

RECORD OF PROCEEDINGS

Perry Village Council
Perry Village Hall 7:00pm

Regular Meeting
July 31, 2025

Mayor James Gessic presiding.
Pledge of Allegiance.

ROLL CALL OF COUNCIL MEMBER PRESENT:

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

PERSONNEL IN ATTENDANCE:

James O'Leary	Solicitor
James Gessic	Mayor
John H. Roskos	Clerk/Fiscal Officer
Christian Gray	Zoning Inspector
Steve Williams	Police Chief

OTHERS IN ATTENDANCE:

Morris Beverage, Lars Bjorksten, Jan Burnett, Curtis Curd, Bill Debus, Brian Dannemiller, Brian Farley, Hope Gessic, Mark Gilson, Lee Glover, George and Liz Hanna, Pam Jenkins, Karen Klein, Joan Nelson, Robert Parker, Madeleine Pierce, Nicole Trefzger, Kim and Jim Walker, Gary and Denise Wheeler, Laura Wolkersdorfer, Daniel Wyatt, John and Cindy Ziamba. Others may have been present but did not sign in.

GOOD & WELFARE:

None

PUBLIC COMMENT:

None present made a comment during the first public comment portion.

READING & DISPOSITION OF THE MINUTES:

Regular Council Meeting June 26, 2025 (emailed on July 3, 2025)

Jean Schonauer made a motion to approve the minutes from the June 26, 2025 regular council meeting. Rick Walker seconded the motion.

Discussion: No corrections were noted.

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

Special Town Hall Meeting July 24, 2025 (emailed on July 31, 2025)

Rick Walker made a motion to approve the minutes from the Town Hall Meeting on July 24, 2025. Rebecca Shimko seconded the motion.

Discussion: No corrections were noted.

Vote to approve: Rebecca Shimko, yes, Jean Schonauer, yes; Ashley Hacking, yes; Rick Walker and Mike Glover, yes. Elias Coss abstained from voting due to not attending the meeting.

LEGISLATION

Council considered the following legislation:

Resolution No. 38-2025 (3rd Reading)

A resolution approving and adopting the Lake County 9-1-1 Final Plan.

Motion to Pass Resolution 38-2025: Rick Walker

Seconded: Ashley Hacking

Vote to Pass Resolution No. 38-2025: Ashley Hacking, yes; Rebecca Shimko, yes; Elias Coss, yes; Mike Glover, yes; Rick Walker, yes; and Jean Schonauer, yes.

Resolution No. 40-2025 (3rd Reading)

A resolution authorizing the Mayor of the Village of Perry to enter into an annexation agreement with the Township of Perry, Lake County, Ohio and declaring an emergency

Motion to Table Resolution 40-2025: Jean Schonauer

Seconded: Ashley Hacking

Vote to Table Resolution No. 40-2025: Ashley Hacking, yes; Rebecca Shimko, yes; Elias Coss, yes; Mike Glover, yes; Rick Walker, yes; and Jean Schonauer, yes.

Resolution No. 41-2025 (2nd Reading)

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

Resolution No. 42-2025 (Recommendation to Suspend the Rules)

A resolution authorizing the Mayor and Fiscal Officer to accept the bid and enter into a contract with D.B. Bentley, Inc. for the 2025 Center Road Drainage Improvements Project within the Village and declaring an emergency

Fiscal Officer John Roskos recommended Council suspend the rules to ensure commencement of the project in a timely fashion.

Motion to Suspend the Rules: Rick Walker

Seconded: Rebecca Shimko

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

Motion to Pass Resolution 42-2025: Rick Walker

Seconded: Jean Schonauer

Discussion: none

Vote to Pass Resolution No. 42-2025: Ashley Hacking, yes; Rebecca Shimko, yes; Elias Coss, yes; Mike Glover, yes; Rick Walker, yes; and Jean Schonauer, yes.

Resolution No. 43-2025 (Recommendation to Suspend the Rules)

A resolution authorizing the Mayor and Fiscal Officer of the Village of Perry to renew a contract for health insurance coverage with SummaCare for Village Employees and declaring an emergency

Jean Schonauer noted that the effective date for the insurance is September 1, 2025 and in order to get the paperwork submitted in a timely fashion, she recommended Council suspend the rules. She also noted that the premiums increased four percent (4%).

Motion to Suspend the Rules: Rick Walker

Seconded: Jean Schonauer

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

Motion to Pass Resolution 43-2025: Rick Walker

Seconded: Ashley Hacking

Discussion: Councilman Mike Glover inquired about life insurance as an additional benefit. Council agreed to look at the possibility during the next budget cycle.

Vote to Pass Resolution No. 43-2025: Ashley Hacking, yes; Rebecca Shimko, yes; Elias Coss, yes; Mike Glover, yes; Rick Walker, yes; and Jean Schonauer, yes.

Resolution No. 44-2025 (Recommendation to Suspend the Rules)

A resolution authorizing the Mayor and Fiscal Officer to enter into a contract for construction administration services with Civil and Environmental Consultants, Inc. for the 2025 Center Road Drainage Improvements Project and declaring an emergency.

