

RECORD OF PROCEEDINGS

Perry Village Council
Perry Village Hall 7:00pm

Regular Meeting
January 8, 2026

Mayor James Gessic presiding.
Pledge of Allegiance.

SWEARING OF COUNCIL MEMBERS:

Solicitor O'Leary administered the oath of office to new council members Brian Farley, Curtis Curd, Pamela Jenkins and returning council member Elias Coss.

ROLL CALL OF COUNCIL MEMBER PRESENT:

Elias Coss
Mike Glover
Rebecca "Becky" Shimko
Curtis Curd
Brian Farley
Pamela Jenkins

PERSONNEL IN ATTENDANCE:

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

OTHERS IN ATTENDANCE:

Jean Schonauer, Rick Walker, Daniel Wyatt, Ron Wite, Lori White, Billie Geyer, Tami Carthen, Kathleen Okorn, Gene Wisinski, Barb Howley, Laura Wolkenderfer, Josh Herlon, Patti Ashton, Tara Chabot, Ashley Hacking, Hope Gessic, Robert Parker, Brandon Wallis, Ed Zigman, Larry W. Hackley, Bill Debus and Lee Glover. Others may have been present but did not sign in.

PUBLIC HEARING:

Solicitor O'Leary opened the public hearing to consider the recommendation of the Planning Commission to amend the Zoning Code of the Village of Perry to provide for more efficient service of Zoning Code and Notice of Violations (See Ordinance No. 2025-10) at 7:11 p.m. Solicitor O'Leary reminded those present that the proposed Ordinance will allow Perry Village and the Zoning Department additional ways that official correspondence can be sent to perfect service beyond just certified mail.

Solicitor O'Leary waited for anyone to speak on behalf of or against the proposed ordinance, but no one chose to speak at the public hearing. The public hearing was closed at 7:12 p.m.

GOOD & WELFARE:

Solicitor O'Leary informed Council that the Eastern Lake County Chamber of Commerce has named Bob's Garage and Towing as Business of the Year and Sub Zero Mission and David Komjati as Beacon Award Winners for 2026. Solicitor O'Leary has prepared proclamations acknowledging the awards and asked Council and the Mayor to sign the proclamations and return them to him.

PUBLIC COMMENT:

Jean Schonauer, 4166 Thompson St: I just wanted to say that the Christmas letters went extremely well again this year, a little bit slower than in previous years. I want to thank Pam Jenkins and Barb Howley for helping write the letters; we had probably about 50 letters that had names and addresses on them, and then we had probably another 20 more that came in with no name, no address, you know, like first name, but no last name or address. So we couldn't send them anything back, but it definitely helped with the social media on the letters and thank you to Elias asking the parents to include full name, addresses and even little notes about what the kids would like. So that helped in the letter writing as well. So I just wanted to thank the two ladies that helped me with that this year, or Santa Claus this year.

Rick Walker, 4122 Green St.: I just want to let everybody know that I did speak with Santa Claus, and he said he had a great time here in Village Hall. It was so appreciative not being out in 15 degree weather with 50 mile an hour winds. Pass that along. And I did want to say one more thing to the road department, their very nice job with snow control. With this last season, they did what they could. It came upon us pretty quickly, but they did a very nice job.

READING & DISPOSITION OF THE MINUTES:

Regular Council Meeting Minutes from December 11, 2025 (emailed on December 30, 2025)

Elias Coss made a motion to approve the minutes of the December 11, 2025 regular council meeting. Mike glover seconded the motion

Discussion: No corrections were noted.

Vote to approve: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, abstain; Brian Farley, abstain; and Pamela Jenkins, abstain.

LEGISLATION:

Council considered the following legislation:

Solicitor O'Leary explained that the first piece of legislation is the appointment of President Pro Tempore of Council. The President Pro Tempore steps into the role of Mayor when the Mayor is not available.

Solicitor O'Leary opened the floor for nominations for President Pro Tempore. Rebecca Shimko made a motion to appoint Council Member Elias Coss as President Pro Tempore for 2026. Curtis Curd seconded the motion.

Solicitor O'Leary asked if there were any other nominations for President Pro Tempore. Hearing none, the motion was brought before Council.

Resolution No. 01-2026 (Recommend suspend Three-Reading Rule)

A resolution designating and appointing Council Member Elias Coss President Pro Tempore of the Council of the Village of Perry, Ohio and declaring an emergency.

Motion to Suspend the Three-Reading Rule on Resolution 01-2026: Rebecca Shimko
Second: Mike Glover

Vote to Suspend the Three-Reading Rule: Elias Coss, abstain; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes.

Motion to Pass Resolution 01-2026: Mike Glover
Seconded: Rebecca Shimko

Discussion: None

Vote to Pass Resolution No. 01-2026: Elias Coss, abstain; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes.

