

## RECORD OF PROCEEDINGS

Perry Village Council  
Perry Village Hall 7:00pm

Regular Meeting  
February 13, 2025

Mayor James Gessic presiding.  
Pledge of Allegiance.

### **ROLL CALL OF COUNCIL MEMBER PRESENT:**

Ashley Hacking  
Elias Coss  
Jean Schonauer  
Rebecca “Becky” Shimko  
Rick Walker  
Mike Glover

### **PERSONNEL IN ATTENDANCE:**

James O’Leary	Solicitor
James Gessic	Mayor
John H. Roskos	Clerk/Fiscal Officer
Steven Williams	Police Chief/Street Commissioner
Christian Gray	Zoning Inspector

### **OTHERS IN ATTENDANCE:**

Ed Zigman, Lorraine White, Ronald White, Pam Jenkins, Bill Debus and Lee Glover. Others may have been present but did not sign in.

### **GOOD & WELFARE:**

Mayor Gessic revised the agenda to pass Resolution No. 09-2025, in order to allow Office Beckstead’s family to leave early.

### **Resolution No. 09-2025:**

A Resolution authorizing the Mayor to hire Darin Beckstead as a Full-time Police Officer for the Village of Perry and Declaring an emergency.

Motion to Suspend Rules: Elias Coss  
Second: Rick Walker

Vote to Suspend the Rules: Ashley Hacking, yes; Elias Coss, yes; Mike Glover, yes; Rebecca Shimko, yes; Jean Schonauer, yes; and Rick Walker yes.

Motion to Approve Resolution 09-2025: Rick Walker  
Second: Rebecca Shimko

Discussion: Chief Williams introduced Officer Beckstead and his family. He indicated that the Officer comes from a law enforcement family and would be a great addition to the police department. Officer Beckstead has spent a year at Case Western University.

Vote to Approve Resolution 09-2025: : Ashley Hacking, yes; Elias Coss, yes; Mike Glover, yes; Rebecca Shimko, yes; Jean Schonauer, yes; and Rick Walker yes.

**PUBLIC COMMENT:**

None

**READING & DISPOSITION OF THE MINUTES:**

**Regular Council Meeting January 23, 2025**

Jean Schonauer made a motion to approve the minutes from the January 23, 2025 regular council meeting. Elias Coss seconded the motion.

Discussion: No corrections were noted.

Vote to approve: Elias Coss, yes; Jean Schonauer, yes; Rebecca Shimko, yes; Rick Walker, yes; Ashley Hacking, yes; and Mike Glover, yes.

**EXECUTIVE SESSION:**

Solicitor O'Leary recommended moving the planned Executive Session to the end of the meeting. Council and the Mayor agreed.

**LEGISLATION**

Council considered the following legislation:

**Resolution No. 02-2025** (3rd Reading)

A resolution authorizing the Mayor to take all actions necessary to participate in the Northeast Ohio Public Energy Council (NOPEC) 2025 Community Event Sponsorship Program and declaring an emergency.

Motion to Approve Resolution No. 02-2025: Rick Walker  
Seconded by: Jean Schonauer

Discussion: none

Vote to Approve Resolution No. 03-2025: Elias Coss, yes; Jean Schonauer, yes; Rebecca Shimko, yes; Rick Walker, yes; Ashley Hacking, yes; and Mike Glover, yes.

**Resolution No. 03-2025** (3rd Reading)

A resolution authorizing the Fiscal Officer to encumber and expend five thousand dollars (\$5,000) to fund the Perry Joint Recreation District, including youth recreation and Perry senior center for calendar year 2025.

Motion to Approve Resolution No. 03-2025: Rick Walker

Seconded by: Jean Schonauer

Discussion: none

Vote to Approve Resolution No. 02-2025: Elias Coss, yes; Jean Schonauer, yes; Rebecca Shimko, yes; Rick Walker, yes; Ashley Hacking, yes; and Mike Glover, yes.

**Resolution No. 05-2025** (3rd Reading)

A resolution adopting the recommendation of the Planning Commission concerning Lot split 24249 and declaring an emergency.

