

COUNCIL MEETING MINUTES
VILLAGE OF PERRY

Thursday – June 26, 2025

Planning Commission 6:00 PM

1. To review and recommend a motion to redistrict Parcel Nos. 04-A-028-0-00-001-0, 04-A-036-0-00-001-0, 04-A-036-0-00-019-0, 04-A-036-0-00-020-0, 04-A-036-0-00-021-0 and 04-A-036-0-00-027-0 (and that have now been consolidated under Permanent Parcel No. 04-A-036-0-00-042-0) to I Industrial District Use

Meeting was called to order at 6:00 PM.

Chair Rebecca Shimko reminded residents that this is a Planning Commission, not a public hearing; if you would like to make a comment, you can at the Council Meeting which starts at 7:00 PM.

Pledge Allegiance and Roll call of member present occurred: Rebecca Shimko, Ashley Hacking, Mayor Gessic, Heather Leonbruno, Lee Lutes, and Zoning Inspector Christian Gray were in attendance. T.J. Rockwell was absent.

Christian Gray, the zoning inspector, introduced himself and explained the purpose of the meeting was to review a request for a zoning map amendment and district change. A public hearing by Council would be on July 31, and a vote by Council would occur after that point.

Christian provided background on the property, known as Champions Farms, which is currently zoned as overlay district 1. The proposed change would rezone the parcels for industrial use (I Industrial District). Copies of the proposal were provided on the back table of the meeting room. Mr. Gray provided some history on the property, as well as currently permitted uses (under Overlay District). Christian read a statement from the comprehensive plan, which highlighted the potential economic benefits of data centers. The statement outlined that data centers can provide significant economic benefits with minimal impacts. They are associated with high-paying technology jobs and can generate substantial income tax revenue for the village, along with property tax revenue from their large capital investments. The statement emphasized that data centers are low traffic generators and do not negatively impact municipal services, supporting the village's objectives for improving community welfare and economic benefits.

Mark Kerslake of the Province Group gave a presentation on Data Center Campuses; his associate Tim Ramm was also present. Additionally, he provided a history of his firm and the number of years of expertise they have- he started the company 34 years ago, he is the principal and together they have over 100 years of collective development experience. Gensler would be the primary architect in this project, which is one of the largest architectural firms in the world, they have done data

centers on 5 different continents. The Province Groups has also recently worked with CEC (Bob Parker) and First Energy. 163 acres of the property lies within the Village; 22 in the Township, and another 30 in the JEDD. Mr. Kerslake provided a definition of what a data center is; the "cloud" is a data center. He provided some pictures (via the presentation) of some examples of data centers; he noted that there are few loading docks. There would be a series of buildings. They are an economic powerhouse, with few adverse effects and are also low traffic; in fact, they are one of the lowest traffic generators and are not a burden on municipal services. Data centers also have a significant ongoing economic impact, via IT, mechanical engineering, facility management, construction (complex), and other related jobs. He provided additional details and a summary of different types of jobs and wages that would be offered by the data center. He went on to discuss development standards, and new processes that have been adopted by the Village in its zoning code (site planning, landscaping requirements, noise standards, et cetera). A photometric study would be completed to reduce light pollution; landscape plan would include specific species, size, height... Mr. Kerslake provided additional details on other development standards required, such as night sky lighting standards, vibration standards, and nuisance conditions. The data centers would be a significant sources of property (and income) tax revenue, and would help diversify the tax base.

Christian Gray went through the parcel numbers that would be involved, and the area. He noted that notice would be provided to all adjacent property owners; there are approximately 60. These notices would be sent 30 days prior to the Public Hearing on July 31.

Discussion was then opened to the Planning Commission. First, however, he showed the Commission a presentation of the trip to New Albany by the Mayor, Jean Schonauer and Ashley Hacking. The trip was on a Sunday evening; Jean brought a meter to measure the sound level. There are about 27 data centers in New Albany. He presented additional slides of the trip, which included sound samples around the data centers, and an interview with a resident who lived near a data center. The neighborhood is next to a data center; the resident was asked about his experience, he noted among other details that the data center is nicely screened by landscaping and he has "...never heard a decibel of sound..." It was noted that the data center has a separate source of power (and substation). Noise level at air returns measured at around 46 decibels, in comparison a nearby pharmaceutical plant was around 65-70 decibels.