Resolution No. 2-2026 (1st Reading)

A resolution authorizing the Mayor to take all actions necessary to participate in the Northeast Ohio Public Energy Council (NOPEC) 2026 Community Event Sponsorship Program and declaring an emergency.

Resolution No. 3-2026 (1st Reading)

A resolution authorizing the Fiscal Officer to encumber and expend five thousand dollars (\$5,000) to fund the Perry Joint Recreation District, including youth recreation and Perry senior center for calendar year 2026.

Resolution No. 4-2026 (Recommend suspend Three-Reading Rule)

A resolution confirming the appointment of Officer James V. Neal as a Full-Time Police Officer for the Perry Village Police Department and declaring an emergency

Motion to Suspend the Three-Reading Rule on Resolution 04-2026: Brian Farley
Second: Curtis Curd

Vote to Suspend the Three-Reading Rule: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes.

Motion to Pass Resolution 04-2026: Mike Glover
Seconded: Rebecca Shimko

Discussion: None

Vote to Pass Resolution No. 04-2026: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes

Resolution No. 5-2026 (Recommend suspend Three-Reading Rule)

A resolution confirming the appointment of Officer Tanner Elliot as a Part-Time Police Officer for the Perry Village Police Department and declaring an emergency

Motion to Suspend the Three-Reading Rule on Resolution 05-2026: Rebecca Shimko
Second: Elias Coss

Vote to Suspend the Three-Reading Rule: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes.

Motion to Pass Resolution 05-2026: Curtis Curd
Seconded: Elias Coss

Discussion: None

Vote to Pass Resolution No. 05-2026: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes

Resolution No. 7-2026 (First Reading)

A resolution authorizing the Mayor and Fiscal Officer to enter into a contract with the Lake County Automatic Data Processing Board for information technology services and declaring an emergency.

Resolution No. 8-2026 (Recommend suspend Three-Reading Rule)

A resolution authorizing the employment of JP Wright LLC as cleaning contractor and establishing compensation and declaring an emergency.

Motion to Suspend the Three-Reading Rule on Resolution 08-2026: Rebecca Shimko
Second: Mike Glover

Vote to Suspend the Three-Reading Rule: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes.

Motion to Pass Resolution 08-2026: Mike Glover
Seconded: Pamela Jenkins

Discussion: Council asked if this renewal could be presented earlier next time to allow for more readings.

Vote to Pass Resolution No. 08-2026: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes

Resolution No. 58-2025 (Third Reading, postponed from November 20, 2025 Meeting)

A resolution authoring the Mayor to renew and enter into an agreement with Public Entities Pool via Pollutro Rossley Insurance Inc. to provide for the continuation of property and casualty insurance coverage for Village Property and declaring an emergency.

Motion to Postpone Action on Resolution No. 58-2025: Elias Coss
Seconded: Brian Farley

Discussion: Elias Coss recommended postponing the vote on this resolution until a Special Council Meeting scheduled for January 29th at 6:00 p.m.

Vote to Postpone Action on Resolution No. 58-2025: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes

Motion to Set a Special Council Meeting on January 29, 2026 at 6:00 p.m.: Elias Coss
Seconded: Pamela Jenkins

Vote to Set a Special Council Meeting on January 29, 2026 at 6:00 p.m. to vote on postponed legislation: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes

Resolution No. 65-2025 (Second Reading)

A resolution authorizing the Mayor and Fiscal Officer to enter into a contract with Visual Armor for fire and burglary alarm monitoring services and declaring an emergency.

Ordinance No. 2025-10 (Motion to Return to Table after Public Hearing, Third Reading)

An Ordinance amending the Zoning Code of the Village of Perry to provide for more efficient service of Zoning Code and violation notices and declaring an emergency.

Motion to return Ordinance No. 2025-10 for Consideration (Third Reading): Rebecca Shimko
Seconded: Elias Coss

Vote to pass Ordinance No. 2025-10 for Consideration (Third Reading): Elias Coss
Seconded: Rebecca Shimko

Discussion: This Ordinance was previously tabled in order to hold a public hearing pursuant to ORC.

Vote to pass Ordinance No. 2025-10: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes

Ordinance No. 2025-12: (Third Reading, postponed from November 20, 2025 Meeting).

An Ordinance authorizing and approving the appointment of Steve Williams as Street Commission/Road Supervisor of the Village of Perry, Ohio pursuant to the provisions of Section 735.31 of the Ohio Revised Code and declaring an emergency.