Motion to Approve Resolution No. 05-2025: Rebecca Shimko

Seconded by: Ashley Hacking

Discussion: none

Vote to Approve Resolution No. 05-2025: Elias Coss, yes; Jean Schonauer, yes; Rebecca Shimko, yes; Rick Walker, yes; Ashley Hacking, yes; and Mike Glover, yes.

**Resolution 06-2025** (3rd Reading)

A resolution authorizing the Mayor or his designee to enter into an agreement with R.A. Gibson & Associates, Inc. to terminate and release all oil and gas wells and to have them capped and removed by R.A. Gibson & Associates, Inc. and declaring an emergency.

Motion to Approve Resolution No. 06-2025: Jean Schonauer

Seconded by: Elias Coss

Discussion: Mayor Gessic informed Council that the final revisions to the agreement were in process, but that those revisions do not affect the essential terms of the agreement.

The Mayor participated on a conference call with the developer and his attorney and the attorney representing the gas and oil well owner. He noted that the parties are still going back and forth on the language. The Mayor thought we got settled it Tuesday, then yesterday (Wednesday) it was not. The Mayor spoke to Mr. Gibbs this morning and it's not about the number...that is set at \$525,000.00 which will be placed in escrow and will receive progress payments until he completes gas well capping and removing the lines. Once he starts it is about a six month process.

Council was given the option to table the legislation or to proceed with a vote.

Vote to Approve Resolution No. 06-2025: Elias Coss, yes; Jean Schonauer, yes; Rebecca Shimko, yes; Rick Walker, yes; Ashley Hacking, yes; and Mike Glover, yes.

**Resolution No. 07-2025** (2<sup>nd</sup> Reading)

A resolution authorizing the Mayor and Fiscal officer to take all necessary action to apply for and accept the Northeast Ohio Public Energy Council (NOPEC) 2025 Energized Community Grant and declaring an emergency.

**Resolution No. 08-2025** (1<sup>st</sup> Reading or Suspend the Rules)

A resolution establishing the “2908 Law Enforcement Professional Training” Fund of Perry Village and declaring an emergency.

The need to suspend the rules is to properly account for \$8,000.00 received for training.

Motion to Suspend Rules: Jean Schonauer  
Second: Rick Walker

Vote to Suspend the Rules: Ashley Hacking yes, Elias Coss yes, Mike Glover yes, Rebecca Shimko yes, Jean Schonauer, yes; and Rick Walker yes.

Motion to Approve Resolution 08-2025: Rick Walker  
Second: Rebecca Shimko

Discussion: Mr. Roskos explained the village is able to get reimbursement funds for continuing education, for peace officers. So, the reason he recommends the separate fund is because it's easier to keep track of how much is spent on training. So, for example, in January, Perry received a check for about \$8,000 from the Ohio Attorney General, and that currently is in this new fund, 2908, therefore, the \$8,000 could be spent on the continuing education programs. That way, when we do get another reimbursement next year, it'll be easier to keep track. Chief Williams clarified that the funds held in this account are separate from the training funds in the Police budget.

Jean Schonauer stated that these are restricted funds. So, it is a good practice to have restricted funds in their own account so that you can track the ins and outs of those funds and tie them back. Because if they came back and audit this account it's all right there, and it's easy to distinguish.

Vote to Approve Resolution 08-2025: Ashley Hacking, yes; Elias Coss, yes; Mike Glover, yes; Rebecca Shimko, yes; Jean Schonauer, yes; and Rick Walker yes.

**Resolution No. 10-2025** (Suspend the Rules)

A resolution amending Resolution 66-2024 and approving Permanent Appropriations Funds for the Village of Perry, Ohio for the Year 2025 and declaring an emergency.

The need to suspend the rules is due to budgetary constraints.

Motion to Suspend Rules: Jean Schonauer

Second: Rebecca Shimko

Vote to Suspend the Rules: Ashley Hacking, yes; Elias Coss, yes; Mike Glover, yes; Rebecca Shimko, yes; Jean Schonauer, yes; and Rick Walker yes.