There is sufficient water supply running along Route 20 for the proposed data center. The Mayor read through a letter from the Lake County Department of Utilities, which confirmed there is available water for the project. A resident provided details on power sources and lines in the area. The transformer for the data center would be on the northern portion of the property. The Village and Developer would work with the County on utilities for the project; this meeting is just a proposal to rezone the parcels.

There was significant discussion among Committee Members; there are many more steps to go after this. Heather Leonbruno read a statement about her concerns regarding the proposed data center, including regarding the frequency level of sound. It was noted that the meter used in the trip does take frequency into consideration. Council has been discussing the data center for approximately 18 months. There is a deed restriction placed on the property by the school (when they owned it), whereby no more than 50 homes can be built on the property. The restriction cannot be removed; it effects all 230 acres. Related discussion followed regarding this topic. The property has been vacant for over 25 years, and also needs infrastructure in order for development to occur. There was additional discussion regarding proposed uses for the property- the Champion Land Use Study was cited. Committee Members had further discussion regarding past proposals and debate about what to do with the property. Heather Leonbruno expressed additional reservations regarding the project, and she feels like she needs additional info before making a decision. It was noted that Mr. Gray has performed extensive research on past zoning projects in the Village and on this one as well.

Commission Member Heather Leonbruno motioned to postpone the decision on the recommendation to rezone the parcels; there was no second and the motion failed.

Commission Member Ashley Hacking made a motion to recommend the rezoning of the parcels to I Industrial District Use; Commission Member Lee Lutes seconded the motion. James Gessic voted yes, Ashley Hacking voted yes, Heather Leonbruno voted no, Lee Lutes voted yes, Rebecca "Becky" Shimko voted yes. Motion passed by a vote of 4-1.

2. Adjournment

Rebecca "Becky" Shimko motioned to end the meeting; Jim Gessic seconded the motion and asked for a roll call to end the Planning Commission Meeting. Lee Lutes, yes, Heather Leonbruno, no, Ashley Hacking, yes, Becky Shimko, yes, and Mayor Jim Gessic, yes. Meeting adjourned by a 4-1 vote.

RECORD OF PROCEEDINGS

Perry Village Council
Perry Village Hall 7:00pm

Regular Meeting
June 26, 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 Gessic	Mayor
John H. Roskos	Clerk/Fiscal Officer
Christian Gray	Zoning Inspector
Steven Williams	Chief of Police

OTHERS IN ATTENDANCE:

GOOD & WELFARE:

Mayor Gessic announced that the Fishing Derby was well attended with 18 kids; fishing was slow for some, but good for others. Kids caught quite a few catfish. He indicated that Bob Parker would have some updates in his engineering report.

PUBLIC COMMENT:

President Pro Temp Jean Schonauer reviewed the rules for public comment

Editor’s note: please note that the following is a summary of comments made, and not a verbatim transcript.

Julie Schultz, 3794 Main St.

- Referenced traffic seen on the community Facebook page, indicating some of it is good and some is "gibber dabber."
- Urged community and elected officials to prepare a PDF and PowerPoint presentation in a town hall environment at Goodwood Theater due to serious concerns about the data center.
- Requested detailed information about the data center noise, cooling towers (air or water cooled), number of units, and tax revenue.
- Inquired whether a tax abatement or tax reprieve would be provided to the data center.
- Explained depreciation rules that lower taxable income over 27 years and how that affects income tax revenue.
- Recommended considering a payment in lieu of taxes (PILOT) program for the community's protection.
- Expressed that due diligence on financial info has not been completed and stressed the importance of effective community communication and presentations.
- Highlighted concerns about noise from transformers and generators, using local examples to stress potential noise issues.
- Recommended an interactive community engagement event rather than just a Q&A online.
- Offered to volunteer to help facilitate community questions and research.
- Emphasized the value of factual, cited information to educate and build trust within the community.
- Raised concerns about recent energy bill changes affecting local tax revenue and urged further investigation.
- Invited elected officials to reach out to her for assistance with community communication and suggested multiple outreach methods.
- Stressed that community support and trust are critical for moving forward with the project.

Rebecca Shimko noted that Council could request questions from the public, and perhaps volunteers for a committee. Council has discussed a townhall in the past, but first we need to gather questions and answers; it is a long process. There was some discussion on when/where meetings are posted. Elias Coss discussed various communication methods, which are not always successful despite efforts.