Mr. Roskos indicated that this legislation went along with 42-2025 and recommended suspending the rules to pass.

Motion to Suspend the Rules: Rick Walker

Seconded: Rebecca Shimko

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

Motion to Pass Resolution 44-2025: Rick Walker

Seconded: Jean Schonauer

Discussion: Mayor Gessic noted: just so everybody knows, this is for the stormwater improvements on Center going down to the fields and also on Harper Thompson Street and Green, that stormwater area has been past due in getting redone.

Vote to Pass Resolution No. 44-2025: Ashley Hacking, yes; Rebecca Shimko, yes; Elias Coss, yes; Mike Glover, yes; Rick Walker, yes; and Jean Schonauer, yes.

Ordinance No. 2025-05 (Recommendation to Suspend the Rules)

An Ordinance repealing Ordinance No. 2025-02, "AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF PERRY, OHIO SECTION 870-2 INDUSTRIAL DISTRICT USES TO ADD DATA CENTER CAMPUSES AND ARTICLE X SPECIAL REGULATIONS TO ADD A NEW SECTION 1040 REGULATION OF DATA CENTER CAMPUSES FOR THE VILLAGE OF PERRY, OHIO" and declaring an emergency.

Motion to Suspend the Rules: Rick Walker

Seconded: Ashley Hacking

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

Motion to Pass Ordinance 2025-05: Rick Walker

Seconded: Jean Schonauer

Discussion: None

Vote to Pass Ordinance 2025-05: Ashley Hacking, yes; Rebecca Shimko, yes; Elias Coss, yes; Mike Glover, yes; Rick Walker, yes; and Jean Schonauer, yes.

Resolution No. 45-2025 (1st Reading)

A resolution authorizing and directing the Mayor to enter into an agreement with LCN Holdings, Inc. to provide for the leasing of certain real property for the period of February 1, 2026 through January 31, 2027 and declaring an emergency.

Ordinance No. 2025-06 (1st Reading)

An Ordinance determining to proceed with the improvement of various streets in the Village of Perry by supplying said streets with Electric Street Lighting and Sidewalks and declaring an emergency.

Ordinance No. 2025-07 (1st Reading)

An Ordinance to levy assessments for improvement of various streets in the Village of Perry by supplying said streets with Electric Street Lighting and Sidewalks and declaring an emergency.

Ordinance No. 2025-08 (1st Reading)

An Ordinance amending the Village of Perry Public Records Policy to permit fees for video records including body camera footage as authorized by Ohio House Bill 315 and Ohio Revised Code Section 149.43 and declaring an emergency

Reports:

a. **MAYOR GESSIC**

Mayor Gessic stated that since the last meeting, I did go down Call Road Creek, for a complaint about growth in the stream. So, it's a bit overgrown with vines. So, I followed them to assess if it needs to be out or not. I did not see any back flow from the water. So that's pretty much all I got right now.

b. **SOLICITOR O'LEARY**

Solicitor O'Leary had nothing to report.

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

Engineer Robert B. Parker, P.E. reviewed the progress on various projects.

One thing about the drainage project is, as always happens, Enbridge didn't know where their gas lines were. And sure enough, their gas lines need to be relocated to be ready for the drainage system. So they're going to be relocating several other gas lines, especially on Green and Thompson. So that will delay the project a little bit. I think we're looking to get Bentley (to finish the project)... like the beginning of December. Rick Walker commented on...holes filled in with sand in yards (*Enbridge line location tests...*)

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

The Fiscal Officer gave an oral monthly report.

The General Fund ended with a balance of \$1,786,490.38. Monthly revenue was \$129,011.25 versus expenditures of \$692,515.88 for a **net deficit** of **\$563,504.63**. Please note that we made a payment of \$520,000.00 to Richard P. Stuart Co, LPA as the escrow agent for Ronald Gibson and Associates; this is for the well capping, and mineral rights for the Champion Farm property. We also paid \$65,975.79 to Civil & Environmental Consultants for engineering services performed for the 2025 Center Road Drainage Improvements, Green Street Widening and Resurfacing Projects and for submitting applications to OPWC; \$43,937.28 was paid out of the General Fund. Expenses were also incurred for our 2023-2024 Audit, which is still in process (\$7,269.30). Finally, personnel expenditures were higher this June versus last due to increases in pay rates, as well as the timing of OP&F and OPERS payments.

By comparison, expenditures were \$64,778.50 and revenue was \$125,250.54 in June 2024. Income Tax revenues in June 2024 were \$88,221.02 vs \$101,151.48 for June 2025.

Activity in Other Funds: \$3,838.95 was paid to the Illuminating Company for electricity for Street Lights out of Fund 2902. Additionally, \$5,277.63 in personnel expenditures was paid out of 2904 SRO Fund in May. There was no other significant activity in Governmental Funds. Finally, \$150,335.44 of income tax for the JEDD was remitted for the month.

