Sebring
Statement of Cash Position with MTD Totals

From: 1/1/2026 to 11/30/2026
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	$188,051.56	$2,630,434.92	$234,379.23	$2,184,893.21	$4,481,190.41	$109,781.48	$4,371,408.93
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	$24,731.52	$379,420.06	$14,398.85	$269,203.40	$600,769.36	$30,957.20	$569,812.16
202	RECREATION	$56,709.72	$3,933.52	$84,254.65	$4,397.02	$97,906.02	$43,058.35	$5,963.65	$37,094.70
203	STATE HIGHWAY	$71,904.16	$1,472.49	$15,704.72	$67.35	$2,846.80	$84,762.08	$1,044.65	$83,717.43
204	CIVIC CENTER	($95,647.99)	$0.00	$0.00	$514.73	$3,764.78	($99,412.77)	$2,308.29	($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	$3,450.00	$45,901.44	$0.00	$42,445.65	$100,928.18	$14,877.52	$86,050.66
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	$27.37	$932.89	$0.00	$0.00	$6,953.29	$0.00	$6,953.29
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	$2,384.87	$191,471.11	$0.00	$128,414.36	$138,710.96	$0.00	$138,710.96
301	FIRE LEVY FUND	$247,576.80	$6,611.02	$133,404.54	$0.00	$200,719.37	$180,261.97	$0.00	$180,261.97
401	CAPITAL IMPROVEMENTS	$638,991.33	$10,711.80	$139,935.66	$252.86	$3,745.86	$775,181.13	$0.00	$775,181.13
701	WATERWORKS SYSTEM FUND	$1,102,483.29	$66,325.06	$2,126,643.55	$168,854.17	$1,412,463.04	$1,816,663.80	$180,623.88	$1,636,039.92
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 LINE RECOVERY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
706	SEWER	$449,351.15	$21,296.57	$1,134,714.51	$168,050.50	$997,648.80	$586,416.86	$55,933.25	$530,483.61

Statement of Cash Position with MTD Totals
From: 1/1/2026 to 11/30/2026

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	$775.16	$39,311.66	$195.70	$44,692.16	$35,851.71	$2,773.04	$33,078.67
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	$681.97	$38,492.73	$2,116.64	$33,894.12	$38,388.35	$6,881.08	$31,507.27
714	EMS FUND	$475,782.60	$19,868.07	$669,015.94	$65,082.18	$730,357.35	$414,441.19	$21,049.85	$393,391.34
715	DEMOLITION FUND	$30,750.00	$0.00	$2,707.01	$0.00	$30,270.70	$3,186.31	$0.00	$3,186.31
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	$4,927.28	($13,042.73)	$0.00	$0.00	$35,191.58	$0.00	$35,191.58
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	$223,953.11	$2,153,507.00	$178,170.60	$2,094,549.15	$65,528.77	$0.00	$65,528.77
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	$579,201.37	$9,772,810.50	$836,479.83	$8,278,564.77	$9,644,006.60	$432,193.89	$9,211,812.71

VILLAGE OF SEBRING
Ordinance No. 69-2026

Introduced by: Council As A Whole

1st Reading: 11-23-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO EXECUTE ANY NECESSARY AGREEMENTS TO PARTICIPATE IN AN AGGREGATED COMPETITIVE PROCUREMENT OF ELECTRIC ENERGY AND/OR NATURAL GAS FOR MUNICIPAL ACCOUNTS PROGRAM ADMINISTERED BY NOPEC; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE ENERGY SUPPLIER AGREEMENTS; AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Sebring, Mahoning County, Ohio (the "Village") owns and operates municipal buildings, facilities, street lighting, and other utility accounts, as applicable, requiring electric energy and/or natural gas service; and,

WHEREAS, the Village desires to obtain competitively priced electric energy and/or natural gas supply for such municipal accounts through a competitive procurement process; and,

WHEREAS, the Village is a member of the Northeast Ohio Public Energy Council ("NOPEC") and participates in NOPEC's electricity and/or natural gas aggregation program(s); and,

WHEREAS, NOPEC has established a new program to assist commercial and industrial electricity and natural gas customers in achieving savings through its Ennovate division, and has substantial experience conducting competitive procurements for governmental and other entities; and,

WHEREAS, NOPEC's Ennovate division has developed a program to aggregate the Village's load with the municipal loads of other NOPEC member participating political subdivisions to increase purchasing leverage, enhance supplier competition, and improve the opportunity to obtain favorable pricing and contract terms (the "Program"); and,

WHEREAS, the Council desires for the Village's municipal accounts to participate in the Program and to approve and execute any resulting energy supply agreement(s) with energy supplier(s); and,

WHEREAS, the Council further finds that participation in the Program is in the best interests of the Village, its residents, and taxpayers.