Ron Montz, 4311 Iowa Court

- He stated he learned about the data center project through Facebook and came to the meeting to speak.
- He has 20 years of experience working in data centers, including currently working in one.
- Described a large data center at Progressive located at the intersection of 271 and 91. From his experience, outside the data center building, there is very minimal noise heard. He shared that inside the data center, decibel levels range roughly from 84 to 89 decibels. He stressed that outside, there is no eminent noise generated by servers or computer

floors. He mentioned that the data center at Progressive has a substation nearby, including solar farms.

- Ron explained that data center technology has drastically changed over time. He described emerging cooling technologies such as immersing servers in mineral oil to reduce noise. He said computers are not solely air-cooled anymore; immersion cooling and other advanced methods reduce noise. Ron addressed circulating misinformation about noise, traffic, and water use associated with data centers. He noted many modern data centers use closed-loop water systems with minimal actual water consumption. He emphasized that noise from servers inside the building should be near zero outside the structures. Regarding transformers, he acknowledged minimal noise but stated that overall noise impact is low based on his professional perspective.

Franco Gianfagna, 3640 Main St.

- Emphasized the importance of considering the impact on future generations and the ecological system, expressing concern that current discussions might overlook long-term consequences for grandchildren and great-grandchildren. Frustration was voiced over ongoing community issues, including problems with sidewalks, and vacant homes. Criticism was directed at the presence of a temporary utility pole near a house on a corner lot, with a call for action to remove it. Attention was urged toward maintaining homes and neighborhoods properly, alongside warnings against prioritizing large developments such as data centers over the needs of local residents. Distrust was expressed toward decision-makers involved in the data center project, accompanied by a call for greater transparency and accountability regarding community concerns and development plans.

Rich Leimbach, 3970 Call Rd.

- Expressed disagreement with the proposed data center development during the meeting. He stated that data centers he is familiar with, including one at the intersection of 271 and Wilson Mills Road, are located in open, industrial areas. He noted that he moved to Perry because of its rural, country-like setting and expressed that residents on Main Street and surrounding areas do not want a large data center near their homes. He inquired how anyone would feel if a data center with bright lights and noise was placed near their residence.
- He referenced his experience working on the construction of the Progressive substation, stating that transformers produce noticeable noise. He also believes that generators used by data centers produce substantial noise despite being enclosed in buildings. He stated that the community residents should have a vote to decide whether they want a data center in their area.

John Ziamba, 4249 Manchester Rd.

- Raised several questions and concerns regarding the sale and zoning change of the property intended for the data center; wanted to know what the drive is to sell property and rezone. He inquired about the value and benefits the property sale would bring to

Perry Village residents, emphasizing the importance of understanding how the community gains from the transaction. John asked about the timing and signing date of the purchase agreement, and noted it was the first time he had heard of it. The purchase agreement was signed in June 2024 according to Mayor/Council. Mr. Ziamba questioned whether all council members had reviewed it. He sought clarification on the financial implications of canceling the agreement, specifically asking about the half-million-dollar penalty and any other costs involved. He also questioned the options available to the village if it decided to back out and the extent of financial risk.

There was also discussion amongst Council and the Mayor during Mr. Ziamba's comments; Mrs. Hacking noted that the Village has been working together with the JEDD, and the Township on this project as well. The Mayor noted that the Village stands to benefit via an increased tax base, better roads, sidewalks and better services; there was additional discussion regarding potential revenue. Jean Schonauer thanked Bill DeBus of the News-Herald for publishing his articles.

Jennifer Grega, 4039 S. Ridge Road

- Noted that the School Board believes they will lose \$200,000 in funding due to the data center; School District will be in the red in 2027.
- Doesn't believe the data center will make the District whole; School has not been willing to share their figures are coming from. She still has an open public records request.
- Thinks the Village and the School need to get on the same page
- Wants the community to stay the same, but realizes it's 2025. Ashley Hacking provided more details on the \$200,000 discussed and noted that it relates to state funding, not local tax revenue. She explained that increased revenue from the data center could affect eligibility for some state funds, potentially impacting the district's income.
- Addition discussion followed regarding funding; Mrs. Grega would like more details on revenue sources, et cetera. Council noted they have discussed solutions and revenue solutions (funding for the school); Village doesn't want to rely on one source of revenue.