Other Discussion: Our 2023-2024 Audit is still in process; I have not received additional requests from the auditors for sometime, so hopefully a report will be ready soon. The cash flow spreadsheet is still being tested, and will be tweaked further to better reflect anticipated expenditures. Notices for the annual Street Lighting and Sidewalk assessments have been posted on the website, and those with estimated assessments above \$500 have been mailed certified letters.

e. **CHRISTIAN GRAY – ZONING REPORT**

Mr. Gray stated that he did not have much for zoning. Thus far for 2025, he has processed 165 permits. Total Revenue thus far has been turned over to John Roskos, totaling \$26,240 in permit fees. We are planning on getting the planning commission together to do a workshop and review some of zoning language to see what kind of improvements we can have So Becky and I are going to be reaching out to the planning commission, looking maybe around the 11th of August to hold the meeting. There are currently no grievances with any zoning permits or work orders, stop order, and there are no current items for the board of zoning appeals.

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

Police Chief: Chief Williams submitted his report.

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

Street Commissioner Williams submitted his report.

h. **ECONOMIC DEVELOPMENT – MAYOR GESSIC**

Sewer line work is starting to take place on Park Road.

i. **COUNCIL MEMBER REPORTS**

The following reports were made by Councilmembers:

1. **Rick Walker**: There is no Fire Board Report for July as there was no meeting. We have a new request from the Pitch In program, and I'm not very good with forms, but there's no phone number. People write their name and address, date of birth on the form, but they don't write their phone number down. So, I asked John Roskos this afternoon, and I said, Hey, can you fix this for me? He has already fixed it so there's a spot on there for a phone.

So, we do have a new request. It's different (*than the usual*), you know, raking leaves. She's asking for window cleaning and some dusting and maybe cleaning up some light fixtures. So we have to talk about how that can be done. I want to get with you (O'Leary) to talk about entering into a home, because we had talked about doing these things. So we have to figure out how we can do this. Obviously, it's going to be at least two people, but, you know, we want to, we want to help out where we can with this Pitch In program. So I'll have a fire Board report the next meeting. That's all I have.

2. **Rebecca Shimko**: Thank you Mayor. I don't have anything at this time.
3. **Jean Schonauer**: Jean Schonauer said Council would typically have a Finance Committee meeting at the end of the second quarter, but we never do because July we typically don't have meetings. So, I am going to request that we get a finance committee going before our next council meeting on August 14th at 6:00 p.m. prior to our next council meeting, and we'll be able to go over our financial reports for the first plus July.

The other thing that I just want to bring up is our strategic plan. I would encourage everybody to look at our strategic plan with the updates that we had done for 2024 and consider what we're working on for 2025 and see if we need to add anything that we have already completed, or if there's anything that we may want to add. And then hopefully we could meet for strategic planning in September before the September meeting. Then just Ashley and I, Ashley especially was putting together the town hall. So that's what we've been doing. John and I with (*working on*) medical benefits.

4. **Mike Glover**: Mike Glover announced that the Parks Meeting on August 12, has been rescheduled for August 6th at 6:00 p.m. at Village Hall because one of the members couldn't make it, so it's requested that we try to find a new date.

Mike introduced Pam Jenkins who requested approval for an event.

Pam Jenkins: So, we're having a little event at the park in September, the weekend after the fall festival. On Sunday...we have Lake County MetroParks coming in with a PowerPoint presentation about butterfly and hummingbird gardens. I thought to encourage people to come out and also visit the park, maybe it would be nice to have

a photo contest to go in conjunction with this so it would if you approve it, because I'd like to get it started as soon as possible. If council approved it, we would start it as soon as possible. I think I had emailed out just some rough guidelines and rules. And then we have to determine what sort of prize we'd have for first, second, and third. To qualify, pictures should be taken inside the meadow in order to encourage them to get in there. And then we would present the winners at the event on that Sunday. We could advertise through the Perry community page and maybe the News Herald.

Councilman Elias Coss suggested that the funds earmarked for the event canceled be reallocated for this event. It was recommended that the prizes would not exceed \$100.00 in total.

Motion to approve: Elias Coss
Seconded: Jean Schonauer

Discussion: None

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

5. **Elias Coss**: Elias Coss reported that he paid a visit to John Roskos recently. As I was speaking to him the bell rang as people came in, or people were coming in. It occurred to me that he has to come all the way to the lobby to see who is at the door. This is inconvenient and potentially dangerous if someone wants to do harm. Therefore, I recommend that we install a camera in the lobby, I have one I will donate, so Mr. Roskos has a better idea of who is at the door.

A question was raised concerning how long to keep the videos and John will check the retention policy. There was additional discussion related to installing surveillance cameras. Council agreed to look into; no vote taken as it is a budgetary item.

Secondly, Councilman Coss recommended that the online registration system be updated. I went online to find the form, the link to the form, but it's under forms. It should really be also under the calendar that shows when it's being reserved. So both places, well, ...it should be under parks. There's the calendar that shows when the pavilion is rented, it should be there as well. It's not there, but it is under forms. So, I think we just need to add it to the underneath that calendar, and that'll solve all the problems.