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

SECTION 1. Unless and until this Ordinance is amended or repealed by the Council, the Village is hereby authorized to participate in the Program administered by NOPEC for the purchase of electric energy supply and/or natural gas supply for municipal accounts designated by the Village, and the Village authorizes NOPEC's Ennovate division from time to time to include the Village's municipal electricity and/or natural gas accounts in an aggregated procurement with the municipal accounts of other participating NOPEC member political subdivisions for the purpose of obtaining competitive pricing and favorable contract terms.

SECTION 2. Unless and until this Ordinance is amended or repealed by the Council, upon presentation of supplier proposal(s) by NOPEC's Ennovate division, the Village Manager is authorized from time to time to execute successive energy supply agreements with the energy supplier(s) selected through the Program including extensions, renewals, replacement agreements, amendments, and other ancillary documents necessary to implement such procurements.

The Village Manager may designate, in writing, the Finance Director, or another appropriate City official to act on the Village Manager's behalf for the purpose of reviewing energy supplier proposal(s) and executing the agreements necessary to implement such procurements under this Section if the Village Manager is unavailable during the applicable execution window.

SECTION 3. The Finance Director, and other appropriate City official(s) designated by the Village Manager are authorized to execute such agreements with NOPEC's Ennovate division, other additional documents, and take such further actions as may be necessary or appropriate to carry out the intent of this Ordinance. Any actions previously taken by Village officials consistent with the authority granted herein are hereby ratified and confirmed.

SECTION 4. The authority granted by this Ordinance is intended to establish an ongoing procurement process for the Village's municipal electric energy and natural gas accounts' requirements.

SECTION 5. 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 this Ordinance is required to be immediately effective in order to maximize the potential benefits through the Program; 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 6. 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

VILLAGE OF SEBRING
Ordinance No. 70-2026

Introduced by: Nathan Caughman, Capital Improvements

1st Reading: 11-23-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED; AND **DECLARING AN EMERGENCY.**

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the Village of Sebring is planning to make capital improvements through the East Ohio Avenue Paving Project; and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the OPWC programs,

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

SECTION 1: The Village Manager is hereby authorized to apply to the OPWC for funds as described above.

SECTION 2: The Village Manager is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 3. 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 this Ordinance is required to be immediately effective in order to maximize the potential benefits and funding through the Program; 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 4. 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 3.11 of the Sebring Municipal Charter and Section121.22 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

VILLAGE OF SEBRING
Ordinance No. 71-2026

Introduced by: Marvin Aberreg, Finance Committee **1st Reading:** _____

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT WITH WGL ENERGY SERVICES INC. FOR THE PURCHASE OF NATURAL GAS, ELECTRIC POWER AND RENEWABLE ENERGY PRODUCTS FOR THE VILLAGE OF SEBRING; AND DECLARING AN EMERGENCY.

WHEREAS, The Village of Sebring has entered into an energy brokerage agreement with NOPEC for the acquisition of energy sources for Municipal building, facilities and infrastructure, and

WHEREAS, NOPEC has negotiated an energy purchase aggregate for the Village of Sebring as well as similarly situated communities with WGL Energy, and

WHEREAS, the negotiated energy sales agreement with WGL Energy provides the Village of Sebring with an affordable and negotiated price for Natural Gas, Electric Power and Renewable Energy Products for the acquisition of energy sources for Municipal building, facilities and infrastructure, and

WHEREAS, A signed agreement is necessary to lock in the negotiated price for the acquisition of energy sources for Municipal building, facilities and infrastructure of the Village.