Hope Gessic, 3791 Center Road

- Lives across the street from the Village Hall (and property); children have grown up here. Stated the Council has been very representative; encouraged residents to stop into a meeting.
- Discussed work that the Village had to complete initially on the property, before it could be utilized, such as capping gas wells. Said that Council is trying to do what's in your best interest, and that all they are talking about right now is rezoning. The property has to be rezoned before anything can be done, whether it is a data center or another type of business. The Village needs revenue to operate.

- She noted that the Farrell properties are discussed often, and that Council has been very supportive of the Community.

Larry Hackley, 4015 Center Road

- Commented on several topics related to the data center project and village infrastructure. Mr. Hackley questioned why the data center is not being constructed on FirstEnergy's property, noting that the power plant land was originally intended for manufacturing and industrial use. He questioned whether we would lose the data center, if the power plant closed; the Mayor clarified that power would come from the grid, not directly from the power plant. Larry also emphasized the need for greater transparency and communication from council members about the project, acknowledging that public concern and criticism are part of the process. Lastly, he addressed issues related to village property maintenance, criticizing the poor upkeep of landscaping in front of the Village Hall, calling it embarrassing and suggesting it could be remedied quickly. The Mayor discussed the limited staffing of the road department (3 part-time workers); the Village has discussed redoing the landscaping next year.

Phil Haskell, 4600 Lane Road

- A Perry Township Trustee for 28 years, commented on the economic development efforts related to the data center project. He noted that attempts to stimulate development in the Joint Economic Development District (JEDD), particularly on the north side of Route 20 near the nuclear power plant and Lake Erie, have been ongoing but with limited success. Phil highlighted that the township's 24-acre parcel, originally purchased for cemetery expansion, was planned to be sold for the project. He expressed concern that using this land would reduce available cemetery space for the Perry community in the long term, potentially affecting burial options for future generations. Phil suggested including a claw back clause in the land deal so that if buildings are not constructed on the cemetery land within a set period (such as 50 years), the property could revert to the township for cemetery use.

Julie Schultz, 3794 Main St. (additional comments)

- Asked about the type and amount of local taxes their data centers (Province Group) contribute to the communities where they are located.
- Inquired whether the Province Group had discussed or planned any guarantees or PILOT (payment in lieu of tax) programs to compensate the Perry school district for potential revenue losses due to the data center's establishment; Mayor noted that discussions have occurred related to this topic.

- Julie questioned the representatives about the long-term future of the data center, specifically what might happen 50 years from now and how the community would handle any unused infrastructure left behind.

President Pro Temp Schonauer reminded resident that questions should be directed at the Mayor and Council; there was also discussion amongst Council and the Mayor related to the longevity of data centers and the growth in the sector.

Franco Gianfagna, 3640 Main St.

- Thanked Council for working on this for 18 months, but questioned the need for the project being located here- why not somewhere else? Made additional related comments and indicated that the developers should work on finding another location. He also discussed terms of the purchase agreement and penalties for withdrawing.

Kathleen Okorn, 2118 Townline Road

- Asked whether the Company would pay a penalty if they decided to withdraw from the agreement; yes, they would lose earnest money that has been contributed (Mayor).

Additional discussion followed by the Mayor and Council related to the reasoning for the terms of the purchase agreement, including the need for the developer to perform due diligence, such as an electrical load study with First Energy. There followed discussion including Council, the Mayor and residents, including additional questions and comments about the terms of the purchase agreement, sale of the property, et cetera.

Lee Glover, 3967 Manchester Road

- She noted that there has been a lot of research done over the last 18 months, and Council has done a lot of work investigating things.
- The property in question has been vacant for over 21 years with little to no interest from potential buyers.
- Efforts have been made to find buyers through various avenues without success.
- If another interested party emerges, the village would still need to go through the zoning process.
- There is a limit of 50 houses allowed on the property, restricting residential development.
- She noted also that the noisier part would be built towards the road, and it wouldn't be past 50 decibels, because it would be encased.
- Residents have been notified through Facebook, newspapers, and other channels about meetings.
- She emphasized the need for community members to attend meetings for information.

