

RECORD OF PROCEEDINGS

Perry Village Council
Perry Village Hall 7:00pm

Regular Meeting
March 12, 2026

Mayor James Gessic presiding.
Pledge of Allegiance.

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:

Mickey Atchley, Tom & Nicholle Fulginiti, Lee Glover, Ashley Hacking, Larry Hackley, Eva Kutscher, Vince Lindeman, Alex Russo, Joe & Julie Schultz, Ron & Lori White, Laura Wolkersdorfer.

PUBLIC COMMENT

Ashley Hacking (3937 Charles Way) addressed the Council regarding the Tangible Personal Property (TPP) tax phase-out and its anticipated impact on the Perry Local School District. Mrs. Hacking stated she had provided each Council member with a five-year forecast submitted by Perry Local School District in October, along with an explanation of the forecast provided by the school district at that time, an updated forecast discussed in January showing both favorable and unfavorable scenarios, and the approved February meeting minutes documenting that the Board ultimately adopted the favorable forecast. She also included a QR code in the packet linking directly to the Ohio Department of Education information explaining the tangible personal property tax phase-out program so that each Council member could review the official state source regarding how these reimbursements were structured and how they are being reduced over time to zero.

Mrs. Hacking stated she was sharing this information as a taxpayer who cares deeply about Perry Local Schools, noting that her grandchildren, Sawyer and Lucy, deserve the same opportunity

she had as a Perry alumnus and the same opportunity that the Mayor's daughter Alexis had while attending Perry Schools. She stated that when reviewing the forecast, one item becomes very clear: the TPP replacement funding is near the end of its phase-out. She reminded the Council that in 2017 there was significant concern that approximately \$17 million in TPP replacement funding was originally scheduled to end, but that the Governor's office extended that timeline and gradually reduced the payment rather than eliminating it all at once. For the past eight years, that funding has been held at roughly \$8.5 million, giving the district time to prepare. However, the district's current forecast now shows those payments declining further, with projections dropping to approximately \$5.5 million in the coming years.

Ms. Hacking emphasized that the TPP reimbursement program was always intended to be temporary, winding down to zero. She stated that when she previously served on the Board of Education, the Champion Farms property was purchased with the long-term vision of attracting economic development to replace those TPP funds — reflecting the community's understanding that they would eventually need to prepare for this exact moment. She stated that the economic development opportunity currently under contract is the only major project before the Village that could address this long-term revenue transition. She also noted that revenue systems across Ohio are continuing to change, referencing Ohio House Bill 15 as having already influenced how major infrastructure and taxes are structured, and stated that these changes are decreasing funding at the state level. She asked the Council to please consider the effects of the TPP loss on children, the community, and the funding of safety forces. She stated that residents can afford an increase, but that the burden will fall on them. She asked that the land agreement — which she stated is already a legally binding agreement — be acted upon, and that the Council stop debating it. She called on the Council to hire an expert team to ensure that the PILOT is done right, that it protects Perry residents, supports the schools, and helps maintain the police and the community. Solicitor O'Leary indicated her time had run over, and Ms. Hacking concluded her comments.

Lori White (3858 Padre Pio Lane), a resident of Hidden Village, addressed the Council regarding snow plowing service in her development. Ms. White expressed that the snow plowing where she lives on Padre Po Drive was terrible, that she had to make several phone calls to the road department and police department to complain, and that she got stuck several times. She acknowledged that main streets are plowed well but stated that her development, which she noted brings in a lot of tax revenue, receives poor service.

Solicitor O'Leary reminded attendees that public comment is an opportunity to bring issues before Council, but is not a give-and-take discussion. Mayor Gessic responded that the Village has five road crew members on rotation, that during one of the storms one person was sick leaving only four, and that he himself filled in plowing. The Mayor explained that it takes three hours for one driver to complete all the subdivisions, such that in heavy snowfall the roads do not look plowed by the time the driver returns for a second pass. Council Member Elias Coss asked Mrs. White to elaborate on whether the issue was snow everywhere or lack of salting. Mrs. White confirmed there was snow everywhere. Council Member Coss explained that there was a statewide salt shortage this year requiring strategic application, that Morton failed to deliver two

loads of salt — one of which was delivered to the wrong location — putting the Village further behind on salt distribution, but that the plowing portion was a separate matter.

