JAMES KESTNER, ET AL

VILLAGE OF SEBRING/LESSEE

DATE

ED DEAN
VILLAGE MANAGER

Approved as to legal form:

DATE

GERARD YOST
SOLICITOR

VILLAGE OF SEBRING
Ordinance No. 55-2026

Introduced by: Jon Walker, Annexation, Business & Land Development

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING THE VILLAGE OF SEBRING, OHIO, TO ENTER INTO A LEASE AGREEMENT WITH THE CONCERN, INC., FOR THE USE OF CERTAIN REAL PROPERTY IDENTIFIED AS MAHONING COUNTY PERMANENT PARCEL NOS. 21-003-137 AND 21-003-138, FOR THE PERIOD BEGINNING NOVEMBER 1, 2026, AND ENDING DECEMBER 31, 2031, AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Sebring, Ohio (the “Village”), has determined that leasing certain real property for parking purposes is in the best interests of the Village and its residents; and

WHEREAS, The Concern, Inc. (“Lessor”), is the owner of, or otherwise has authority to lease, certain real property located within Mahoning County, Ohio, identified as Mahoning County Permanent Parcel Nos. 21-003-137 and 21-003-138, commonly known as the parking lot; and

WHEREAS, the Village desires to lease said property from The Concern, Inc., for the period commencing November 1, 2026, and continuing through December 31, 2031, subject to the terms and conditions set forth in a written lease agreement; and

WHEREAS, the Village Council finds that entering into said lease agreement is in the public interest and will promote the orderly and beneficial use of the property for parking purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF SEBRING, MAHONING COUNTY, OHIO, THAT:

SECTION 1. AUTHORIZATION TO ENTER INTO LEASE.

The Village Council of the Village of Sebring hereby authorizes the entering into of a written lease agreement with The Concern, Inc., for the lease and use of the parking lot and real property identified as Mahoning County Permanent Parcel Nos. 21-003-137 and 21-003-138, Mahoning County, Ohio, for the period commencing November 1, 2026, and ending December 31, 2031.

SECTION 2. TERMS AND CONDITIONS.

The lease agreement attached hereto as Exhibit "A" sets forth the terms and conditions governing the Village’s use of the property, including, as applicable, the rental amount, payment terms, permitted use, maintenance responsibilities, insurance requirements, allocation of liability,

indemnification provisions, and any other terms deemed necessary and appropriate to protect the interests of the Village.

The lease agreement has been reviewed and approved by the Village Solicitor and is consistent with this Ordinance and applicable Ohio law.

SECTION 3. AUTHORITY TO EXECUTE AGREEMENT.

The Village Manager is hereby authorized and directed to take all actions necessary to effectuate the purposes of this Ordinance and to execute the lease agreement and any documents reasonably necessary to carry out the lease attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 4. TERM OF LEASE.

The authorized lease term shall commence on November 1, 2026, and expire on December 31, 2031, unless terminated earlier in accordance with the terms of the written lease agreement or applicable law. Any renewal or extension shall require authorization in accordance with applicable law.

SECTION 5. COMPLIANCE WITH APPLICABLE LAW.

The lease authorized by this Ordinance shall be executed and administered in accordance with applicable Ohio law, the ordinances and resolutions of the Village, and the terms of the executed lease agreement.

SECTION 6. SEVERABILITY.

If any section, subsection, paragraph, clause, or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

SECTION 7. DECLARATION OF EMERGENCY

That this Ordinance is hereby DECLARED to be an EMERGENCY MEASURE necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of the Village of Sebring and for the further reason that it is necessary to provide the Village of Sebring necessary downtown commercial parking area and the legal ability to maintain and regulate the parking area prior to inclement weather; and provided it receives the affirmative vote of two-thirds of the members elected to Council, it shall take effect and be in full force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 6. ADOPTION IN OPEN MEETING

That it is FOUND and DETERMINED that all formal actions of this Council concerning and relating to the adoption of this Ordinance were resolved in an open meeting of this Council and all deliberations of this Council and of any of its committees that resulted in such formal actions

were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED, this _____ day of _____, A.D., 2026

David Wright, Mayor
Village of Sebring

ATTEST:

APPROVED AS TO LEGAL FORM:

Nicole Crawford, Clerk of Council
Village of Sebring

Gerard T. Yost, Solicitor
Village of Sebring

EXHIBIT “A”

Lease Agreement

This agreement is made this _____ day of _____, 2026 in the Village of Sebring, Ohio,
by and between:

THE CONCERN INC.
125 W. Ohio Ave
Sebring, OH 44672
(Known as “Lessor”)

and

VILLAGE OF SEBRING
135 E. Ohio Ave.
Sebring, OH 44672
(Known as “Lessee”)

WITNESSETH:

The Lessor agrees to lease to the Lessee and the Lessee agrees to lease from the Lessor, the following premises generally described on the attached and more generally as that of Parcels #21-003-137.00-0 and 21-003-0-138.00-0 and as described on the attached drawing. Said parcels are to be used for a public parking lot and occupied upon the terms, conditions and covenants as follows:

FIRST:

The term of this lease shall be from November 1, 2026 through December 31, 2031. The rental payment for the premises shall be as follows: one dollar per year (\$1.00) for the term commencing November 1, 2026 through December 31, 2031 which shall be payable upon signing and in advance on 1st of each year thereafter.