Robert Zarkauskas, 4361 Magnolia Drive

- Commented that he works in data centers and expressed that much of the negative information circulating on Facebook about data centers is off the wall.

- He would prefer to work closer to home rather than driving an hour each way.
- He noted there are very few job opportunities in his sector locally, so a data center could provide local employment.
- Rob mentioned the typical size of data centers he has experience with, ranging from about 28,000 square feet to 120,000 square feet.
- He indicated data centers he has worked in generally had few employees.

Reading & Disposition of the Minutes:

a. Regular Council Meeting 6/12/2025 (emailed on June 18, 2025)

Rick Walker made a motion to approve the minutes from the June 12, 2025 regular council meeting. Jean Schonauer seconded the motion.

Discussion: No corrections were noted.

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

LEGISLATION

Resolution No. 27-2025 (Third Reading)

A resolution approving the proposed Tax Budget in the form attached hereto for the Village of Perry, Ohio for Fiscal Year 2026, and declaring an emergency.

Rick Walker made a motion to approve Resolution No. 27-2025; Rebecca “Becky” Shimko seconded the motion approve.

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

Resolution No. 29-2025 (Third Reading)

A resolution by the Council of the Village of Perry, Lake County, Ohio, to levy assessments for the improvement of various streets in the Village of Perry by supplying said streets with electric street lighting and sidewalks and declaring an emergency.

Rick Walker made a motion to approve Resolution No. 29-2025; Mike Glover seconded the motion to approve.

Currently, the rate listed in the resolution is \$1.15 assessment per \$1,000 of assessed valuation; it was noted also that the second half assessment is now being collected. The current revenue stream per year is approximately \$50,000 per year from this assessment. The Mayor suggested a reduction in the rate; there was additional discussion, including the amount that would be raised per year by a \$0.75 per \$1,000 assessment. Council agreed and Rick Walker made a motion to pass Resolution No. 29-2025 with the

amendment to \$0.75 per \$1,000 of assessed valuation; Mike Walker seconded the Resolution as amended.

Vote to approve as amended: Jean Schonauer, yes; Mike Glover, yes; Elias Coss, yes; Rebecca “Becky” Shimko, yes; Rick Walker, yes; Ashley Hacking, yes.

An Ordinance to Proceed with the assessments is the next step; this would be considered at the July and/or August Council Meetings.

Resolution No. 38-2025 (Second Reading)

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

Resolution No. 38-2025 was placed on Second Reading; there was no discussion.

Resolution No. 40-2025 (Second 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.

Resolution No. 40-2025 was placed on Second Reading; there was no discussion.

Resolution No. 41-2025 (First 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.

This Resolution would provide funding for the summer salt allotment (300 tons); we are still awaiting a price from ODOT, but we don’t anticipate a large change from last year.

Ordinance No. 2025-04 (Recommendation to Suspend the Rules)

An Ordinance amending Section 351.99 “Penalties” of Chapter 351 “Parking Generally” of the Codified Ordinances of the Village of Perry to correct a clerical error and declaring an emergency.

Mr. Walker made a motion to suspend the three-reading rule; Mrs. Schonauer seconded the motion.

Vote to approve: Jean Schonauer, yes; Mike Glover, yes; Elias Coss, no; Rebecca “Becky” Shimko, yes; Rick Walker, yes; Ashley Hacking, yes. Motion passed 5-1.

Mr. Walker made a motion to approve Ordinance No. 2025-04; Mrs. Schonauer seconded the motion.

The Fiscal Officer asked the Chief to explain the reason for the amendment.

- The amendment corrects a clerical error related to the reference for handicapped parking fines.

- Previously, there was confusion because the general penalty section referenced the handicap parking fines incorrectly, suggesting a \$25 fine instead of the actual \$250 fine.
- The amendment removes the incorrect reference, clarifying that violations of the handicap parking ordinance carry a \$250 fine as stated in a separate section.