Two other things: As far the Perry Area Recreation District Board itself, and the Senior Center. Tina started a couple weeks ago as the new director for the Senior Center. She hit the ground running and we are all very excited for her. I visited the center a couple times in the past couple of weeks, the senior center community has been very excited with her addition and her energy and her willingness to listen and get feedback and stuff like that. So that's been pretty exciting.

On the flip side of that, when it comes to the youth, (the) board approved a switch of seats on a temporary basis, so Mike Smith has taken over as an assistant to the director, and David Whitaker is serving currently as the interim director for the youth recreation department. It's been out there in the community that we're taking applications or resumes, not applications, but resumes through the end of the day today. I have six resumes up to this point, we are meeting next Monday or Tuesday to talk about the candidates, by we, meaning the board members, to talk about the candidates and then determine the course of action.

An update on the Fall Festival. It's been pretty exhausting, but very exciting. At the same time, the sponsors are coming along very nicely for us. ...They have until, August 14 will be the deadline for anybody who's interested in becoming a sponsor. We do have some exciting new activities that are coming to the Fall Festival this year. We're looking to address some concerns that we received or some feedback that we received from the survey that I put out there from last year's, so targeting the teenagers as well as the adults, putting some stuff out there for the adults as well. We have some exciting new food options that are coming. I'm still working through the food truck vendors. I'm trying to finalize one last one, but there are going to be some new food. I'll share a couple of them right now. There's going to be a taco food truck option this year. There's actually going to be a lemonade but not your typical one that you see at every Fall Festival. So, the pricing is phenomenal. The lemonade is phenomenal.

6. **Ashley Hacking:** Ashley Hacking stated she has no news yet on our grant for the pickleball court. Hopefully we're going to hear that we got it. So we are waiting. The dog park signs are in and have been installed. Ashley would like to have a small bench in the small dog park similar to the one in the large dog park for people to sit on. Councilman Coss suggested reaching out to the schools or the boy scouts to see if that is project they would like to take on. The Mayor indicated that they will work on getting a bench or two for the park.

PURCHASE & APPROVALS:

Mr. Roskos submitted purchase and approvals to Council for the time period from June 19, 2025 through July 29, 2025. Councilman Jean Schonauer made a motion to approve. Rick Walker seconded the motion.

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

PUBLIC COMMENT: (Intended to address topics discussed during the meeting)

Brian Dannemiller (Green Street): When you mentioned the website, I've gone on it multiple times, and it's not user friendly. I think it needs some cleaning up or something. Because I remember when my mailbox got knocked down, Chief Williams told me, submit the form over there, couldn't get the form to go through. And then I went to contact us, and I made a nice little

note that I'd sent, and it said, not available. I tried it a day later. Tried it a day later. You can't contact anybody. So that's I want to say about your website. It needs some attention.

Response: There is an old website which for some reason cannot be removed (perryvillage.info) It is no longer connected to Perry village, Ohio. The correct website is perryvillageohio.com. The form on the correct website has been fixed.

Bill Debus: Inquired about the \$412,000.00 to be paid to Bentley is that out of the general fund?

Bob Parker: Part of that's coming from Ohio Public Works Commission, and part of it is coming from Lake County Stormwater. Some General Funds are being used. It's a grant for Public Works commission.

Bill Debus: With the repeal of Ordinance 2025-02, is there any sense of what Council might do now? Is it something that's going to be looked at discussed more or can anybody comment on that?

Response: Yes, there will be more discussion and follow up.

Frank Gianfagna (Main St): So last question I had when we were at the center, you guys proposed a nice pitch... You guys brought in Roy. I don't know if he's qualified to tell us what everything that's good about it, my question and you answer last time, like, what's wrong with what could be bad about it? Your research that you guys done for 18 months, what is it? It could be bad versus all the good stuff that you guys talking about? Because I don't get that. Most of the community sees that there's something wrong with these data center and I know you were saying, These are the older ones, that data centers are fairly new, right? So what could go wrong if we had it? And if it does, something goes wrong, how would you fix it? Because once the once it's in place, you're gonna have to go through, you know, the law and their favor, because it cost you money to fight you can't fight these people, right? So that's one question. That's what I like to know about this data center that you guys want to put in place to supply this community with money. I get that. And that's one question I'd like to know. The other question is, what is it that's going to happen to all the birds they come to my house, I live right there. What's going to happen to them? What's going to happen something goes wrong with my grandkids down the road, because this thing, once it goes up, you're stuck like we're stuck with the power plant. The power plant. They didn't even produce any more money for the school or anything else, right? We're stuck with it. In a way we are. It did a lot of benefits. Only North Perry got the benefits. We don't even get their power from them. And I'm stuck with that. So this is, that's what's in my mind about this data center. I know you guys trying to help the community out because of the money I get that. I totally get that. But what is the negative part that you guys saw in 18 months that you guys doing this research? I know you went to see that, Albany, that's the second time I saw that. That's very irrelevant to the data center in United States. It's very irrelevant. You have one particular guy talk. You guys try, but I think I need... more information. So that's my question. And what would it do to the wildlife that I'm getting? It's not going to come...