SECOND:

The Lessee shall maintain a parking lot with lighting and landscaping similar to other parking lots owned and/or leased by the Lessee. Said parking lot shall be repaired as needed and maintained

in a manner suitable to the reasonable needs of well-established retail business permitted within the established commercial zoning classification set forth under the Sebring Zoning Code. Said maintenance shall include but not be limited to Drainage, paving, striping, repairing, snow removal and overall cleanliness.

THIRD:

The Lessor shall reserve the right to use the public parking spaces as a joint use parking facility on the property leased by Lessee and further, Lessee agrees that said joint parking facilities shall be counted as the required number of parking spaces required under the Sebring Zoning Code for uses permitted under the Commercial Zone.

FOURTH:

Lessee covenants and agrees to save and keep the Lessor harmless and indemnified at all times against any loss, damage, penalties, cost and expenses, judgments and decrees, by reason of any violation of any laws or ordinances or by reason of any accident, loss, wrong, injury or damages to persons, life, or property in or about the said demised premises.

FIFTH:

Lessee shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the federal, state and city governments for the correction, prevention, and abatement of nuisances or other grievances.

SIXTH:

Lessee cannot sub-let the whole or any part of the demised premises without the written permission of the Lessor.

SEVENTH:

If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the covenants or conditions hereof, Lessor shall give Lessee notice of such default and if Lessee does not cure any such default within seven (7) days, after giving such notice, then Lessor may terminate this lease with not less than three (3) days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to the Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the

premises by any lawful means and remove Lessee or other occupants and their affects. No failure to enforce any term shall be deemed a waiver.

EIGHTH:

It is understood and agreed that all covenants, agreements, terms, conditions, provisions and undertaking in this lease or in any renewal thereunder, shall extend to and be binding upon their heirs, executors, administrators, successors and assigns, of the respective parties thereto, the same as if they were in every case named and expressed, and that the same shall be construed as covenants running with the land.

IN WITNESS OF THIS LEASE OF PARCELS #21-003-0-137.00-07 and 21-003-0-138.00-0 we have hereunto subscribed our names and date.

OWNER/LESSOR

THE CONCERN INC.

DATE

By: _____
Name: _____
Title: _____

VILLAGE OF SEBRING/LESSEE

DATE

ED DEAN
VILLAGE MANAGER

Approved as to legal form:

DATE

GERARD YOST
SOLICITOR

VILLAGE OF SEBRING
Ordinance No. 56-2026

Introduced by: Marvin Aberegg, Finance Committee

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO ACCEPT AN ASSISTANCE TO FIREFIGHTERS GRANT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN THE AMOUNT OF SEVENTY THOUSAND AND 00/100 DOLLARS FOR THE PURCHASE AND INSTALLATION OF AN EXHAUST CAPTURE SYSTEM FOR THE VILLAGE FIRESTATION NUMBER 1; AND DECLARING AN EMERGENCY.

WHEREAS, The Village of Sebring maintains a Village Fire and Rescue Department that provides fire, rescue and emergency medical services to the residents within the Sebring and the Sebring fire service area, and

WHEREAS, The Village of Sebring owns and operates a Fire House known as Fire Station Number 1 with facilities for the housing, storage, and maintenance of fire equipment including vehicles and fire apparatus; and

WHEREAS, The Village of Sebring is in need equipment to adequately supply the EMS ambulance within the Sebring Fire Department, and

WHEREAS The Village of Sebring is in need of an exhaust capture and filtration system to filter vehicle exhaust from the Fire Station caused by running and idling vehicles, and

WHEREAS, Federal Emergency Management Agency manages grants including the needed exhaust capture and filtration system needed at the Sebring Fire Station Number 1, and

WHEREAS, the Village of Sebring has been awarded a 2025 Assistance to Firefighters Grant in the amount of Seventy Thousand and 00/100 Dollars for the purchase of an exhaust capture and filtration system equipment for the Sebring Fire Department Fire Station Number 1.

NOW THEREFORE, BE IT ORDAINED, by the Council of the Village of Sebring, Mahoning County, Ohio as follows:

SECTION 1. The Village Manager and/or the Village Fire Chief of the Village of Sebring is hereby AUTHORIZED and DIRECTED to accept an Assistance to Firefighters Grant from the Federal Emergency Management Agency in the amount of Seventy Thousand and 00/100 Dollars for the purchase of an exhaust capture and filtration system equipment for the Sebring Fire Department Fire Station Number 1.

SECTION 2. That the Finance Director of the Village of Sebring is hereby AUTHORIZED and DIRECTED to manage said Assistance to Firefighters Grant pursuant to the terms and conditions of the grant and manage said funding through the Village Fire Department Account and to draw her warrants for said purchase from said Grant proceeds.

SECTION 3. That the Village Manager, Village Fire Chief, and Village Finance Director are hereby AUTHORIZED and DIRECTED to comply with the terms and conditions of said Assistance to Firefighters Grant and fulfill any obligations contained therein including any reports or matching funds.

SECTION 4. That this Ordinance is hereby DECLARED to be an EMERGENCY MEASURE necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of the Village of Sebring and for the further reason that necessary to provide the necessary equipment for the Village of Sebring Fire Department for the health and protection of the Village Firefighters; and provided it receives the affirmative vote of two-thirds of the members elected to Council, it shall take effect and be if full force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 5. That it is FOUND and DETERMINED that all formal actions of this Council concerning and relating to the adoption of this Ordinance were resolved in an open meeting of this Council and all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED, this _____ day of _____, A.D., 2026

David Wright, Mayor
Village of Sebring

ATTEST:

APPROVED AS TO LEGAL FORM:

Nicole Crawford, Clerk of Council
Village of Sebring

Gerard T. Yost, Solicitor
Village of Sebring