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

SECTION 1. The Village Manager of the Village of Sebring is hereby AUTHORIZED and DIRECTED to enter into an Agreement with WGL Energy for the acquisition of energy sources for Municipal building, facilities and infrastructure in accordance with agreement attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. That this agreement shall become effective upon the execution of both parties and will begin on the 11th day of November, 2026.

SECTION 3. 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 utilities to municipal buildings, facilities and infrastructure and a reasonable cost to the tax payers of the

Village of Sebring; 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 4. 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 and Section 3.11 of the Sebring Municipal Charter.

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
Ordinance No. 52-2026

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

1st Reading: 10-26-2026

2nd Reading: 11-9-2026

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: 10/26/2026

2nd Reading: 11-9-2026

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:

_____
Clerk of Council, Nicole Crawford

Approved as to legal form and sufficiency:

_____
Village Solicitor, Gerard Yost

VILLAGE OF SEBRING

ORDINANCE NO. 61-2026

Introduced by: Marvin Abbregg, Finance Committee

1st Reading: 11-9-2026
2nd Reading: _____
3rd Reading: _____

AN ORDINANCE AMENDING THE ALLOCATION OF MUNICIPAL INCOME TAX REVENUES OF THE VILLAGE OF SEBRING, OHIO, AND PROVIDING FOR THE DISTRIBUTION OF SUCH REVENUES AMONG THE GENERAL FUND, STREET FUND, CAPITAL IMPROVEMENT FUND, AND PARK AND RECREATION FUND; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Village of Sebring, Ohio (the "Village"), is authorized to levy, collect, administer, and expend municipal income tax revenues in accordance with applicable provisions of the Ohio Constitution and the Ohio Revised Code, including Chapter 718; and

WHEREAS, the Village Council finds it necessary and in the best interests of the Village to revise the allocation of municipal income tax revenues to provide for the continued operation of municipal government, the maintenance and improvement of Village streets, capital improvements, and the operation and improvement of parks and recreational facilities; and

WHEREAS, the Village Council desires to establish a specific allocation of net municipal income tax revenues among the Village's General Fund, Street Fund, Capital Improvement Fund, and Park and Recreation Fund;

NOW, THEREFORE, be it resolved by the Village Council of the Village of Sebring, Mahoning County, Ohio, that:

SECTION 1. ALLOCATION OF MUNICIPAL INCOME TAX REVENUES.

Effective as provided in this Ordinance, the net revenues received by the Village from the municipal income tax levied and collected pursuant to the Village's applicable income tax ordinances shall be allocated and credited as follows:

A. **General Fund — Eighty-Eight Percent (88%).** Eighty-eight percent (88%) of net municipal income tax revenues shall be credited to the General Fund and used for lawful general municipal operations, services, maintenance, equipment, and other expenditures authorized by law.

B. **Street Fund — Three Percent (3%).** Three percent (3%) of net municipal income tax revenues shall be credited to the Street Fund and used for lawful street-related purposes,

including the construction, reconstruction, maintenance, repair, resurfacing, and improvement of Village streets and other eligible street-related expenditures.

C. **Capital Improvement Fund — Six Percent (6%).** Six percent (6%) of net municipal income tax revenues shall be credited to the Capital Improvement Fund and used for lawful capital improvements, including the acquisition, construction, reconstruction, renovation, and improvement of Village-owned facilities, infrastructure, property, and equipment, consistent with applicable law and any restrictions governing the Fund.

D. **Park and Recreation Fund — Three Percent (3%).** Three percent (3%) of net municipal income tax revenues shall be credited to the Park and Recreation Fund and used for lawful purposes relating to the acquisition, development, operation, maintenance, repair, and improvement of Village parks, playgrounds, recreational facilities, and related programs and equipment.

The allocations established by this Section shall total one hundred percent (100%) of net municipal income tax revenues.

SECTION 2. DEFINITION OF NET REVENUES.

For purposes of this Ordinance, "net municipal income tax revenues" means municipal income tax receipts remaining after deduction of authorized costs of collecting, administering, enforcing, and processing the municipal income tax, including any authorized administrative charges or distributions required by law or applicable agreement.
All allocations shall be subject to applicable Ohio law, lawful expenditure restrictions, debt obligations, contractual obligations, and any applicable voter-approved limitations on the use of tax revenues.

SECTION 3. ADMINISTRATION AND ACCOUNTING.