Ashley Hacking: Thank you for the question. All of the questions raised will be reviewed, researched and responses will be on our website. If you would like an individual follow up call, leave your name and number and we will do our best to get back to you as soon as possible.

Nicole Trefzger (Charles Way): I'm also the president of Perry Local Schools Board of Education. I had a couple of questions. I wasn't, unfortunately, able to attend the town hall last week, but I did see the presentation, and I saw in the presentation that you had the school benefiting from the data center at a rate of \$10 million and I was just curious about the methodology that went into those calculations, whether those consider the House bill, 920, rollbacks, the 20 mill floor and the foundation, the State Foundation, aid impact and any tax payments or incentives that may come forward with that, were those factored into that those numbers as they were presented. The second question that I had was something that, you know, I was following up with closing costs of the champion farms property we had incurred about \$13,000 that contributed to the village's portion of legal fees. So, I was inquiring as to whether the status that was the request for those funds. And then the third and final thing was, with regard to the 50 rooftop restriction, to my knowledge, that was not requested of us at any point. So, if that's something that needs to be, I know that had come up I've been told quite a few times at the meeting. So, I just wanted to put out there like you know that wasn't part of the discussion with this. We had some discussion about the walking path even, but to my knowledge, there was no discussion in recent times of changing the 50 rooftop restriction. We, of course, want to see what's best for the community moving forward, and we understand the positive impact that some development like this could have, however, we just want to make sure that the school's interests and the children and the taxpayers are taken care of that way. So that's why those questions are coming up. Thank you.

Curtis Curd (Main Street): I have a kind of a follow up to that last week at the town hall, it was presented that all of the "Perrys" in Lake County would benefit roughly \$16 million in tax, based on a billion dollar valuation from the county auditor. That was presented, I believe, with a 0% tax abatement, we've kind of used New Albany as a case study here on the data center. I did a little bit of research on that, and they gave them a 15 year 100% tax abatement on that data center. Is it the intention of mayor and council here to hold on that line of 0% tax abatement? That's what was presented to the community last Thursday as what we would pull in taxes.

Jean Schonauer: No, what was presented at that meeting was that we haven't even entertained any of those conversations. We're not at that point in this process, yet. Those numbers that were presented... provided to us by the auditor's office based on a 0% tax abatement. There's (been) no tax discussion.

Brian Dannemiller (Green Street): I need a clarification. That's all. I was at the meeting. The proposal of what, what they're doing. I'd like to hear a clarification. And I have a question after that on here, it says that we purchased the property, the 64 acres by Perry township for 151,000 and we purchased 364,000 for the other ones. Is that correct?

Mayor Gessic: Pretty close. We had some closing costs

Brian Dannemiller: we as taxpayers paid for that property that came out of our tax money or whatever, right?

Mayor Gessic: Just the village portion.

Brian Dannemiller: So, when we bought that property where we in that meeting, there's not a whole lot of good things you can do it. You can't put houses on it, because you can only do 50 of them. And we don't want to put manufacturing because it's so noisy and all that. And of course, nurseries are out and all that because they're outdated in Perry now, so that we went to the data center. We purchased the property in hopes of making something out of it.

Mayor Gessic: ...Yes, it was for economic development, Perry has enough houses...

Brian Dannemiller: I agree...

Mayor Gessic: For economic development, to help build up a tax base for us to provide things for our citizens

Brian Dannemiller: So the data center sort of came along afterward...

Mayor Gessic: 6 years afterwards...

Brian Dannemiller: ...So if we don't go ahead with the data center, there, are we in trouble with the people that are wanting to build this data center, is there fines or penalties?

Mayor Gessic: If we don't want it? Yes, but if they decide they they're still doing their due diligence, and if there's stuff on the soil that they got to do the mitigation on, because, you know, there's, there's stuff in here. I mean, the nursery isn't clean, all right, you do *(have)* a lot of pesticides. There's DDTs, there's all kind of nasty stuff over there. So, if it comes out that the studies so they have to do a lot of mitigation efforts to clean that soil...I don't think they've done any core drilling yet...they've gotta go forty feet down in the soil to do core drilling...

Rick Walker: We've already done quite a bit of mitigation over there with the barns and removing of all those pesticides and all that it's been for what the last eight years.

Mike Glover: Yeah, just to clear up, we kind of misspoke at the town hall. It was said that we approached the school about purchasing this and that we would purchase it off of them. It was actually the school approached us as a village and the township and said, hey, we purchased this property for commercial growth, commercial development. Would you then purchase it off of us? So we were actually approached by the school.

Mayor Gessic: At that time, they were worried about overcrowding. Yeah, they were worried at the time they were going to put in six to 700 home development in there, and they wouldn't be

able to support that the school, and then they would have to end up building to be able to handle those people.

Laura Wolkersdorfer (3860 Green St): I just want to know I've been reading in a lot of places, that these data centers are only good for like, 15 years. And then I just wanted to know if there's any idea what's going to happen after 15 years. This is what I've been reading. Don't know. I have not seen those studies.