Vince Lindeman (3910 Dugan Farms), addressed the Council, noting that there has been a lot of discussion on Facebook about the data center, good and bad, and asked what the current status of the project is. Solicitor O'Leary indicated that an update would likely be provided during the Mayor's Report. Mayor Gessic confirmed an update would be given during his report.

GOOD & WELFARE

Tom Anderson, identified as a North Perry resident and Commander of the Perry American Legion, addressed the Council to thank the Mayor and Council for their support and funding of Perry High School students for the Buckeye Boys and Girls State programs. He reported that with the Council's donation, the Legion was able to send three students to Girls State and two to Boys State in June 2025. He stated that an unexpected donation was received last year, and the remainder of the donated funds were used in 2025 to support one of four applicants to Boys State and one student for Girls State to be held in June 2026. He thanked the Council for supporting these programs and explained their mission: one week during summer vacation focused on government exercises, cultivating leadership values and patriotism, and empowering participants with confidence to pursue leadership roles. He reported that over his 10 years leading these programs, many parents expressed how the experience instilled confidence in their sons and daughters. He shared a particular story of one previously supported student who is currently at West Point, crediting Boys State as having given him the confidence to pursue that path. Commander Anderson shared photographs of last year's group with the Council.

Eva Kutscher, identified as a senior at Perry High School, presented to the Council regarding her environmental science "Make a Difference" project. Ms. Kutscher explained that she chose to build a bee house (bee hotel) for the garden center at Lee Lydic Park, addressing the environmental problems of habitat loss, climate change, and protection from invasive species. She described the physical design: multiple natural materials including pine cones underneath, with the bee house at the top. She stated her hope to learn more about biodiversity and how to support local food crops through building crucial nesting sites. She indicated a plan to install two to four units at Lee Lydic Park by the following weekend, to be placed on shepherd's hooks or similar poles. She stated the project would continue to be maintained by future seniors taking the same environmental science class.

Council Member Curtis Curd expressed enthusiasm, noting he is an avid gardener and asked whether Ms. Kutscher had envisioned expanding the project beyond Lee Lydic Park to protect pollinators throughout the village. Ms. Kutscher stated not at the moment, but that the plan is to continue the project further after she graduates, as future Seniors will maintain it. Council Member Pam Jenkins inquired about the installation method. Ms. Kutscher confirmed shepherd's hooks or similar supports were being considered.

Council Member Curd volunteered to help coordinate placement. Solicitor O'Leary directed Ms. Kutscher to coordinate with Council Member Curd regarding placement, so that the Council is aware of where the units are located, noting concerns about lawn mowers and proximity to playground equipment, and clarifying that approval concern would only be required if appropriation of funds were needed. Council Member Jenkins and Ms. Kutscher exchanged contact information.

READING & DISPOSITION OF THE MINUTES:

Mayor Gessic called for a motion to approve the reading and disposition of the minutes for February 12, 2026. Elias Coss moved to approve the minutes. The motion was seconded by Brian Farley. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, abstain; Becky Shimko, yes. The minutes were approved.

LEGISLATION

The Fiscal Officer read legislation items.

Resolution No. 2-2026 (Third 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.

Motion to approve was made by Elias Coss and seconded by Curtis Curd. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion passed unanimously. Council Member Elias Coss noted that this money is usually earmarked and donated to the Fall Festival, and he formally requested that it be donated to the Fall Festival Committee for 2026. The Fiscal Officer clarified that this grant is approximately \$1,000, and that in the past the funds have been split between a few events.

Resolution No. 3-2026 (Third 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.

Motion made by Becky Shimko, seconded by Elias Coss. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion passed unanimously. Council Member Coss provided context for new members: the Perry Area Joint Recreation District is a district shared among all three Perry entities and the school, with each entity donating funds. For 2026, the Township is contributing \$20,000, North Perry \$10,000, and the Village \$5,000. In total \$35,000 is allocated, split evenly between the Youth Recreation Department and the Senior Center. Council Member Coss thanked the Council for continuing this contribution.