Motion to Approve Resolution 10-2025: Jean Schonauer

Second: Rick Walker

Discussion: Fiscal Officer Roskos stated this would give council or myself the ability to make slight adjustments between the three major medical hospitalizations of the budget. So, we have medical hospitalization for the police chief, medical hospitalization for police hourly, and then the healthcare reimbursement line item. So instead of having to go back constantly for slight adjustments to these line items, the Fiscal Officer will be able to move funds within those three line items to make any adjustments that would be necessary.

Vote to Approve Resolution 10-2025: Ashley Hacking, yes; Elias Coss, yes; Mike Glover, yes; Rebecca Shimko, yes; Jean Schonauer, yes; and Rick Walker yes.

**Resolution No. 11-2025** (1st Reading)

A resolution declaring surplus personal property and directing the Fiscal Officer and authorizing all actions necessary to effect the sale and/or credit value of same and declaring an emergency.

2013 Ford Taurus is proposed as Surplus Property; it is fully equipped and would be sold on Govdeals.

**Reports:**

a. **MAYOR GESSIC**

Mayor is completing work on the EPA Report (for Lake County Stormwater). Also, had conversations with the future owners of (Champion Farm) property. Hopeful, to come to a resolution within 2-4 weeks. Will talk more in Executive Session.

Mayor Gessic mentioned that Mike Schreiber (IT) is working on switching e-mails and the main concern is storage of emails on a local server or in the cloud.

b. **SOLICITOR O'LEARY**

Solicitor O'Leary indicated that he is retiring in OPERS as of March 31, 2025 and will be rehired (if council approves) on April 1, 2025. Mr. O'Leary sent the official notification to Mr. Roskos, who pursuant to the Ohio Revised code will set it for public hearing and vote before the end of March.

c. **ENGINEER ROBERT B. PARKER, P.E.**



Engineer Robert B. Parker, P.E. reported that he and the Mayor had a meeting Tuesday with Lake County Stormwater. That was good, because I think they just come up with numbers as far as payment to the Village. They tell us what they are, but no one really understands it. He noted that many new homes have been built in the Village, but our storm water funds haven't gone up yet. It takes a couple of years, since the plats need to be finalized. It is a two to three year delay.

He reported that he had a conversation with the new County Engineer concerning the Manchester Bridge project. He indicated the County Bridge Engineer quit last summer, so they were hoping to get it done this year. He further noted that at the same time Green Street will be resurfaced and water lines updated. This may effect school transportation.

Salt shed work will be done in the summer. Council inquired about the status of the salt on hand for roads. 100 additional tons has been ordered. Jean Schonauer asked the Fiscal Officer about the account for salt which was increased \$15,000.00 at the last meeting. Mr. Roskos responded that there was \$5,000.00 remaining in the account.

d. **JOHN H. ROSKOS - FISCAL OFFICER**

The Fiscal Officer distributed a report with Council packets including the current financial status and provided the following update on activity for the past month:

**The General Fund** ended with a balance of \$2,098,958.50. Monthly revenue was \$112,031.44 versus expenditures of \$196,780.46; there was also a transfer out of \$12,312.50 to Fund 3101 Debt Service for the Sanitary Sewer Loan. Including the transfer, there was a net deficit of **\$97,061.52**. You will note that expenditures were significantly higher versus January, 2024, which came in at \$68,457.46. Several factors account for the difference. There were 3 payroll periods in January, 2025 versus 1 recorded on January, 2024 reports due to when the first payroll of 2024 was recorded in the UAN system (December, 2023). The Village also made a significant payment to a former employee for owed Healthcare Reimbursement. Additionally, there were much higher expenses this year in the Road Department due to the heavy snowfall (personnel and salt purchases). Finally, the insurance premium for the year was submitted for payment in January versus February last year.

**Activity in Other Funds:** We made our bi-annual payment to the Ohio Public Works Commission for the Sanitary Sewer Loan (\$6,156.25), Center Street Reconstruction (\$2,500), and Manchester Road (\$1,773.20) projects in the month of January. Current balances for these loans are \$30,781.25 (Sanitary Sewer), \$25,000 (Center Street), and \$22,061.88 (Manchester Road). Additionally, \$13,521.70 in personnel expenditures were paid out of 2904 SRO Fund in January.