Motion to Table Ordinance No. 2025-12: Elias Coss
Seconded: Brian Farley

Vote to Table Ordinance No. 2025-12: Elias Coss, yes; Rebecca Shimko, yes, Mike Glover, yes; Curtis Curd, yes; Brian Farley, yes; and Pamela Jenkins, yes

Reports:

a. **MAYOR GESSIC**

Mayor Gessic reported that the Village struggled a little bit with snow, with a plow truck that went down. The gear box and a power steering unit went down for about a week, I imagine. We had a garage door break and could not get our plow truck out for a little bit. The Township ran out of salt and borrowed salt from us.

The work on Center Street for the drainage was completed, except for the final grading and vegetation when the weather gets better and Enbridge is still going to be looking at January time frame, hopefully next week or so to remove the gas line for finishing up the second portion of that drainage project. I have not heard from the county on Manchester yet, and I have not heard anything about the water line. Bob might have more details.

Bob: The reconstruction meeting on the Manchester bridge will be in February, and we will be invited to that. The water line is waiting on Enbridge...to release their contractor, so they should be out in the next two weeks on Green/Thompson. Once we have their schedule, then we can get Bentley's schedule set up for the drainage and then we can put the water line and Green Street out to bid.

b. **SOLICITOR O'LEARY**

Solicitor O'Leary had two items. First, I am asking for Executive Session at the end of our meeting and depending upon the outcome there is likely to be action taken at the end of the meeting. Second thing I have is for the new Council people to emphasize the fact that the Ohio Municipal League offers a one day, all day seminar for new Council Members that is offered in February and March and I would suggest all the new members attend. They go over home rule, jurisdiction, powers, procedures, open meeting rules, et cetera. So if you want to attend, if you would let Mr. Roskos know so that we can make arrangements...I know that this is all new to you and we'll try and answer questions as best as we can going along, but this full day training will go a long way towards helping connect some of the dots. Fiscal Officer Roskos noted that he actually did get responses on that seminar. The only question he had is whether Pam was attending the one in Cincinnati. She confirmed that she is.

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

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

First, on Maple Street, had some communication back and forth on that little bit. We just finalized the application. This is the second year we have done this, though we did it a different way this time—we applied for small government funding rather than the regular way. Actually, we did two last year in the regular way and we did small government, yep. So we did those two differently, and then we did this a third way, so maybe they'll figure it out. A question was raised about what is actually is being done on Main Street? Mr. Parker responded: It is being repaved, just like we did on Main Street, filling it out, fixing the base, and then paving it to match exactly what the Township has done. We have preliminary approval; we scored above the line, which is usually a pretty good sign. However, nothing will be official until May. The State funds don't become available until July; it will all depend on what asphalt prices are doing. If we try to bid it, and prices are high because there's a lot of work, we will monitor the situation. If it looks like we can do it in July, we will. If not, we will bid it next spring.

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

The Fiscal Officer gave an oral monthly report.

The General Fund ended with a balance of \$2,085,015.20; for the year, we ended with a deficit of approximately \$111,000. This was due to significant capital expenditures in 2025, particularly the capping of the gas wells on the Champion Farm Property (approximate cost of \$525,000 including mineral and gas rights, and related legal fees).

Monthly revenue was \$141,715.09 versus expenditures of \$133,806.29 for a net surplus of \$7,908.80. Expenditures were in line with expectations for the month. By comparison, revenue in December 2024 was \$134,879.30 and expenses were \$132,299.88.

Income Tax revenue was above estimates by approximately \$6,000 for the month. Net income tax revenues in December 2025 were \$96,646.23 vs \$90,995.22 for December 2024.

Activity in Other Funds: The Village received several generous donations from the AmVets Post totaling \$17,558.61, which benefited the Canine Fund (2903). \$3,820.08 was paid to the Illuminating Company for electricity for Street Lights out of Fund 2902. During the month of December, the Village spent \$15,317.49 towards SRO personnel (Fund 2904). Additionally, a number of vacant property registration fees were received in December, totaling \$30,800 (Fund 2907). Finally, \$35,346.69 of income tax and net profits tax for the JEDD was remitted for the month.

Other Discussion: A final report from the Auditors for 2023 and 2024 remains pending.

Fiscal Officer Roskos stated that the Ohio Revised Code requires a brief annual report comparing the fund balances ending 2025 versus 2024; these aren't final numbers, but they'll be within a couple thousand. So again, our general fund ended this year with a balance of \$2,085,015.00, December 2024 was at \$2,196,020. Our street construction and maintenance and repair fund