Robert Parker: ... That's for the stuff inside. This is the computer, the processors and everything. Because, let's face it, you buy a PC today right...that's what they're talking about. So are they going to continually (*replace*) the computer, pieces of it, the actual facilities...you know, the newer ones haven't been around one, right? Right. We still have data centers that ... were built in the 80s and 90s. They never called them data centers. They were just places where we have servers that serve data. But now, if you think about everything we're doing in electronics... where's the data coming (*from*)?

Laura Wolkersdorfer: Who is going to be in the data center?

Mayor Gessic: It has not been determined. Well, they don't have the land...so they haven't shopped for customers.

Jean Schonauer: ...My research has revealed that less than 2% of all of the data center space available is unoccupied...There's only 2% of all of the data storage space in data centers worldwide. My research said that only 2% is currently sitting empty, and most likely, that's because those buildings and those facilities are still in construction. Part of it, it's up, but they're not filling it yet, because they're waiting until the whole filled out. But it's, it's prime. It's not going away

Laura Wolkersdorfer: I do have another question, the little things we put in the boxes for questions. I think it would have been really nice for us to all hear the questions and hear the answers. So is there any plan on letting us see what's been asked and what's been answered?

Jean Schonauer: Yes, our plan is to list the questions and then list the answers and put those on the website. But in this gentleman back here, in a situation, well, ... we understand you're not online. You don't have the ability to see things online. And so yes, but that's the plan. The plan is to get all of the answers and then post everything up to the question and the answer so that everybody has access to it.

Ashley Hacking: So, we'll get it to I have to get it to John Roskos, so he gets it up. We like to make sure everything's better coordinated, reach out to experts, make sure what we're getting answers. So it's a process to make sure it's (not) just that something we Google. We want to make sure we send it off and have experts review... And we send it to the, if it's a question ... about water, we send it to Lake County Department of Water. We want to make sure everything's just not ... a Google search. So we want to make sure it goes to all the different

experts...it is why it takes a little bit longer. And so it's not just my words. You don't want to hear from me. You want to hear from actual experts.

Jan Burnett (Davis Road): I'm from the township. We feel; we the township people feel you're putting something (*in*) we have no say about it. So you're voting on something. I've seen pictures of this, that and the other, and, you know, even looking at the computer; the day and age, I worked for AT and T and we went into these rooms that had these big tapes, and they were, they were, remember those- temperature controlled. We got more on our cell phone now than that; what's going to happen when somebody six, seven years down the road now invents something that we've got this. Where would this be here? Kind of thing, we got all these buildings, and now we can do that with the click of and I know you can't read into the future, but come on, let's look at what's happened in technology and computers, that kind of thing. What's the history of it? And I'm with you. You the one that got up here... I thought we were going to discuss things, and you don't you...

Mayor Gessic: Sometimes we don't have all the answers.

Mike Glover: I think there's a misconception that this is a Perry Village thing. It's not. It's Perry Village, Perry Township, the Perry Joint Economic Development... the Perry JEDD. It's all four of us. It's not just one. It's not just us. All four of these entities have come to a consensus that they feel that this is potentially a really good thing for this area based on...how much...money; (the) fire department, some of the entities, are going through some financial hardships right now, and the income taxes or property taxes or property taxes that would be collected from this would be greatly, greatly helpful; the schools, the fire department, the library, think they would all stand to gain. So it's not just a Perry village thing. I just wanted to let you know it is a Perry Township... The trustees, they were all in agreement with the if you scan this code, it'll take you to our website, and it'll get you to the link for the data center Town Hall presentation that we did last week, and you'll be able to see all the information that we provided at that meeting.

Karen Klein (Green Street): I was just wondering, was there an impact study done? Who did that study, as opposed to you guys. No offense, I know you're not experts on this. So when was that study done? Was it done before you signed the contract? Why would you sign a contract with such a heavy fee if you backed out of the contract? Also, has there been a rendering done as how this facility would sit on the property. If so, why not? I know a lot of people in this community have relatives in the cemetery right there. I do. My grave is in that cemetery. My future grave. I'm concerned about wildlife as well. I'm concerned about noise and I'm concerned about what it's going to look like. I like Perry. I'm not against change, and I know all communities need money, and I know also that there are other alternatives, whether it's today or three years down the road from today, so there could be some better proposals on the horizon. We don't know..I think Tracy Goldhart presented it. I don't think she's here tonight, but at the meeting about different impacts on different communities have been published in like Time Magazine and others. I talked to my brother today, who lives in Reno, Nevada, and there are data centers out there. There are a lot of issues there, but a lot of those data centers are put out in the desert. They have more issues with water, which we don't have, but they put them out there because they're

not right up against communities. So major impact study, rendering? Why not a rendering? Why sign a contract we can't back up that has such a tremendous fee to back out before all these issues are settled. So that's, you know, I know you guys have a hard job, but these would be things I would be thinking about, did you? I was at the meeting. Were okay, but those questions weren't answered for me at that meeting. I think people would like to know the answers to those questions, if, if you guys could address that now, or if you could address it on website, what's wrong with right now, or maybe right now, and also, you know, in a timely manner before we move forward. Because I think the community led by Curt, I think we're nervous. We want to know more.

