

COUNCIL MEETING AGENDA
VILLAGE OF PERRY

Thursday – March 27, 2025

Strategic Planning Work Session 6:00 PM

1. Continued Review of 2024-2026 Strategic Plan
 - Members of the Committee discussed and commented on the remainder of the 2024-2026 Strategic Plan that had not been reviewed on March 13. The following comments and suggestions were made:
 - Chief Williams noted that the Village will need to look at purchasing a new plow truck in 2026.
 - Finance Chair Schonauer would like to start working on the budget with the Finance Committee in August; Fiscal Officer noted that sometimes departments do not turn in budget requests right away and suggests beginning as earlier as around the time the Tax Budget is due (June-July, 2025). Schonauer commended the Fiscal Officer for his work.
 - Committee discussed financial policies and procedures and recommended the development of a more formal guide of policies; there are likely some policies that were drafted, however, they are not being utilized. The Committee Members recommended creating a new practical guide that will actually be used; Fiscal Officer cited the Village Officer's Handbook as a potential starting point. There was extensive discussion thereafter about purchase orders, who can request them, what steps should be taken to get one, etc. Some of this discussion stemmed from the Parks Committee Meeting. Policies should be specific about who may ask for a purchase order, as well as who may utilize the department credit card (current policy states Mayor, Fiscal Officer, and Chief of Police); there was additional discussion about the purchasing process. Fiscal Officer recommended formalizing "open purchase orders" (blanket certificates) in the Budget. Mrs. Hacking recommended that purchase orders have a cutoff date. Significant related discussion followed about policies and procedures related to purchase orders, purchases by the Parks Committee, et cetera; currently, Mr. Glover verifies that funds are available in the Parks Budget before approving purchases. It was agreed that the Department Heads should request the purchase orders; the Fiscal Officer noted that he does not like reimbursements, and indicated that if a purchase is made on your own without a purchase order, this may be a donation to the Village. Some discussion followed about requisitions for a purchase order (UAN has a module, but it is not currently active in our software).
 - Committee Members discussed Parks/Recreation/Community Activities and made recommendations and comments as follows:
 - The Dog Park was discussed, and what action items have been completed; recommended changes to the Plan include revisions

that state that Dog Park will be updated including a potential water line, benches, and a picnic table. Additional details were provided and discussed.

- It was noted that Martin House (for birds) was installed, as well as an arbor at the Park. Dog stations are on their way. Gravel still needs to be added. There was additional review of whether items have been completed.
- Committee Members discussed the Park Ordinance and potentially adding language to indicate the Park closes at dusk, like other area parks.
- Chief Williams noted that the Gator is reaching the end of its useful life; additional details and discussion related to its condition followed.
- The Committee reviewed Economic Development/Planning/Zoning and made the following recommendations and comments:
 - The Village has been working on a lot related to economic development.
 - Schonauer would like to have a figure of the number of homes added to Booth Farms and Hidden Village.
 - Committee indicated that the capping of gas wells on the Champion Farm property should be added as an action item on the Strategic Plan.
 - It was agreed to leave the restructuring of the JEDD agreement as a component with a goal of November, 2025. Discussion occurred regarding the original agreement, the addition of North Perry, and the current terms of the agreement. The current agreement does not seem to assist any of the member entities. Additional related discussion followed.
 - No work on the business roundtable has been done; discussion of roundtables and whether they work. What is the goal? Members decided to eliminate the item from the Plan.
 - The Mayor and Zoning Inspector Gray are working on a Land Use Plan; goal for completion is August, 2025.
 - There was additional discussion about the JEDD agreement.
- Committee reviewed Communications and made several changes and recommendations:
 - Annual State of the Village Address has not occurred and will be removed from the Plan.
 - Village (and Committees) are regularly submitting material for the Perry Community Quarterly Newsletter; this will be marked as completed.
 - Village still needs to reevaluate use of Social Media and design of website.
- Committee reviewed Facilities and indicated that the Champion Farms house will be sold, along with the rest of the property.

Strategic Planning Committee Meeting ended at 6:56 PM.