ended this year at \$512,473, at the end of 2024 it was \$395,035. There's a little bit of money left in Fund 2021, that's a Road and Bridge fund. It's at \$368.17 and there was some interest received; last year it ended at \$357.64. There's also a small fund, Parks and Recreation, 2041, no change in fund balance there. It's still at \$850. Drug Law Enforcement Fund there's still \$170. There's no balance in Funds 2151, or 2152, those are both related to covid relief funds...from the federal government. Fund 2271 Enforcement and Education Fund- \$13,141 that's up from \$13,085 due to a couple small receipts from court fines; there may be an adjustment to that fund after the audit. Fund 2272 is the OneOhio Opioid Settlement Fund related to the State of Ohio's settlement with various pharmaceutical companies. Currently there is \$5,371 on that fund, versus last year which was \$4,267. The Mayor's Court Computer fund now stands at \$0; the balance of \$50.50 was transferred in earlier 2025 to the general fund. Fund 2902, our Street Lighting Fund, we ended the year at \$37,776 versus last year, \$36,005.28. Our K9 fund, 2903, is currently at \$36,768 versus last year at year end, \$19,933. Our School Resource Officer Fund currently stands at \$71,006.88 versus last year was at \$98,200. 2905 Severance Pay Fund; that is an inactive fund, but there is still a balance of \$7,044.54. 2906 Public Right Away fund that currently has no balance. 2907 Property Maintenance Fund currently stands at \$94,910 versus \$60,680. The Law Enforcement Professional Training Fund was established in 2025 to track continuing education funds from the state of Ohio; that currently stands for \$2,586.52 versus zero last year. 3101, is one of our debt service funds. It's for a sewer project. The current balance stands at \$12,312.50 year end; 2024, had zero balance. 3102 Center Street Construction Fund currently stands at \$5,000; at the end of last year was at \$10,000. All of those funds originate from the General Fund, 3103, Manchester Road Fund currently stands at \$9,360 versus last year at \$12,907. Property Purchase Fund currently has no balance. The Perry JEDD Bond Fund has no balance. Basically, that is a yearly payment for the JEDD bond. So basically, we receive money into that from the JEDD, which goes out to pay for that bond on an annual basis. 4901 Capital Projects Fund currently has no balance. 4902 Capital Equipment Fund currently stands at \$0; \$1,809 was transferred back to the General Fund last year, and the Perry JEDD Fund, which tracks income tax received by the JEDD- the Village receives on their behalf and then remits to them- that currently stands at \$1,726 versus year end 2024 was \$1,657 and finally, the 9902 Mayor's Court Fund has a zero balance. The remainder of that fund was transferred back to the General Fund in 2025; that was \$6,464 that was transferred. That is the funds report.

A question was raised as to the use of Property Maintenance Funds received. Mayor Gessic responded that Council passed an ordinance expanding the items this fund could be used for; the Fiscal Officer indicated that he would need to confirm the purposes allowed.

e. **CHRISTIAN GRAY – ZONING REPORT**

Mr. Gray reported for the year ending zone report; we finished out the year with 242 total permits. There was major development in the area, 68 new homes; there were 62 right of way permits issues related to the new homes and the ongoing Enbridge projects. The Planning Commission- we now have a recurring meeting the third Wednesday of every month. The most recent meeting we had was December 17. We had a full quorum, except for Becky was not able to be in attendance. There, we met and discussed our property maintenance standards. We emphasized how structures should look and be in good repair, sound and sanitary. We discussed other property maintenance standards and then our enforcement process. We reviewed items such as we currently, we have a blanket seven day warning and a 10 day notice of violation

compliance period. We talked about, reviewed Ordinance 2025- 10, which amended the process for issuing faster notices and how with our upcoming changes that will be very useful, we talked about some recommendations we potentially could make, such as tiered compliance timelines, so replacing the blanket 10 day rule with maybe three days for health hazards, 30 days for weather, depending work, ...60 days for structural repairs or something like that. We talked about how we want to be proactive in our enforcement... We researched other municipalities and discussed how we would like to approach zoning violations... I know we have "Pitch In" kind of right now. But we discussed, you know, education and assistance with resources. We talked about the Cleveland method, which is being really harsh and going after, you know, for example, blight conditions and homes. We talked about the township method, which is more friendly, more about educating the residents. And then another thing we talked about is increasing our fee structure for abandoned homes in the village. There are no current actions right now requiring the board of zoning appeals or planning commission and their ongoing developments. Projects are Booth Farms, Hidden Village, along with the Hidden Village Storage Development. Finally, one thing I wanted to let you know what our revenue was for zoning permits. It totaled \$34,300.00 for the year.

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

Police Chief: No report was provided.