**Other Discussion:** The State Auditor's Local Government Services Office has indicated that we will likely not need to amend our 2023 Financial Statements due to the payroll issue, so long as we can show documentation to support the bank reconciliation. I plan to develop a long range estimate of revenues and expenditures based on historical data, as well as future considerations; I will likely need some insight from the Mayor and Council for some of the future assumptions to possibly include, particularly in regards to needed capital improvements, repairs, and any new

income sources. Our review of the Strategic Plan will be helpful in this regard. One final note- I will complete more research into how or whether funds from the former Mayor's Court may be utilized or transferred to a new use.

e. **POLICE CHIEF WILLIAMS – POLICE DEPARTMENT REPORT**

Police Chief: Chief Williams distributed his report to council. He had no further comments other than his written report for January 2025.

f. **STREET COMMISSIONER WILLIAMS – PUBLIC WORKS REPORT**

Street Commissioner Williams submitted his report to council. He had no further comments other than his written report for January 2025.

g. **CHRISTIAN GRAY – ZONING REPORT**

Mr. Gray provided Council with his report and noted that we're still in the middle of winter here and things are slow; however, they will be picking up. Recently, home builders are submitting and prepping for new home to be built along with a couple of fence contractors.

He asked about the Board of Zoning Appeals roster. Mayor Gessic will verify that the three current members are continuing. It was suggested that we consider as many as five members' in total.

Councilman Mike Glover asked about an email circulating with Council concerning an Homeowners Association. First of all, Mr. Glover appreciates and believes Mr. Gray's response was spot on. Mr. Glover said Council was approached last year, year and a half ago, something like that, by the same HOA and wondering why we were not upholding their HOA rules. So, Mr. Glover stands behind Mr. Gray and it was a good response. The main issue according to Mr. Gray is that our procedure is to direct applicants to the HOA before taking an application and reviewing the project from a zoning perspective. Once the applicant clears the HOA, then we conduct a review based upon our zoning code.

Jean Schonauer reiterated it makes more sense to have residents clear everything with the HOA prior to getting zoning approval.

**Elias Coss made a Motion** to support the internal policy and procedure to direct any applicants to seek HOA approval prior to submitting a zoning application. Mike Glover seconded the motion.

Discussion: Councilman Walker asked to wait two weeks until the next meeting. He has been contacted by members of the HOA who would like to attend our meeting.

**Vote to Support the Motion:** Jean Schonauer, yes; Ashley Hacking, yes; Elias Coss, yes; Mike Glover, yes; Rebecca Shimko, yes, and Rick Walker no. (5-1)

#### **h. ECONOMIC DEVELOPMENT, JEDD/PEDC and PLANNING COMMISSION**

Township approved sale of 20 acres of property to Mark (and his group). Mayor Gessic will be speaking to Karen Sundy concerning the next meeting of the JEDD board. Two new members have been appointed and the Mayor anticipates a meeting soon. There is nothing for the planning commission. The Governmental Affairs meetings are moving to the Township for 2025.

#### **i. COUNCIL MEMBER REPORTS**

The following reports were made by Councilmembers:

1. **Rick Walker**: Councilman walker distributed the Fire Board Report and briefly discussed staffing and funding. He mentioned that on January 24, 2025, the Fire Department had five incidents in 30 minutes including a fire on Maple Street. Several Firefighters, who were not on duty, jumped into action and assisted, including Josh McBride. He asked whether Council is open to recognizing McBride and others. Solicitor O'Leary interjected that he had been approached by Councilman Coss for the same reason and is awaiting information to draft three separate proclamations concerning January 24, 2025. Jean Schonauer requested a financial report from the District. Mr. Walker noted that 1 new Pitch In volunteer completed background check, and he is waiting on 3 others.
2. **Rebecca Shimko**: Becky Shimko had nothing else to report at this time.
3. **Jean Schonauer**: Jean Schonauer thanked everyone for their support due to the passing of her mother at age 99. She further asked members of Council to review the strategic plan and come prepared with updates for upcoming meetings.
4. **Mike Glover**: Mike Glover informed council that the next Parks Committee meeting is scheduled for March 4th, 2025 at 6:30 p.m. at Village Hall. In addition, he has begun working on the Community Garden. Applications went out to those who participated last year (9) and whether they needed the entire section or one-half. He has received multiple inquiries and has four on a waiting list.
5. **Elias Coss**: Elias Coss had nothing to report.
6. **Ashley Hacking**: Ashley Hacking spoke briefly about the grant process for the pickle ball courts. She thanked Elias Coss for providing the necessary data from a survey and requested letters of support for the project. She also thanked John Roskos for his input as he has submitted a similar grant. She received an excellent letter of support from TJ Rockwell and Council agreed we should have a sample letter which can be posted online and made available for other interested parties.