Regular Session of Council 7:00PM

1. Pledge of Allegiance (please silence cell phones): President Pro Tempore Schonauer presided in the absence of Mayor Gessic (excused) and led the Pledge of Allegiance.
2. Call to Order/Roll Call: Ashley Hacking, Elias Coss (excused absence), Mike Glover, Jean Schonauer, Rebecca “Becky” Shimko and Rick Walker
3. Good & Welfare: nothing to report
4. Public Comment: **(Public to address comments and questions to Mayor and will be limited to 3 minutes. Mayor will decide if he would like Council or Employees to respond)** – No public comments were made at this time
5. Reading & Disposition of the Minutes:
 - a. Regular Council Meeting 3/13/2025 (emailed on March 17, 2025). Rick Walker made a motion to approve the minutes of March 13, 2025; Ashley Hacking seconded the motion. Roll call: Jean Schonauer, yes; Mike Glover, yes; Becky Shimko, abstain; Rick Walker, yes; Ashley Hacking, yes.
7. Legislation:

Resolution No. 15-2025 (2nd Reading)

A resolution authorizing the Fiscal Officer of the Village of Perry, Ohio to submit a request to the Tax Commissioner of the State of Ohio to transfer one hundred fifty dollars and fifty cents (\$150.50) from the Mayor’s Court Computer Fund (2901) to the General Fund (1000) and closing the Mayor’s Court Computer Fund (2901) and declaring an emergency.

Resolution No. 15-2025 was presented for Second Reading; no discussion.

Resolution No. 16-2025 (2nd Reading)

A resolution authorizing the Fiscal Officer of the Village of Perry, Ohio to submit a request to the Tax Commissioner of the State of Ohio to transfer six thousand four hundred sixty-three dollars and 34/100 cents (\$6,463.34) from the Mayor’s Court Fund (9902) to the General Fund (1000) and closing the Mayor’s Court Fund (9902) and declaring an emergency.

Resolution No. 16-2025 was presented for Second Reading; no discussion.

Resolution No. 21-2025 (2nd Reading)

A resolution authorizing and directing the Mayor to enter into an agreement with Civil & Environmental Consultants, Inc. (“CEC”) to provide for professional engineering advice, consultation, assistance and services to the Village for the Salt Shed Project and declaring an emergency.

Resolution No. 21-2025 was presented for Second Reading; no discussion.

Resolution No. 22-2025 (First Reading or Suspend the Rules)

A resolution amending Resolution No. 66-2024 and approving the Permanent Appropriations Funds for the Village of Perry, Ohio for the Year 2025 and declaring an emergency.

Fiscal Officer John Roskos reviewed the proposed changes to be made, including additional appropriations for Dues and Fees, as well as Repairs of Machinery and Equipment, and moving funds to a custom line item for the proposed Pickleball Courts (at the recommendation of ODNR for the NatureWorks Grant). Councilman Glover asked whether Council allocated \$90,000 for the project. Yes, however, some funds need to be spent for unexpected repairs (Editor's note: installation of backflow unit at Park).

Rick Walker made a motion to suspend the three-reading rule; Becky Shimko seconded the motion. Roll call: Jean Schonauer, yes; Mike Glover, yes; Becky Shimko, yes; Rick Walker, yes; Ashley Hacking, yes. Motion approved.

Rick Walker made a motion to approve Resolution No. 22-2025; Becky Shimko seconded the motion. Roll call: Jean Schonauer, yes; Mike Glover, yes; Becky Shimko, yes; Rick Walker, yes; Ashley Hacking, yes. Resolution approved.

Resolution No. 23-2025 (First Reading)

A resolution authorizing the Fiscal Officer to transfer One Thousand Eight-Hundred and Nine Dollars and Forty Cents (\$1,809.40) from Fund 4902 Capital Equipment to Fund 1000 General Fund and declaring an emergency.

Resolution No. 23-2025 was presented for First Reading; Fiscal Officer noted that there has been no activity in this fund since at least 2018; we may have reached the maximum time frame for leaving funds there (10 years for Capital Projects).

Resolution No. 24-2025 (First Reading)

A resolution authorizing the Fiscal Officer to amend the Certificate of Estimated Resources for the year 2025 and declaring an emergency.

Resolution No. 24-2025 was presented for First Reading; this Resolution is related to prior Resolution.

Resolution No. 25-2025 (Rules Suspended)

A resolution proclaiming April 2025 Child Abuse Prevention Month in the Village of Perry.