Resolution No. 16-2026 (Recommendation to Suspend the Three-Reading Rule)

A resolution authorizing the Mayor and Fiscal Officer to enter into a contract with TCP Software (Aladtec) for Police Department Time Management Software, and declaring an emergency.

The Fiscal Officer explained that this is software currently used by the police department for scheduling and time-off requests. The vendor has indicated significant price increases over the next several years but offered the ability to maintain the current rate for up to three years if the Village signs on within 30–45 days before the May 1st renewal date. The Fiscal Officer noted the State Auditor's recommendation for contracts of this type is approximately three years. Motion to suspend the three-reading rule was made by Brian Farley and seconded by Elias Coss. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes.

Discussion followed. Council Member Coss elaborated that the increase if the Village does not act within the 30–45 day window is significant, and that from a fiscally responsible standpoint it makes sense to enter the agreement. The Mayor noted the last contract was also three years. Council Member Jenkins asked whether there is a penalty for leaving before the three years are up. The Fiscal Officer stated he had not seen a penalty provision, but the Solicitor noted that contracts typically include an early termination provision with a six-month notice window and potentially some associated fee, though he had not seen the full contract. Council Member Coss indicated he had reviewed it and nothing of concern jumped out, but noted that costs for fire and police services are increasing significantly across the board — in some cases more than doubling or tripling in recent years. He discussed the example of central dispatch (911), noting that there is no viable alternative without introducing dangerous delays, and that costs have not decreased in the five or six years he has been tracking them. Council Member Curd questioned whether going longer than three years on the contract might be advantageous, noting a 12% increase in the tail years may not be a huge financial risk. The Mayor indicated technology could change, potentially offering better and cheaper options, but noted the 911 system transition had already doubled costs. Motion to approve was made by Elias Coss and seconded by Mike Glover. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion passed unanimously.

Ordinance No. 2026-01 (Recommendation to Suspend the Three-Reading Rule)

An Ordinance retroactively confirming and establishing compensation for the Village of Perry Police Department Canine Handler, amending Ordinance 01-2023, and declaring an emergency.

The Fiscal Officer explained that when Ordinance 1-2023 was passed in February 2023 covering years 2023, 2024, and 2025, the canine handler position was omitted by error. The State Auditor recommended that Council pass a retroactive ordinance to correct the error. The Fiscal Officer noted that canine handler pay is a long-established practice dating back to at least 2007. Motion to suspend the three-reading rule was made by Becky Shimko, and seconded by Mike Glover. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion to approve was made by Brian Farley and seconded by Elias Coss. No additional discussion. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam

Resolution No. 11-2026 (Second Reading)

A resolution authorizing all actions necessary to accept Northeast Ohio Public Energy Council (NOPEC) 2026 Energized Community Grant

The Fiscal Officer noted one more reading remains. The Mayor stated the grant is approximately \$4,000.

Resolution No. 13-2026 (Recommendation to Suspend the Three-Reading Rule)

A resolution authorizing the promotion of Michael Orf to Sergeant of the Village of Perry Police Department and declaring an emergency

Motion to suspend three-reading rule was made by Elias Coss and seconded by Brian Farley. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion to suspend the three-reading rule passed. Discussion was then held: a Council member asked why a sergeant is being promoted, expressing concern about the department becoming top-heavy. Mayor Gessic explained that the Village does not currently have a Chief, and that Officer Orf is the senior part-time officer. When Chief Collins is assigned to the School, there is a need for someone with the authority and experience to direct the department in his absence. The Council member asked whether Orf would be going full-time; the Mayor confirmed Orff will remain a part-time sergeant for at least a couple more years. Motion to approve was made by Elias Coss and seconded by Curtis Curd. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes.

Resolution No. 14-2026 (First Reading)

A resolution authorizing the Mayor and Fiscal Officer to take all actions necessary to apply for the ODNR Grant for Fishing Derby and declaring an emergency

Read on first reading; no vote taken at this time.