REPORTS

- a. **Mayor:**
 - The Mayor indicated there was not much else to report; noted that Mr. O’Leary is not at the meeting. He did sent information regarding legal proceedings on the vacant homes.
 - *(Editor’s note: Additional comments made later in the meeting)-* The Mayor described some of the cuts that have been made during his tenure, including elimination of the Mayor’s Court, the reduction of the road department from 2 full-time, and 3 part-time to 3 part-time workers. A lot of other items have been contracted out, resulting in more funds available for roads and sewers. He noted that last year the Village was able to use part of remaining ARPA funds for road improvements. The Village manages as frugally as possible.
- b. **Solicitor:** not here
- c. **Engineer:** Robert B. Parker, P.E.- Expecting about 4-5 bids for the Drainage Improvements Project. Noted that the County is advancing the memorandum of understanding. Formal approval from the Commissioners should come soon; funds (\$120,000 from Lake County Stormwater Department) should arrive the second week of July. Enbridge will be out to look for lines. Manchester Bridge is scheduled to be replaced in the spring; Green Street also slated for water line and pavement widening. Village is still looking for funds and grant money for Maple St. Project.
- d. **Fiscal Officer:** The audit continues; we have received no updates on when a final report will be ready, but no other information has been requested recently. We are working on next year’s Health Insurance coverage already, as the renewal is due on September 1; a 4% increase would go into effect September 1, if we stay with the same plan. This is relatively low compared to increases other companies and entities are experiencing (some 8%, and even 11-12% increases). We have until the end of July to give notice, if we decide to move to a different provider.
- e. **Police Chief:** no report this meeting
- f. **Public Works:** no report this meeting
- g. **Zoning:** no regular report this meeting
- h. **Economic Development:**
 - JEDD/PEDC- JEDD meeting was postponed a couple weeks ago

- Planning Commission- no additional report

i. Council Members (*Editor's note: occurred out of order*)

Rick Walker –

- Mr. Walker clarified that he did read the purchase agreement, but didn't recall that section with the penalty clause.
- Attended retirement dinner for firemen; made a statement there on behalf of the Village
- Had a PITCH-In Meeting recently
- Discussed the possibility of a stranded vehicles Ordinance.

Becky Shimko –

- No additional report

Jean Schonauer –

- Spoke with CBIZ about recent issues with our health insurance policy; these have been taken care of

Mike Glover-

- No additional report

Elias Coss –

- Perry Recreation Board has hired Tina Whitt as new Senior Center Director; she came from Cardinal Woods. Will be a phenomenal additional. Was introduced to the Community at an Ice Cream Social; was well received.
- So far, they have 15 sponsors totaling \$6,977 for the Fall Festival; goal to exceed last year at all levels.
- Inquired whether the NOPEC Grant would be available for the Fall Festival; yes, no one else has requested it (Fiscal Officer). If so, he is requesting the grant money.
 - Rick Walker made a motion to allocate the \$1,000 NOPEC Community Grant to the Fall Festival, Ashley Hacking seconded the motion. All members of Council voted in favor of allocating the funds to the Fall Festival.
- Fall Festival is the biggest fundraiser for the Perry Recreational Center all year; raised over \$11,000 last year.
- Discussion regarding annual contributions to the Perry Recreational Board; was reduced from \$10,000 to \$5,000 per year a number of years ago. Board had indicated they would be self-sufficient soon, and would not need the additional funding; this has turned out not to be the case.
 - Elias Coss is asking consideration for the Village to increase their contribution to \$10,000 next year.
- Elias Coss provided details on a two-hour meeting with various officials, and Senior Center Directors from the Eastside of Lake County, as well as

Commissioner Morris Beverage and a representative from Lake County Senior Services:

- The Perry Senior Center Director had resigned and accepted another position at the end of April.
- The process of replacing the director included interviewing final candidates with input from Lake County Senior Services.
- There was a discussion about the commissioner's vision to implement changes using the director position within Perry to expedite that process.
- Ultimately, the decision was made to hire their own director, Tina Whitt, starting July 1.
- The meeting lasted nearly two hours with comprehensive discussions.
- Rumors about shutting down or consolidating senior centers were addressed and denied by the commissioner.
- Further updates and detailed discussions are planned for future meetings.

Ashley Hacking –

- We worked very hard on the Pickleball Grant; still waiting to hear back. Probably won't be until October/November (Fiscal Officer). The proposed pickleball courts would be installed next to the parking lot at Lee Lydic Park. She provided additional details on the location; hopefully it all works out. The dog stations look nice; all worked on together to install and place.

PURCHASES AND APPROVALS

- a. Approval of Purchases- June 6 through June 18- Rick Walker made a motion to approve purchases from June 6 through June 18. Jean Schonauer seconded the motion. All members of Council voted in favor.