The Village Director of Finance is hereby authorized and directed to establish, maintain, and administer the necessary accounting procedures to implement the allocations established by this Ordinance. The Director of Finance shall credit and distribute net municipal income tax revenues to the respective funds in accordance with the percentages specified herein.

All expenditures from the respective funds shall be made in accordance with applicable Ohio law, the Village's duly adopted appropriations, and all other applicable financial and accounting requirements.

SECTION 4. AMENDMENT OF INCONSISTENT PROVISIONS.

Any prior ordinance, resolution, or provision of the Village's Codified Ordinances establishing an allocation of municipal income tax revenues that is inconsistent with this Ordinance is hereby amended or superseded to the extent of such inconsistency, subject to any applicable legal restrictions and required procedures.

Nothing in this Ordinance shall be construed to repeal or modify the rate, tax base, exemptions, credits, collection procedures, or other substantive provisions of the Village's municipal income tax except to the extent expressly provided herein.

SECTION 5. SEVERABILITY.

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

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after January 1, 2027 or the earliest period permitted by law following its passage and approval, and upon satisfaction of all applicable publication, notice, and other legal requirements.

SECTION 7. OPEN MEETINGS.

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, Council Clerk
Village of Sebring

APPROVED AS TO LEGAL FORM:

_____
Gerard T. Yost, Solicitor
Village of Sebring

VILLAGE OF SEBRING
Ordinance No. 62-2026

Introduced by: Rob Rouse, Safety Committee

1st Reading: 11-9-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AMENDING AND/OR REPEALING ORDINANCE 56-2026 ANDAUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO ACCEPT AN ASSISTANCE TO FIREFIGHTERS GRANT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN THE AMOUNT OF SEVENTY-SIX THOUSAND ONE HUNDRED NINETY AND 47/100 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 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-Six Thousand One Hundred Ninety and 00/100 Dollars for the purchase of an exhaust capture and filtration system equipment for the Sebring Fire Department Fire Station Number 1; and

WHEREAS, the Village Council previously adopted Ordinance 56-2026 on October 26, 2026 authorizing the acceptance of the grant, however the Federal Emergency Management Agency has subsequently adjusted the amounts and terms of the grant prior to final acceptance.

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 Six Thousand One Hundred and Ninety and 47/100 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 required matching funds.

SECTION 4. That any provisions of Ordinance 56-2026 adopted by this Council on October 26, 2026 are hereby repealed and held for naught and of no legal significance.

SECTION 5. 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 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 6. 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

VILLAGE OF SEBRING
Ordinance No. 63-2026

Introduced by: Rob Rouse, Safety Committee

1st Reading: 11-9-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT WITH MAGNAGRIP EXHAUST REMOVAL SYSTEMS TO PROVIDE AND INSTALL AN EXHAUST CAPTURE SYSTEM AT THE SEBRING FIRE STATION 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 of an exhaust capture and filtration system to filter vehicle exhaust from the Fire Station caused by running and idling vehicles, and

WHEREAS, Magnagrip Exhaust Removal Systems is a company with the products, materials, skill and ability to install an exhaust capture and filtration system to filter vehicle exhaust from the Fire Station caused by running and idling vehicles, and

WHEREAS, Magnagrip Exhaust Removal Systems is willing and able to provide and install an exhaust capture and filtration system to filter vehicle exhaust from Fire Station Number 1 in the Village pursuant to the agreement/quote attached hereto as Exhibit "A" and incorporated herein by reference.

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

SECTION 1. The Village Manager of the Village of Sebring is hereby AUTHORIZED and DIRECTED to enter into an agreement with Magnagrip Exhaust Removal Systems to install an exhaust capture and filtration system to filter vehicle exhaust from Fire Station Number 1 in accordance with the terms and conditions agreement/quote attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. That the Finance Director of the Village of Sebring is hereby AUTHORIZED and DIRECTED to draw her warrants upon Village Municipal fire funds to pay for said services in

accordance with the agreement attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 3. 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.

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 it is 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.