Councilwoman Hacking further discussed the dog waste bags for the park and the containers for the waste. She has reviewed several possible containers and will make a recommendation at the proper time.

**PURCHASE & APPROVALS:**

Mr. Roskos submitted purchase and approvals to Council for the time period from January 18, 2025 through February 6, 2025. Councilwoman Schonauer made a motion to approve. Ashley Hacking seconded the motion.

Vote to approve: Ashley Hacking, yes; Elias Coss, yes; Mike Glover, yes; Rebecca Shimko, yes; Jean Schonauer, yes; and Rick Walker yes.

**PUBLIC COMMENT:**

Pam Jenkins: Pam recommended that Shawn Moses be considered for an open BZA seat. She texted him and he does have an interest in getting involved.

Lorraine White wanted to know when the Village is going to pave the rest of Main Street. The Mayor responded that the service department is trying to address the pot holes but the weather is not cooperating. Jean Schonauer also mentioned that the plan is to wait until after all the heavy equipment is finished with some of the home developments and the storage unit project.

Bill Debus from the News Herald asked Chief Williams how many full time and part time officers in the Village. He responded six full time and thirteen part time officers. Mr. Debus also asked when the letters of support are needed back to the Village. Councilwoman Hacking replied March 15, 2025.

Additional discussion: the Mayor noted that the Village is in the process of switching over emails; the main concern is storage of emails on a local server versus in the cloud.

**EXECUTIVE SESSION:**

Solicitor O'Leary informed Council that a request was made to go into Executive Session:

To consider the purchase of property for public purposes, the sale of property (ORC 121.22 (G)(2) at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section [505.10](#) of the Revised Code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest.

Inviting Council, Mayor Gessic and Solicitor O'Leary

No action will be taken after coming out of Executive Session

Jean Schonauer made a motion to go into Executive Session  
Seconded by: Ashley Hacking

Vote to go into Executive Session: Elias Coss, yes; Jean Schonauer, yes, Rebecca Shimko, yes;  
Rick Walker, yes; Ashley Hacking, yes, and Mike Glover yes.

Perry Village Council went into executive session at 8:19 p.m.

At 8:47 p.m. Rebecca Shimko made a motion to come out of Executive Session, which was  
seconded by Elias Coss.

Vote to come out of Executive Session: Elias Coss, yes; Jean Schonauer, yes, Rebecca Shimko,  
yes; Rick Walker, yes; Ashley Hacking, and Mike Glover, yes.

The Council door was opened, and the meeting continued.

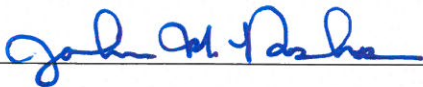
**ADJOURNMENT:**

Elias Coss made a motion to adjourn and was seconded by Jean Schonauer.

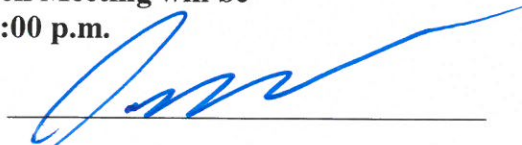
Vote to Adjourn: Elias Coss, yes; Jean Schonauer, yes, Rebecca Shimko, yes; Rick Walker, yes;  
Ashley Hacking, yes, and Mike Glover, yes

The Perry Village Council Meeting was adjourned at 8:51 p.m.

**The Next Regular Council Meeting will be  
2/27/2025 at 7:00 p.m.**



John H. Roskos, Fiscal Officer



James Gessic, Mayor

Posted 2/28/2025