Rick Walker made a motion to suspend the three-reading rule; Becky Shimko seconded the motion. Roll call: Jean Schonauer, yes; Mike Glover, yes; Becky Shimko, yes; Rick Walker, yes; Ashley Hacking, yes. Motion approved.

Rick Walker made a motion to approve Resolution 25-2025; Ashley Hacking seconded the motion. Roll call: Jean Schonauer, yes; Mike Glover, yes; Becky Shimko, yes; Rick Walker, yes; Ashley Hacking, yes. Resolution approved.

Reports:

- a. **MAYOR GESSIC**- not here, President Pro Temp Schonauer indicated that the Mayor did not have many updates for today.
- b. **SOLICITOR O'LEARY** *(report occurred after Ashley Hacking's report; included here for ease of reading)*

Solicitor O'Leary provided a couple updates. He was monitoring the progress of the oil and gas well release and agreement and offered recommendations for resolving the issues related to the language in the agreement. He expects to hear back next week. In addition, he spoke with the attorney that represents the school district yesterday, and according to the school attorney all the documents have been provided to the School District and should have been signed and delivered approximately two weeks ago. He expressed frustration with the constant delays and the failure to communicate the status.

Councilwoman Hacking agreed, she feels the Village is being held hostage, and it's wrong, and it's illegal since the Village has paid for the land. The land has been paid for several years ago now, in full, and the 2017 agreement requires title to be transferred over. The delays are numerous. The first delay was because the land needed to be resurveyed, and the Village had the survey completed at the Village's cost. Then there were challenges with the documents, and then the release of the lease upon title transfer.

Councilwoman Hacking stated she does not understand the constant delays. It is just inappropriate. It's just wrong. She turned to Solicitor O'Leary and inquired what are the Village's options at this point? Mr. O'Leary replied that we can be patient for another week to ten days and he will continue to work with the district attorney on securing the documents. Secondly, the Village could file a lawsuit in Common Pleas Court to require the transfer. Third, the members of Council and the Mayor can reach out to members of the school board or you can attend the next school board meeting and speak at public comment concerning the fact everything is agreed upon and we are waiting upon them.

- c. **Engineer:** Robert B. Parker, P.E.- Working on Green St drainage project; will be having a meeting with Lake County Department of Utilities soon about the water lines. Also, should hear from OPWC about 2 grants soon.
- d. **Fiscal Officer's Report:** Fiscal Officer is continuing to work on the Bank Reconciliation issues, and is hopeful to have this resolved during the upcoming audit, which should start in a couple weeks. He will also work on developing a long-range estimate or revenues and expenditures. He is also still working on the monthly financial spreadsheet; however, it does not make sense to complete this without having the correct figures (Editor's note: regarding fund balances).

- e. **Police Chief:** March report to be presented at the April 10, 2025 Council Meeting
- f. **Public Works:** Backflow preventer will be installed (at the park) on April 23; Ptacek will be out on March 31 with the new extinguishers. We cannot touch the water lines on our own; LCDU must turn on. There was additional related discussion.
- g. **Zoning:** March report to be presented at the April 10, 2025 Council Meeting
- h. **Economic Development:**
-JEDD/PEDC- There was a JEDD meeting a couple weeks ago; they approved the Champion Farm purchase agreement; all 3 entities have now signed off, due diligence has begun according to Engineer Parker.

There was a sidebar discussion regarding a contract with a company to trap coyotes; according to President Pro Temp Schonauer, they have trapped 2 coyotes so far at Champion Farms property. They will be setting up traps in the park soon; company will provide weekly (sometimes daily) updates, as to location of coyotes, number caught, etc. Fiscal Officer indicated that it is a 30-day contract; Village will be billed for the total job (i.e., not per coyote). Same company that was used before.

h. **COUNCIL MEMBER REPORTS**

The following reports were made by Councilmembers:

1. **Rick Walker:** Thanked Pam Jenkins for the Pitch In article for the Perry Community Newsletter. The Pancake Breakfast is coming up on April 13.
2. **Rebecca Shimko:** Nothing to report; haven't had a Planning Commission meeting lately.
3. **Jean Schonauer:** Finished up Strategic Plan updates tonight; will get an updated copy sent out to Council and Administration. Thanked Mission BBQ for the dinner tonight; company left cards and brochures. Company is committed to safety forces in the community; they have specials for military and first responders. She provided additional details.
4. **Mike Glover:** Mike Glover gave an update on the parks committee.