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
Ordinance No. 64-2026

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

1st Reading: 11-9-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING THE VILLAGE OF SEBRING, OHIO, TO ENTER INTO A LEASE AGREEMENT WITH THE BILL E. WILLIAMS, FOR THE USE OF CERTAIN REAL PROPERTY IDENTIFIED AS MAHONING COUNTY PERMANENT PARCEL NOS. 21-002-0-039.00-0 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 Bill E. Williams ("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 No. 21-002-0-039.00-0, commonly known as the parking lot adjacent to Fire Station No. 2; and

WHEREAS, the Village desires to lease said property from Bill E. Willaims, 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 and Fire Department 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 Bill E. Williams, for the lease and use of the parking lot and real property identified as Mahoning County Permanent Parcel Nos. 21-002-0-039.00-0, 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 January 1, 2027, 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 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 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 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:

_____
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:

BILL E. WILLIAMS
802 s. 15th Street
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 #21-002-039.00-0 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 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 statues, 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 #21-002-0-039.00-00 we have hereunto subscribed our names and date.

OWNER/LESSOR

_____ _____

DATE BILL E. WILLIAMS

VILLAGE OF SEBRING/LESSEE

_____ _____

DATE ED DEAN
VILLAGE MANAGER

Approved as to legal form:

_____ _____

DATE GERARD YOST
SOLICITOR

VILLAGE OF SEBRING
Ordinance No. 66-2026

Introduced by: Rob Rouse, Safety Committee & Marvin Aberegg, Finance Committee

1st Reading: 11-9-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT WITH THE SMITH TOWNSHIP BOARD OF TRUSTEES FOR FIRE AND EMERGENCY MEDICAL SERVICES.

WHEREAS, The Village of Sebring operates a Fire and Emergency Services (EMS) department for the benefit of its citizens, and

WHEREAS, The Smith Township Board of Trustees does not have or maintain it's own fire and EMS Department for the benefit of it's citizens and is seeking Fire and EMS services for the benefit of it's citizens , and

WHEREAS, The Village of Sebring is desirous of providing Fire and EMS services to the Smith Township Board of Trustees on a contract basis, and

WHEREAS, The Smith Township Board of Trustees is desirous of obtaining said dispatch services from the Village of Sebring on a contract basis, and

WHEREAS, Section 9.06(c) of the Ohio Revised Code permits the Village of Sebring and Smith Township Board of Trustees to enter into a contract for these services.

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

SECTION 1. The Village Manager of the Village of Sebring is hereby AUTHORIZED and DIRECTED to enter into an Agreement with the Smith Township Board of Trustees for the purpose of providing Fire and EMS Services for citizens of Smith Township in accordance with agreement attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. That this agreement shall become effective upon the execution of both parties and will begin on the 1st day of January, 2027.

SECTION 3. That the Sebring Finance Director is hereby AUTHORIZED and DIRECTED to deposit the first One Thousand Five hundred and 00/100 dollars of the annual proceeds of the

payments made by Smith Township pursuant to section 9 of the aforementioned contract into the fire fund along with any additional payments billed and paid pursuant to section 3 of the contract for fire inspections.

SECTION 4. That the Sebring Finance Director is hereby AUTHORIZED and DIRECTED to deposit the remaining annual proceeds after the first One Thousand Five hundred and 00/100 dollars paid by Smith Township pursuant to section 9 of the aforementioned contract ninety percent (90%) into the EMS fund and ten percent (10%) into the fire fund.

SECTION 5. That this shall take effect and be in force from and after the earliest period allowed by law.

SECTION 6. 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"

CONTRACT FOR FIRE AND EMERGENCY SERVICES

This contract made between the Village of Sebring, Ohio, (hereinafter referred to as "Sebring" and Firefighting Agency" interchangeable) and Smith Township, Ohio, (hereinafter referred to as "Smith"), which shall be effective January 1, 2027.