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

Street Commissioner: No report was provided.

h. **ECONOMIC DEVELOPMENT – MAYOR GESSIC**

Mayor Gessic already reported on the JEDD meeting; we had a meeting in December. The Planning Commission Meeting, we have our regular meeting in a couple weeks and we plan to discuss property maintenance, to go over how other municipalities handle it. How they manage their property maintenance code, and try to get some understanding of what we can do. The desire is to see if anybody's got a similar regulation we can adopt and make it our own, and just make some adjustments to it.

i. **COUNCIL MEMBER REPORTS**

The following reports were made by Councilmembers:

1. **Elias Coss**: First and foremost, I want to thank all of council for nominating and voting me as your President Pro Tempore, I appreciate that your trust and confidence ... in me. I thank you guys very much for that. Also to all the voters who voted this past election and took another chance with me. So, thank you guys for that. As far as the rec board, the basketball rec department, kids are going to start their new year this upcoming Saturday; we had an increase in people who registered, so it's showing promise. Matt Elliot, who is our director for the past few months, has had a pretty positive impact. Has made a lot of changes. Is either, has already started a new website or is putting the finishing touches on the website. Social media has been extremely more active than it has been in the past. We're getting a lot of positive feedback. On the senior center, they were on break for the past two weeks. They just got back this past Monday. Everything's going very well, really, no changes over

there. Their memberships are due for renewal now. They have until, I think the end of this month. We are going to be shutting down the old Facebook page for the senior center. We've started a new one, and the reason for that is because nobody knows who is the full admin for the old Facebook page, so we only have one person who is a senior center member by the name of Holly, who actually has access to postings, but she doesn't have access to add people as admins or take people off, so we have no control of it whatsoever, and nobody can speak to who does. I made the decision a couple months ago to start a new one, and we've got that up and running, and I think we're approaching 400 followers on there. So that's pretty promising.

I did get a contract. So, I'm the chairman of the senior center and the rec department. Laketran presented me the contract back in like September to do our trips. So they do 20-25 trips a year for the seniors...two a month, and then one month they get three. And the contract that was presented to me was a 67% increase on the prior year. So, I told our director not to sign that, and we started doing research. We're looking at some other options, but the reality is, that even with the 67% increase, it looks like they're going to be lower as of right now than other possible options. So, I do have a few more weeks before we have to finalize that, because the trips that we got scheduled for this January or this month actually reflects ... the 2025 contract, so we still have a few weeks before we have to actually make that decision.

As far as the Fire Board is concerned, there's nothing new, because the Fire Board meeting, we meet the first Friday of every month, and it just so happened to be the day after New Year's this past month, so it got pushed back to tomorrow, so there's nothing new to update there. I'll have something at our next meeting. I do want to do a shout out to Lieutenant Collins and our Mayor. Those two spent a lot of hours this last snow storm that we just had last week, plowing the roads and giving the road guys a big break. So Collins, I saw... I was ready to give him a speeding ticket, but he spent, I believe, a full day and then the Mayor was out there multiple days. That is all I have.

2. **Curtis Curd**: Mr. Curd thanked the residents in the Village for the opportunity to serve on Council and asked a question about the website. How often is it updated? Mr. Roskos responded that he updates the website as things are made available but sometimes it does not update correctly unless the cache is cleared. Mr. Curd continued: and then I saw an article, I saw it looks like there's a House Bill 609, which would require public comment before taking action. I would like to look at our rules against what the purpose of that approach bill is to try to stay ahead of that for any changes, and then until we can get the website up residents can contact me at 440-844-3004.
3. **Brian Farley**: Just wanted to say thank you to everybody that helped keep the roads taken care of. It was awesome. Actually, I was really surprised, especially seeing that there's problems with our trucks and everything. I think that was a great job; the best you guys could do. Rick, if you could let Santa know that that was a great time and just in general, my kids had a fantastic time. Thank you to everybody that helped

make this Santa's workshop. My kids, every time we drive by village hall now, they're like, oh, Santa's there. Let's go see Santa. So they were probably looking around tonight like, 'Where's Santa?' So that was fantastic. Thank you guys. It's that, it's that stuff that really makes the community. And I want to you know, hopefully we can push even just little events like that, because I think it brings our community together. So yeah, thank you everybody. And I want to say thank you too for giving me the opportunity to represent you in this seat.

4. **Mike Glover:** I would just like to piggyback on the comments to the road guys. You guys did a fabulous job, and not a lot of people realize it, but you guys were out Christmas Eve, Christmas Day, New Year's Eve, and rest of us are at home enjoying the evening with family and friends. These guys are out maintaining the roads, making sure we're safe. So special. Thank you. It is recognized. Also Santa at the park turned into Santa at the Hall this year. So, we had on December 14, and it was a four-day event for all of us workers. I know my wife, Jean and Elias, were here on Friday. They were over on Friday, setting up decorations. We came back over Saturday. We finished them up Sunday. Fabulous turnout from everybody on council, all the outgoing members, all the current members, all the new members. We just had one health issue. Someone couldn't show up. But other than that, everybody was here, and it was so much appreciated. We had so much help that it was, it was great for the kids. And then Monday, tearing down with everybody was coming back up and bringing not just themselves, but they had family and friends coming up and spouses, and it was great. We had probably 15 different people that were helping out. We would also like to thank Bill DeBus for the press coverage with the change of venue. Thank you Bill.