Mayor Gessic: I know for the renderings that they can't tell you what they're going to build, They don't know if they're one story, two story. They don't know yet. So maybe we're drawing out there that's not going to be actually what it is if they threw something out there and turns out not to be what they got out there.

Karen Klein: Well, I'm really done. I'm not attacking you guys. But I mean, I own a business, and I think before I move forward and sign the contract, I want to know these things. And so, I mean, you guys possibly committed us to a huge fine, and we're not, we're not sold. We don't know. Where is that impact study. If you guys have it, let's publish it. Let's see it. But me going out, and I know you guys aren't experts on this, so me going out and holding up sound meter is not adequate, that it's not telling me a whole lot, or me going and driving down looking at New Albany. I don't know enough about it. I want to know more. I've seen some of the videos people posted about a place in Virginia. It was horrific. It was horrific impact on the community. And they had interviews with individuals like in that video, there was one couple that said how great it was, or whatever. But I know this community was highly it just were one thing, and I want to know how it's gonna affect our property values, you know. And that's another thing for the impact study.

Mayor Gessic: We know they have conducted a Phase 1 study and will be doing a Phase 2.

Joan Nelson (Mallard Bay) So, a couple of things that I'm hearing tonight that I would like to address, maybe from a different perspective. And number one is the wildlife. Anybody that knows me knows how crazy I am about birds and wildlife that's good for our area. The coyotes that are living on that property are not good for us. They're traveling all over the village. The raccoons that carry rabies that are nesting in there are not good for us. So I think we need to look at the negative impact with the animals that are already there on this property, when we're looking at the negative impact it may have on birds. Now, birds will travel to wherever they can get a food source. So, when you're feeding them, or I'm feeding them... we're going to get them in our yards. Okay, I can't keep my bird feeders full enough. The second thing I'd like to address is that I'm not sure that this community understands yet that this is all still beginning phase development in researching the data center. And I think what you're asking are very legitimate questions. They don't have the answers to those they're still doing their research. The developer is still doing his research, and the environmentalists are still doing their research. I think all of those things are really important, but I don't think that we want answers that aren't accurate, and

they simply don't have those right now, I would ask that we be a little bit more patient with the mayor and the council until we get more information. This isn't going to happen tomorrow? It may not happen three years from now, but it's not an easy process to bring a company in that wants to build anything on that property. Now, I will tell you, I agree that soil is not worth anything. There is toxic waste on that property. There's a pond there that's been mitigated. There are a lot of really bad things about that property. So if we can sell that to somebody that wants to clean that up and wants to do all of the what's the word? I'm looking for infrastructure at their cost, and not the villages. I'm thinking, that's a pretty good deal. Now I'm not telling you. I'm completely sold on this right now, but I think we need to let the process happen. Thank you.

Morris Beverage (Green Street): I had an update, kind of a clarification, and then I have a question, from an update standpoint, with the numbers that were presented by the auditor's office. I was on the Zoom chat with the developer and the auditor when that was presented, those numbers were taken from, saying your property in Perry village and having a percentage breakdown of the different taxes you pay. So 40% here, 13% here, whatever the tax rates were, whatever the percentages were, and then apply to, okay, if we had a billion dollar valuation, what's the assessed value of that? And then applying those percentages. So to the last lady's point, that's a very preliminary number. The auditor confirmed you have done your math correctly, right? That is not to say that that is how the numbers will shake out. As far as the economic development picture, obviously, as Nikki brought up with school funding, there's only four people in the state that actually understand how schools are funded, and they're locked in an office in Columbus. So there is other things to consider. Doubling the property value of Perry schools. We've roughly estimated about a billion dollars of property value in the total of the Perry school footprint doubling that would then affect the formula paid by the state that comes back. They would reduce it, as is evident if you look at their state spreadsheet and what we get per student. My concern or question comes with the contract, and this is ... probably for our solicitor here. Mr. O'Leary, is the contract, as I've read, requires the seller, the Village Council and obviously, township and the JEDD to cooperate with the intended purpose of the buyer, to be able to affect any changes, or, i.e., zoning law changes that would be required for the intended purpose of the buyer. There was a zoning law or an amendment passed, it's now been rescinded. My concern would be. My question would be, is that then going to potentially violate the sales contract? If the village council, I understand we're all doing our due diligence to understand whether or not we want this here.

Solicitor O'Leary: Perry Village could put it there now. They might have to do a conditional use permit or something, but we could do it now. The purpose for passing that ordinance was to put parameters around any data center that would go in height restrictions, setbacks, green barriers, all those things we were trying to include, all that. So, you know what we've done to repeal that is to take it back to the drawing board, take a look at that and decide how do we want to approach that zoning? Because there are some other things that we'd like to add to that and potentially bring back to council. There are some other approaches that we could take to also put restrictions on a potential developer, but you know, the purpose of that was to provide parameters and restrictions to who would build, and by rescinding it, we've now opened it up that as long as they fit under the current zoning, they could build it.