Whereas, Sebring owns and operates a fire department and emergency medical services agency for the benefit of its citizens,

Whereas, Smith does not have a fire department or emergency medical services agency for the benefit of its citizens,

Whereas, Section 9.06 of the Ohio Revised Code permits Sebring and Smith to enter into a contract for these services:

Now, therefore, in consideration of the mutual promises, covenants contained herein and other valuable consideration, the parties agree as follows:

1. Sebring shall provide fire protection services and emergency medical services to the residents within the unincorporated limits of Smith Township, Mahoning County.
2. For the purposes of this contract "Fire Fighting Agency" shall mean the Sebring Fire Department.
3. For the purposes of this contract, "Fire Protection" shall mean all customary and related fire protection services, including but not limited to fire suppression, car accident response, odor investigations, arson investigations, fire inspections, [1]building plan reviews, fire hydrant maintenance and any other services set forth in the contract.
4. For the purpose of this contract "Emergency Medical Services" shall mean all customary and related emergency medical responses in Sebring's designated service area including but not limited to EMS Squad response to any medical emergency scene or location, the emergency evaluation and treatment of medical health, physical injury and other emergency medical conditions as they arise, all in accordance with the Emergency Medical Protocol that applies to the Department and the training certifications of its personnel. Sebring shall have the right to bill all individual users and recipients of these emergency medical services either directly or by third party billing to the appropriate insurance companies. The Policy and manner of billing and collection charges for emergency medical services provided shall be administered uniformly for both Sebring and Smith residents.

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[1] Fifteen hundred dollars of this contract are designated to cover fire inspections. Fire inspections cost $150.00 per inspection. After 10 inspections, fire inspections will then be billed at $150.00 per inspection.

5. The fire Chief or his designee shall have sole authority to determine the allocation of manpower and equipment for each fire alarm, or medical emergency call.
6. If there exists any emergency in the Village of Sebring and Sebring could not respond to an emergency in Smith Township the Fire Chief or his designee shall immediately alert Smith Township officials and call for mutual aid to meet the emergency. It is specifically agreed that the Fire Department owes its primary duty to the citizens of the Village of Sebring and that this contract grants limited benefits to Smith Township.
7. In the event the Smith contracts with other departments for Fire or Emergency Medical Services the Chief of the agency first responding to the emergency shall be in charge. When both agencies have arrived on the scene command shall be given to the agency in whose territory the emergency occurs.
8. In any emergency situation relating to the prevention of release or release of hazardous materials, the clean up or disposal of hazardous materials or to the related mitigation of the effects of hazardous materials, the Fire Chief of Sebring shall have exclusive authority over the emergency situation and primary coordination of the on-scene activities of all agencies of the State, United States Government, and any other political subdivision responding to the event unless, and until the Fire Chief relinquishes said authority to a representative of one of the responding agencies and gives notice to the representative to whom he wished to transfer authority. Hazardous Material means any material designated as such under the Hazardous Material Transportation Act, 88 Stata. 2156 (1975), 49 U.S.C., as amended, and the regulations adopted under it.
9. Compensation for this contract shall be:
    a. Fifty-three thousand one hundred fifteen dollars ($53,115.00) year 2027
    b. Fifty-six thousand six hundred fifteen dollars ($56,615.00) year 2028
    c. Sixty thousand one hundred fifteen dollars ($60,115.00) year 2029
    d. Sums due under this contract shall be paid in quarterly installments pursuant to an invoice from the Village of Sebring
10. Smith shall maintain insurance in the amount of ($1,000,000.00) naming Sebring as an additional named insured for liability arising from and out of the performance of this contract.
11. The term of this contract shall be from January 1, 2027 to December 31, 2029 provided however, that either party may terminate this contract without cause by giving 60 days written notice in advance of or on the first of the month upon which the 60 days shall commence. Notices shall be delivered to and made at the respective government offices.

IN WITNESS WHEREOF, the parties have hereto set their hands on the date so indicated.

SMITH TOWNSHIP BOARD OF TRUSTEES

_____

Scott Showalter, Trustee

_____

Terry Criss

_____

Larry G. Barnett, Trustee

Approved as to form

_____

Mark S. Finamore, ESQ.
Township Legal Counsel

VILLAGE OF SEBRING

_____

Ed Dean
Village Manager

Approved as to form

_____

Gerard Yost, ESQ.
Village Solicitor

VILLAGE OF SEBRING
Ordinance No. 68-2026

Introduced by: Council As A Whole

1st Reading: 11-9-2026

2nd Reading: _____

3rd Reading: _____

AN ORDINANCE ABOLISHING THE TELECOMMUNICATIONS DIVISION OF THE SEBRING POLICE DEPARTMENT AS A RESULT OF THE OUTSOURCING OF TELECOMMUNICATIONS AND DISPATCHING SERVICES.