Had a Parks Committee Meeting on March 4, and a Special Meeting on March 25 to set dates for events. They will have Earth Day on April 27 from 1-4 PM; Pam and Barb will run. They need volunteers for the event. On June 1, there will be a presentation from 3-4:30 at the Picnic Shelter on how to plant a pollinator garden (similar to meadow). July 20 from 1-4 will be Summer Fun Day. Hoping to book a class or presentation about Butterfly Gardens on August 3.

After the parks update, Mr. Glover mentioned Tom Anderson had been in some previous council meetings and was talking about the MIA Memorial down at the

corner of Center and Main Street. Councilman Glover implored council members to stop by and take a look at the monument. He said it looks amazing. They just finished the fourth phase of the project, where they put in the sidewalk from the memorial area over to the front steps of the historical society. They've installed new steps for the Historical Society, and the Township has been a great partner on this. They are still in need of donations.

The next parks committee meeting is scheduled for April 1, 2025, but may be canceled because the committee just met (Editor's note: meeting has been cancelled).

5. **Elias Coss**: excused absence; nothing to report

6. **Ashley Hacking**: Ashley Hacking provided a quick update on the pickleball grant. She thanked Fiscal Officer Roskos who has been working really, really hard on trying to organize the documents for the grant. Everything's looking good. She thanked everyone for their input and pulling information together. The latest hurdle is related to soil. We're learning about soil. Pam Jenkins reached out to Soil and Water and they will be coming out on Friday, March 28th at 3:00 p.m. to check the soil to see if it qualifies (or not) as wetlands. Fiscal Officer Roskos described the history of why the soil is being evaluated; he noted that there's an environmental checklist for the Nature Works grant application, so you have to say yes or no, whether the soil is hydric. So, the Village is required to provide this information. ODNR referred the Village to EPA for more information. A Community Meeting for the Pickleball Grant has been scheduled for April 10 at 6:30 PM (before the Council Meeting); is posted on the website.

The dog stations are in (poles are on the way). Councilwoman Hacking further noted she and Councilman Glover and Chief Williams walked around Lee Lydic Park to select the best locations for these poop bag stations. And so there will be markings in the park on the ground to identify the locations. The goal was to make it look uniform throughout the park. It's not out in the middle. They tried to keep on the outside edge of the road to the left. It should not bother people and all their activities, and they know kids will not run into them.

PURCHASE & APPROVALS:

Mr. Roskos submitted purchase and approvals to Council for the time period from March 7th through March 20th. Councilwoman Schonauer made a motion to approve. Ashley Hacking seconded the motion.

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

PUBLIC COMMENT:

Bill Debus, News Herald asked Councilwoman Schonauer if she could email him the revised strategic plan completed this evening. She agreed to send the update to him.

EXECUTIVE SESSION:

Councilman Schonauer as Acting Mayor asked for a Motion 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 Police Chief Williams, Solicitor O'Leary and members of council

Councilman Rick Walker made the motion to go into Executive Session as requested. Mike Glover seconded the motion.

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

Council went into Executive Session at 7:42 p.m.

At 8:13 p.m., Councilman Rick Walker made a motion to come out of Executive Session. Becky Shimko seconded the motion.

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

The door to Village Council Chambers was reopened and the public meeting continued.

Councilwoman Schonauer made a request to place the following items on the April 10th Council Meeting:

1. Place on first reading the zoning changes for the Champion Farms property.
2. Place the revised parking citation resolution and purchase for approval.
3. Place legislation on the agenda to address Security Officers in the Village.

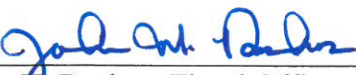
ADJOURNMENT:

Rick Walker made a motion to adjourn and was seconded by Becky Shimko.

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

The Perry Village Council Meeting was adjourned at 8:20 p.m.

**The Next Regular Council Meeting will be
4/10/2025 at 7:00 p.m.**



John H. Roskos, Fiscal Officer



James Gessic, Mayor