With that being said, unfortunately, I have to announce that this was the last year that Lee was going to be running this event. So a special thank you to Lee for running it for, what, seven years now or so. She's actually the one that made the call this year about moving it down to Village Hall so everybody that volunteered, you can thank Lee for not freezing your butt off down there, but we will have to be looking for somebody else to run the event next year, if we're going to continue that. And I wanted to say Jean and all the ladies that helped out with the Santa letters, I got a text from one of the recipient's grandparents, and they were so thankful, and they were so appreciative. And just like Brian Farley was saying, you know, these types of events, is what the village is all about. And everybody that was on council, everybody that's coming on council, understands that we're making this place a better place for all the residents. And she wanted to have me relay to you how thoughtful that was, how thankful she was for that.

5. **Pamela Jenkins:** I'm so excited to have more than three minutes sitting in the audience. You only get three. Um, like everyone else, I want to thank the community and everybody that supported me and walked sidewalks and knocked on doors to get me elected. I hope I can live up to everyone's expectations, but I need input as to what they're happy with, what you're dissatisfied with. When we get our email setup will we have personal emails?

Mr. Roskos: We're still in the process of upgrading or getting this...we're on the first reading for the Lake County IT, which is Lake County Automatic Data Processing. That's what it is. So we're on the first reading for that. But once we did get established with that contract, they'll be instrumental in helping us set up a lot of back end that we need. We do have a perryvillage.gov domain now, but it still has to be set-up.

Ms. Jenkins: Okay, so anyway, thanks to everyone and let me know. I don't have anything to report on, but I do have some questions...the one with the "text that" gov and then I know some of the committees are going to change because of the changes on the council. When will that be discussed...those positions?

Mayor Gessic: Good question. I will be appointing Fire Board today. The rest I would like input for what committees? I'll ask. So, listen to who wants to try to do what committees? I mean, there's 22 of them. I don't think we are going to have 22 committees. We are going to pick and choose what we can have people show up for. I will have John send out a list and I will need your first, second, third choices. From that list, I will assemble the committee assignments.

Ms. Jenkins: Okay, the pickleball courts, we need to start working on that.

Mr. Roskos: We just got an executed contract from the Ohio of Department of Natural Resources, probably last week. But because it's a project that will cost more than \$75,000 we will have to post requests for proposals or for bids, I believe. Correct Bob?

Bob Parker: Yes, do you I mean, we'll have to talk about it. The last one I did actually was for Concord and we actually put a set of plans together. Yeah, we'll have to talk about that.

Ms. Jenkins: So, the Data Center, this hasn't been talked about, updated, or been on the agenda. It's just kind of disappeared. When we've asked the last few months, it's the company is doing their due diligence, which I understand. But what exactly does that mean? Like it's been several months. So it would be nice to get...

Mayor Gessic: We just received word from the developer that the due diligence feasibility study is done on the Village portion of the project and they are finishing up on the Township side. Mrs. Jenkins requested a copy of the letter.

Ms. Jenkins: Something I don't know how we're going to deal with this, but I became aware that the Champion House, which is on village property, which I thought was empty and abandoned, vacant, is actually owned by the village and being rented. I have some pictures that I'd like to pass around of this, of this house that's being rented by Lake County Nursery for \$850 a month, plus utilities, there are people from Lake County nursery, nursery workers that are living in that house. I guess I never put it together. And plus, I thought there was nobody living there, but looking at this house,

to me, is horrifying. It's literally falling down. There's a port a potty in the back, which I've never been inside. I have no idea what the inside looks like, but that kind of lets me believe that maybe the plumbing isn't up to par. There's wires everywhere. The front porch is falling off. It's liability. It's a liability. If that house were to burst in flames and somebody died, I feel I don't know, Mr. O'Leary, this would be your question, but as employees of the village, are we part of the liability would cover Council. Solicitor O'Leary: our coverage includes any action taken within their official capacity on Council.

Mayor Gessic: Before we had the property released to us by the school, it was rented. The School actually leased that property to the current nursery before 2017. It gets inspected by The Department of Health every year, and that's the only way he gets his letter to be able to get his migrant workers to come there. So the inside has plumbing, has a shower, has a kitchen. They put a new shower in it probably three years ago, I believe they did some floor work, literally two weeks ago in there, they put an armor shield over the roof probably four or five years ago...(it has) failed now.

Ms. Jenkins: So, I do have a question about the inspection, because I have called Lake County Nursery and asked for, I can't remember his name now, Heim or something, who they told me was in charge of housing for workers, and I've called him four times, and I've never gotten a phone call back. So I asked them about this, and they talked to a few different people down there, and nobody knew what I was talking about. They didn't know about inspecting any houses.

Mayor Gessic: He gets an inspection every year. It is a requirement with his foreign workers. And according to Jeff he did try to call you back.