WHEREAS, the Village of Sebring, Ohio, operates a Police Department responsible for providing law enforcement and public safety services to the residents and businesses of the Village; and

WHEREAS, the Village previously maintained a Telecommunications Division within the Sebring Police Department to provide police communications, emergency dispatching, telephone answering, radio communications, and related dispatching services; and

WHEREAS, the Village determined that due to difficulties in staffing and equipping the Telecommunications Division within the Sebring Police Department that the provision of telecommunications and dispatching services through an outside governmental entity would provide for more efficient, effective, and economical delivery of such services; and

WHEREAS, the Village has previously outsourced and transferred its telecommunications and dispatching responsibilities pursuant to an agreement between the Village and the another governmental entity; and

WHEREAS, as a result of the outsourcing and transfer of these responsibilities, the Village no longer has an operational need to maintain a separate Telecommunications Division within the Sebring Police Department; and

WHEREAS, Village Council finds that the continued existence of the Telecommunications Division is unnecessary, duplicative, and inconsistent with the Village's current organizational structure and delivery of emergency communications services; and

WHEREAS, Village Council desires to formally abolish the Telecommunications Division of the Sebring Police Department and eliminate the division as an organizational component of the Village government.

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

SECTION 1. ABOLITION OF TELECOMMUNICATIONS DIVISION.

Effective upon the effective date of this Ordinance, the Telecommunications Division of the Sebring Police Department is hereby formally abolished and eliminated as an organizational division of the Village of Sebring. The Telecommunications Division shall cease to exist as a separate operating unit of the Sebring Police Department, and no separate Village telecommunications or dispatching division shall be maintained following the effective date of this Ordinance.

SECTION 2. OUTSOURCING OF TELECOMMUNICATIONS AND DISPATCHING SERVICES.

Village Council hereby acknowledges and ratifies the transfer and outsourcing of telecommunications and dispatching services pursuant to contract to an outside governmental entity capable of providing such services. All telecommunications, emergency dispatching, radio dispatching, and related communications services shall be assigned to an outside governmental entity in accordance with the terms and conditions of any agreement and any subsequent amendments thereto.

Nothing in this Ordinance shall be construed to terminate, modify, or otherwise impair any existing or future agreement between the Village of Sebring and a contracting governmental entity.

SECTION 3. POLICE DEPARTMENT ORGANIZATIONAL STRUCTURE.

Following the abolition of the Telecommunications Division, the Sebring Police Department shall continue to operate under the direction and supervision of the Chief of Police, subject to applicable Ohio law, Village ordinances, and policies established by the Village.

The abolition of the Telecommunications Division shall not affect the continued existence, authority, responsibilities, or operations of the Sebring Police Department in providing law enforcement and public safety services.

SECTION 4. PERSONNEL AND EMPLOYMENT MATTERS.

As a consequence of the elimination of the Telecommunications Division, any personnel assignments, staffing positions, or employment arrangements associated exclusively with the former Telecommunications Division shall be subject to layoff and/or staff reductions in accordance with applicable Ohio law, Village ordinances, Civil Service Rules, employment policies, and any applicable contractual obligations.

SECTION 5. EQUIPMENT, RECORDS, AND PROPERTY.

All equipment, communications devices, records, supplies, and other property previously assigned to or utilized by the Telecommunications Division shall remain the property of the Village unless otherwise transferred or disposed of pursuant to applicable law and authorization of Village Council.

The Village Manager is authorized to coordinate the reassignment, storage, disposition, or continued utilization of such property as necessary to facilitate the elimination of the Telecommunications Division and the continued operation of the Police Department.

All Village records relating to telecommunications and dispatching services shall be maintained and preserved in accordance with applicable Ohio public records laws and the Village's records retention requirements.

SECTION 6. AUTHORIZATION OF ADMINISTRATIVE IMPLEMENTATION.

Village Manager is hereby authorized and directed to take all necessary administrative actions to implement this Ordinance including updating Village organizational charts, departmental policies, personnel records, administrative procedures, budgetary accounts, and other documents to reflect the elimination of the Telecommunications Division.

SECTION 7. REPEAL OF CONFLICTING PROVISIONS.

All ordinances, resolutions, rules, regulations, or portions thereof previously adopted by Village Council that are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 8. 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