Resolution No. 15-2026 (Recommendation to Suspend the Three-Reading Rule)

A resolution amending Resolution No. 51-2025 and approving the Permanent Appropriations Fund for the Village of Perry, Ohio for the Year 2026 and declaring an emergency.

The Fiscal Officer explained that the Village received a large refund for a net profits tax that was required to be paid and that this resolution adds approximately \$23,000 needed for that refund. Mayor Gessic summarized that the State gave the Village someone else's money, which must now be returned. Motion to suspend three-reading rule was made by Elias Coss and seconded by Brian Farley. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion to suspend the three-reading rule passed. Motion to approve was made by Elias Coss and seconded by Becky Shimko. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion passed unanimously.

Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Resolution passed unanimously.

Ordinance No. 2026-02 (First Reading)

An Ordinance amending Section 121.01 and 121.03(1)(a) Standing Rules of Order for Village Council of the Village of Perry Codified Ordinances to amend the start time for Village Council Meetings and declaring an emergency

The Fiscal Officer stated this ordinance would move the start time of Council meetings to 6:00 PM. Read on first reading; no vote taken at this time.

MAYOR'S REPORT

Park Committee Appointments: Mayor Gessic announced committee appointments to the Park Committee: Barb Howley, Tara Chabot, and Vanessa Rockwell. He noted that John Howley was not included, as John does not attend meetings.

Truck Fleet: The Mayor reported that quotes are being obtained for new plow truck. A test drive was done with one vehicle and the crew liked it. One quote has been received but was not within their pricing expectations; a second quote is being obtained from another vendor to compare. A Freightliner truck (just under 26,000 lbs, non-CDL) was also referenced.

Pressure Washer: The Mayor reported obtaining quotes for a hot water pressure washer to clean vehicles and use at the park as needed. Current estimates are approximately \$10,000–\$11,000.

Pickleball Courts: The Mayor deferred to Engineer Bob Parker for the pickleball update.

Vacant Houses: The Mayor reported that one house on Maple Street is under contract to be sold and the parties are working through that process. The house on Harper is being listed for sale, and the owner has been in contact regarding zoning questions (single-family vs. multi-family). The Mayor indicated the owner plans to put all of their vacant houses up for sale throughout the year. The owners have filed all required vacant house registrations and paid all associated fees, which will be deposited into the Property Maintenance Fund (Account 2907). The Mayor confirmed two responses had been received from other vacant property letters, noting one had an incorrect address (corrected and resent) and one was addressed by Zoning Inspector Christian Gray. Mr. Gray reported that the owner of the property on Manchester Road — a childhood home, believed to be his mother's home — had been doing remodeling and plans to list the home for sale in the spring of 2026.

Stormwater Project: The Mayor reported that the Stormwater project had stalled due to the project manager retiring, but that a replacement has been appointed and work is expected to resume during the third or fourth week of March, weather dependent. Once that work concludes, the Village plans to remove trees from creeks near Council Member Shimko's property and remove fallen trees near Council Member Jenkins' property. The Mayor stated professional tree

crews will be hired for this work, not Village staff, and that Stormwater will cover the cost. A walk-around to assess catch basins was also conducted. Additionally, the Mayor stated the Village will seek quotes for new sidewalks on Thompson Road (widening from 30 to 48 inches), continuing the loop to Harper Street from Main Street, plus additional sidewalk on Main Street from Booth Farm to connect to the existing subdivision sidewalk.

Stormwater / Maple Street: The Mayor reported a complaint following a recent storm about water pooling on Maple Street. He stated the plan is to walk the creek from the resident's house down to the track to check for a beaver dam or obstruction preventing drainage. This was noted as a new occurrence.

Data Center Update: The Mayor reported having had multiple conversations with the data center developer over the past few weeks. The developer intends to submit a proposal for an abatement/PILOT (Payment In Lieu Of Taxes) program as an incentive arrangement. The Mayor stated the Village is in the process of acquiring an attorney to navigate the PILOT negotiation to ensure the Village is not at a disadvantage. He reported contacting seven firms, four of which recused themselves due to existing conflicts from having previously represented the developer. The Mayor stated he will review the remaining three proposals in the next few days and will select the firm with the most relevant experience.