Ms. Jenkins: I never heard from him. I sent some emails asking about it, and you said it was going to be torn down soon, because I said I thought it was vacant. You said, No, we rent it out. You said that it's going to be torn down soon, but the Council passed a resolution and signed a new lease with Lake County Nursery that's going to start February 1. So that doesn't sound like it's going to be torn down. So I'm just concerned that there's people living in there that's all.

Mayor Gessic: The Lake County, Ohio Department of Health certifies that there is no leaks, no mold, running water, plumbing, stuff that works on the inside cosmetically. Believe they have to repair a couple windows I think he told me that are broke, but they certified, that as being livable. So the Ohio Department of Health... if it doesn't pass, pass inspection, that he doesn't get his workers.

Mayor Gessic: Just to be clear, when you're looking at houses, and try to, you know, look at property. Do not go on the property and take pictures of houses. That is trespassing. You shouldn't be going on there with other people's properties. It is an invasion of privacy. You may stay on the sidewalk to take pictures, but you're not allowed on the property or go into backyard take pictures. It's leased to somebody. So

it's, there's a tenant there. There's a tenant there, and you have to give notice to arrange to go on the property as a Landlord.

Ms. Jenkins: So that's it. And I don't, you know, want to start off negative, because I am very excited about all the things that are happening in the Village and the road work and the pickle ball courts, and I'm looking forward to making it a better place. That's all I'm working for.

6. **Rebecca “Becky” Shimko:** Thanks. I really don't have anything except to thank the road department too. ...even this morning, because we got a text from our neighbor, who's a bus driver, who said, If you have to go anywhere, there's black ice everywhere... But we had many places that I saw we had already put the salt down so we didn't have a problem, so thank you.

PURCHASE & APPROVALS:

Mr. Roskos submitted purchase and approvals to Council for the time period from December 5, 2025 through January 1, 2026. Councilman Elias Coss made a motion to approve. Becky Shimko seconded the motion.

Vote to approve: Elias Coss, yes; Rebecca Shimko, yes; Mike Glover, yes; Brian Farley, abstain; Curtis Curd, abstain; and Pamela Jenkins, abstain.

Mayor Gessic asked to appoint Elias Coss and Rick Walker to the Fire Board.

Mike Glover made a motion to confirm the appointment, and Becky Shimko seconded the motion. All Council Members agreed

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

Jean Schonauer: Where'd you get those pictures from? (Pamela Jenkins responded, I took them) Behind the house? Well, that's what you just said. And then I just want to, you know... getting housing approved for migrant workers with visas, especially for temporary agricultural work, which is what we're talking about, involves ensuring the employer provides housing that meets strict federal health safety and housing standards set by the Department of Labor, often requiring inspections by state agencies submitting a housing management plan detailing operations and adhering to specific OSHA rules for sanitation, cooking and utilities, the employers must secure this housing as part of their visa petition and prove it's available and safe for workers. So Lake County Nursery is the employer. It's their responsibility to do that, and it's through the Department of Labor and the state health agencies, as the mayor said. So I just, I'm throwing that out there for just general knowledge.

Pamela Jenkins: Well, that's why I was trying to get in charge of or get ahold of Jeff to discuss that.

Ron White: She was talking about that house, and when we were building our house, I noticed that house two years ago, and I went like, wow, okay, and then you see six cars in the back and a porta-potty in the back. Whoever's renting it out should be responsible enough to have that thing maintained. Migrant workers, I know a little about that. Whoever employs them has to provide certain things as housing and transportation. Certainly, yeah, but there's a standard.... I don't think that's it. That's me, but I don't think that's it. I've seen others who've been much more well kept in that house. If I was a worker, I wouldn't stay in there. It's pretty ugly.

Lori White: You can fix the inside all you want. That's fine, but the outside looks like it needs to be condemned. I mean, seriously, he can go in, he can say, Oh, they have running water and they have this and that. But seriously, these guys are out there in the summertime because they probably don't have air conditioning, and they're all sitting out there giving each other haircuts. I won't even walk by the place, and I'm a walker because I'm a little kind of, you know, what's going on? But I did not know it was that house until recently...there's a washer on the porch. Now, obviously they have to have some place to stay. I get that...but I would think that they would want to fix up the outside and not have a porter pot in the backyard. For God's sake, ...that's for the workers that are actually in the fields, right? There's more than one... group of people working that land,