Morris Beverage: So then that's what I thought. I just wanted to make sure that they could go in there today and build it. Then the question would be, and I don't know if this is a negotiations or how this would work, but then if, if anything was passed in the future, right? Like if the setbacks were, I don't even know what the setbacks are, but they were increased, would that then could the buyer say, well, your current zoning laws allow for a 25 foot setback. You want a 500 foot setback? That's you changing the rules of the game and then potentially being violation.

Solicitor O'Leary: As you're aware, you know anything like that would probably be something that would be discussed before anything would be brought before the Planning Commission and or council. So yes, there could be a difference of opinion on some of those things, but we've had with this particular developer, we've not had any real pushback as it pertains to the zoning requirements, because we went and looked at other places. We looked at New Albany, they provided us with their zoning information, and it was sort of a template for how we looked at what we're doing here. But through the last couple of weeks, we realized that there are some other things that we'd like to add. So part of the reason for rescinding it was because of the uproar that we had from it, but part of it was we'd like to rewrite it because I think that there are some things we'd like to add so but thank you.

Morris Beverage: So, my last question, by rescinding it, then what happens to the referendum that was filed?

Solicitor O'Leary: We have nothing to do with the referendum that would be up to the committee that filed a referendum. The action taken tonight makes it moot. But you know, I mean, that's up to them, whether they contact the board of elections and do anything with it.

Dan Wyatt (Main Street): First of all, I want to thank the Council for doing your diligence. You are elected officials. You are leaders. We depend on you to make the right decisions. Second of all, people are panicking. Quit panicking. Nothing's done yet. Okay, you think you're going to make revenue and survive this village off these developments going in. Let it wake up, if you like what Green Street looks like, where Rick was, wake up, because that's what you're looking at. If you don't grow you will die. That school sitting over there. I can remember when the school was down there and the kids had to carry bag lunches to school... You keep messing around that school's going to go down. You're going to have pay to play sports. Your taxes are going to go up. You're going to get fire levies. You're going to get police levies to operate. How y'all going to feel about that? Then you got a powerhouse sitting right over there could kill you in two minutes. If something goes wrong. You're dead. Something goes wrong with that data center you're not dead. You'll survive, but people have enough foresight to accept that powerhouse and see the benefits. So what's the problem? You let nuclear come in, but you won't let electronic data come in. That's the future. Guys, that's the future. Look at the Internet. Everybody believes everything comes off the internet. I don't. I'd rather talk to a human being than I wouldn't listen to the garbage that's put on the internet. My daughters and I have discussions all the time about that. Oh, the internet. Some doctor over in Europe said this, I don't give a rats monkey about him. I go to a doctor. I trust him as I trust y'all the meeting the other night, I think was very

informational. I think you were being as honest you can for the questions you're being asked. You don't have answers yet, because it hasn't went far enough. You have to give answers. Thank you, Mayor. Thanks, sir.

Frank Gianfagna (Main St): You're saying the right thing. I totally get what you're saying. We don't have to go with that data center because it's already done. ...the way I see it, it wasn't proposed properly. Why did I find out? Because I don't read the Internet, sir. It looks like this was a done deal. 18 months ago, you guys signed up for a deal to lose \$500,000 to get 10 million for tax revenue, or whatever it is. So, this was, to me, it seems like it was a done deal. You have to, I don't know, all the logistics. That's why I'm here. So, you have a point, but you don't, because it could be something else going in there. ... I don't know too much about it. 18 months this came up, and I'm like, wait a minute. What is this? Why do I see so much negative, that I would like to know from you. You say you're gonna call me. So be it. So that's the question. One thing, one more thing about another question I have, the house that's on the corner, Center and Main, what's the status on that the lady that owns all these houses is not doing nothing in this white house over here. We should be embarrassed to have this house ... whoever's the zoning I don't know who's the zoning guy.

Solicitor O'Leary: First of all, Frank, this portion of the public portion is for things that were discussed during the meeting. What you're talking about falls outside of that. I don't know if you would like to provide additional questions, whether it's zoning or something else, please do so. But we'd like to give some other people the opportunity

EXECUTIVE SESSION:

Solicitor O'Leary informed the audience that Council had requested Executive Session to:

- (a) 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.
- (b) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.
- (c) To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.

Inviting Council, Mayor Gessic, Solicitor O'Leary, Police Chief Williams and Village Engineer Parker. No action is planned after Executive Session.

Rick Walker made a motion to go into Executive Session
Seconded by Jean Schonauer

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 8:25 p.m.

At 9:54 p.m. Rick Walker made a motion to come out of Executive Session, which was seconded by Jean Schonauer.

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.

Council voted to move the September meeting from September 11, 2025, due to the holiday and hold the September meeting on Thursday, September 18, 2025, at 7:00 p.m.

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

ADJOURNMENT:

Rick Walker 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 9:55 p.m.

**The Next Regular Council Meeting will be
8/14/2025 at 7:00 p.m.**



John H. Roskos, Fiscal Officer



James Gessic, Mayor

Posted 8/18/2025