PUBLIC COMMENT (PART 2)

Bill DeBus of the News-Herald

- Asked which grant is being used for the Fall Festival; the Fiscal Officer confirmed that the NOPEC Community Grant will be used.
- Inquired about stricter enforcement wanted by Council regarding fireworks, and asked the Chief what challenges the Department might have enforcing
 - The Chief cited the main challenge as being a lack of manpower to enforce effectively. Also, it is difficult to catch people in the act of using fireworks. He does not expect more citations than usual.

Tara Chabot, 3940 Call Road

- Expressed concern about after-hours activity at the park with cars driving in and out at late hours; she noted they only stay a few minutes and then leave
- The Chief noted that officers patrol the park regularly (several checks at night)
 - He urged residents to call the police and dispatch, so they can determine the time/days of week when activity occurs.

Lee Glover, 3967 Manchester Road

- Suggested that the Village consider installing a pole in the middle of the entrance to the Park at night; but who would be responsible for removing? There was also a discussion of installing a gate at some point, but again who would man it.
- There was also discussion about installing a chain across the entrance; the Chief says call the Police at 440-259-5004 or 911 if there is an emergency. It was noted also that installing a pole would make it difficult for the police to get in; additional related discussion followed.

Julie Schultz, 3794 Main St.

- She gave her contact information to Council; she is willing to help with emails and questions regarding the proposed data center; will figure out a point of contact and is willing to do research.

Miscellaneous Discussion (included members of Council, the Mayor and residents)

Elias Coss thanked members of the public for coming to the meeting, and willing to come up with solutions, as well as presenting concerns and ideas. He noted that there is a lot of noise on Facebook, but this can be used in positive ways. He agreed the communication is huge; some discussion followed about the Perry Community Page and being on Council. Council and residents are passionate about Perry, and care about the community. He noted that Council sometimes has heated discussions and disagreements, but they are respectful of one another. Being able to communicate is critical, particularly how to communicate with seniors. He noted that most seniors in the community are very active and tech savvy. Jean Schonauer then went on to speak about the Quarterly Township Newsletter, which she and other members of Council noted could be used for posting information about the potential data center. Council members stated that they had not put information about the data center into the township newsletter earlier because the zoning change was not yet finalized. There was also discussion about the various steps that have gone into the project thus far- removal of gas wells, et cetera. There was related discussion about the next step in the process- Council and Mayor went on to say that landowners will now be notified, since a recommendation has been made; a letter will go out, and there will be a formal hearing, as well. Further details were provided on who would be notified. Jean Schonauer stated that it is important for the community to know that the property currently generates no revenue for the Village; she discussed prior proposals which fell through including housing developments, and a proposed town center (we want to do what's best). It would not be an Amazon, or a Walmart; the Village is trying to think into the future. Jean Schonauer spoke about the trip to New Albany; there followed significant additional discussion and commentary on the history of the property, school capacity (concerns about additional housing developments). The Village will have a Town Hall meeting about the data center. There was

also some discussion on the vacant properties in the Village and what is being done to address this (legal proceedings are in process). There was also discussion on how to better communicate; residents were also encouraged to come to meetings.

EXECUTIVE SESSION

Mike Glover made a motion to enter Executive Session and read the purpose below:

- (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.

Jean Schonauer seconded the motion to enter into Executive Session for the purpose above; roll call- Jean Schonauer, yes; Mike Glover, yes; Elias Coss, yes; Rebecca "Becky" Shimko, yes; Rick Walker, yes; Ashley Hacking, yes.

Council entered Executive Session at 9:18 PM.

Council exited Executive Session at 9:43 PM.

ADJOURNMENT

Mike Glover made a motion to adjourn the Council Meeting; Jean Schonauer seconded the motion. Roll call: Jean Schonauer, yes; Mike Glover, yes; Elias Coss, yes; Rebecca "Becky" Shimko, yes; Rick Walker, yes; Ashley Hacking, yes.

The meeting was adjourned at 9:44 PM.

Public Hearing of Council will be on Thursday, July 31 at 6:00 PM (CANCELLED). The next Regular Council Meeting will follow at 7:00 PM.



John H. Roskos, Fiscal Officer



James Gessic, Mayor

Posted 8/8/25