Ashley Hacking: I know I sent out a text to everyone about TextMyGov. I'm finishing kind of the little project I started, until someone takes it over. I kind of got permission from the mayor. I'm working with John. We're kind of setting everything up for TextMyGov; it's really important for this setup to have the community text information and key words. So if you guys, when you're you know, sitting around and someone asks you, especially Pam, and a lot of you, give out your phone numbers if the community sends you questions, not that I'm trying to be nosy, but send them to me. So I make sure I put those keywords in the database. So when someone texts something, the buzz words...so then that pulls up. So just so we're set in the database...and even for workers, if there's questions that other people, you know, other village employees, or common questions, common questions that you're asking, you're like, driving home and you're like, Hey, that's a common question I hear. Even if people in the community, if you think of something that you always want to know information about, send it to me anything at all; if it's seniors and it's a link that takes you to the Senior Center. I've been doing lots of research on other communities that have TextMyGov. I've been actually playing with their TextMyGov app to see like their buzzwords...The biggest part is that our TextMyGov is set up at the beginning. If we set it up now it we don't pay money to do it later. I'm all about cheap, cheap, cheap, you know, get our.... So we just want it set up really, really good. So that's pretty much my little project that I'm kind of helping Council out with... so me and John...me and John, we meet with them every Friday we have a training, and we start tomorrow is our first big training. And, yeah, stop in. And so what we're going to do is, I'm going to put it all together. We're kind of making out a sheet, so then it's going to be passable to Council whoever's in the spot, and it's gonna set it all up. So it's, it's just getting the framework all ready for generations to take over...

Mayor: We could have used it for the, you know the big rain we got, we had a surge...road closures...It's you know...another...we've had a problem with the snow, this last snow where people still parking on the roads when there's six inches of snow on the ground to plow.

Ashley Hacking: It's gonna be good. 'cause it works both ways. It's gonna be...for questions to come both ways. So it's, it's gonna be a really nice tool. You can opt in, you can opt out and it's, no one sold your information. It's just all right through the village. So it's gonna be a real, it's a win-win, I think, for the community.

Rick Walker: I actually just got a text from Santa, and he said he would be happy to return this coming season, but we need to select a date as soon as possible. He also mentioned that he would be interested if you wanted to do some sort of Christmas in July at Lee Lydic Park. Secondly, I need direction from you, Mayor about the Pitch-in program; currently, I am the Chairman of that program. We need to look at the bylaws and how that's formed and how to move forward with it. I'll bring out all the paperwork that I have to you... I will still stay involved. I don't have to be the chairman. If you need a council member to be chairman, that's fine, but I just wanted to put that out there that we need to move forward with that program in the correct manner.

Bill Debus: Jim, could you let me know if there is any business after Executive Session? (Jim: Yes).

EXECUTIVE SESSION:

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

(a) To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.

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

Inviting Council, Mayor Gessic, Solicitor O'Leary and Attorney David Harvey. There may be action taken after Executive Session.

Pamela Jenkins made a motion to go into Executive Session
Seconded by Curtis Curd

Vote to go into Executive Session: Elias Coss, yes; Rebecca Shimko, yes; Curtis Curd yes; Brian Farley, yes; Pamela Jenkins, yes, and Mike Glover yes.

Perry Village Council went into executive session at 8:31 p.m.

At 9:49 p.m. Becky Shimko made a motion to come out of Executive Session, which was seconded by Curtis Curd.

Vote to come out of Executive Session: Elias Coss, yes; Curtis Curd, yes; Rebecca Shimko, yes; Brian Farley, yes; Pamela Jenkins, and Mike Glover, yes.

The Council door was opened, and the meeting continued.

Council considered the following items:

Solicitor O'Leary asked for a Motion to authorize Mayor Gessic to engage the services of Attorney, David Harvey to handle a personnel matter.

Motion by Becky Shimko, seconded by Elias Coss

Vote to Authorize the Mayor to hire David Harvey: Elias Coss, yes; Curtis Curd, yes; Rebecca Shimko, yes; Brian Farley, yes; Pamela Jenkins, and Mike Glover, yes.

Solicitor O'Leary requested that Council pass a motion to add Executive Session to the Special Meeting scheduled for January 29, 2026 @ 6:00 p.m.

Motion by Elias Coss, seconded by Curtis Curd

Vote to add Executive Session to Special Council Meeting on January 29, 2026: Elias Coss, yes; Curtis Curd, yes; Rebecca Shimko, yes; Brian Farley, yes; Pamela Jenkins, and Mike Glover, yes.

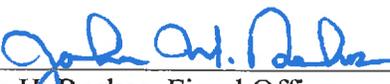
ADJOURNMENT:

Becky Shimko made a motion to adjourn and was seconded by Curtis Curd

Vote to Adjourn: Elias Coss, yes; Curtis Curd, yes; Rebecca Shimko, yes; Brian Farley, yes; Pamela Jenkins, and Mike Glover, yes.

The Perry Village Council Meeting was adjourned at 9:52 p.m.

**A Special Meeting will be held
1/29/2026 at 6:00 p.m.**



John H. Roskos, Fiscal Officer



James Gessic, Mayor

Posted _____