Police Chief and Open Positions: The Mayor reported that the Police Chief position has been posted and applications are being received. The full-time patrol officer position vacated by Officer Neal has also been posted, as well as a part-time administrator position to help manage ongoing operations. He noted the administrator posting will be up for three weeks, the police chief posting for two weeks, and the patrol officer posting is nearly continuous. Interviews are anticipated to be held in the evening around 6:00 PM. A Council member offered availability to assist with evening interviews. Council Member Coss indicated he would share the postings on social media through other communities, as that has proven effective for attracting police and fire applicants.

Solicitor O'Leary noted that the Mayor had omitted one additional open position (Solicitor) from his report.

Solicitor's Transition: Solicitor O'Leary stated that when he announced in November his intention to step aside, he had anticipated this would be his last meeting. However, given other important matters arising early in the year, he committed to staying on for a couple more months rather than leaving the Mayor in a difficult transition. He indicated he has been introducing covering attorneys at meetings as a trial run, giving the Council an opportunity to meet potential candidates and for those candidates to understand how meetings operate. He stated he anticipates transitioning around June 1st.

ENGINEER'S REPORT

Engineer Bob Parker provided the following updates:

OPWC Grant: The Village applied for an Ohio Public Works Commission (OPWC) grant and loan for road resurfacing under the OPWC Small Government Fund. Preliminary analysis

indicated the Village qualifies. The Village is currently in the cure period, during which it is updating the engineer's schedule and finalizing items to earn additional points. If awarded, the grant would be \$99,400 (approximately 35% of construction cost), and a \$70,000 zero-interest 20-year loan, requiring approximately \$113,000 (40%) in local funds. If funds are awarded, they become available July 1st, which is not an optimal time for paving, so the project will likely be held until the following spring and potentially combined with the Township and North Perry Village for greater cost efficiency.

Pickleball Courts: The Village was awarded a grant for the pickleball courts. Estimated project cost is approximately \$86,000 against a \$55,000 grant. To close the cost gap, the project will be bid in separate packages: excavation and gravel base work, asphalt, surface coating, nets and posts, and fencing — to maximize pricing efficiency.

Drainage and Water Line Projects: Engineer Parker reported that Jeff and CEC sent an email confirming the drainage project will resume toward the end of March and should be completed in a relatively short time. Once that schedule is determined, the Green Street water line replacement and roadway widening will be put out to bid. The Village does not want to bid that project until the drainage schedule is confirmed, as it is a joint project with Lake County Department of Utilities.

Manchester Road Bridge: Lake County Engineer has hired Union Industrial to replace the Manchester Road Bridge. A pre-construction meeting is scheduled shortly, after which a detailed schedule will be provided, including notice of road closure, detour routes, and anticipated completion date. Engineer Parker stated he would circulate that information to police, fire, and the school district once it is available. Discussion was held regarding the detour route; a Council member expressed concern about truck and through-traffic being routed through residential developments. Engineer Parker stated the goal is to use Call Road for an official signed detour, with local residents likely using back streets informally. He offered to coordinate with the County Engineer to advocate for the preferred detour route.

Tree Removal for Bridge Project: Council Member Jenkins noted she heard trees being cut down that morning near the bridge. Engineer Parker confirmed this is due to the bat habitat window — two endangered bat species in Ohio (the Brown Bat/Long-Haired Bat and the Indiana Brown Bat) are protected from April 1st through October 31st, during which tree cutting is prohibited. The contractor is therefore completing tree removal before the April 1st deadline.

Future OPWC Funding Rounds: Engineer Parker reminded the Council that as one OPWC round concludes, the next begins, with applications typically due in May. He also noted the separate OPWC Clean Ohio Fund, which provides funding for acquisition and improvements through parkland, with applications due in the May–June timeframe. He suggested this could be relevant if the Village is considering purchasing property to expand the park.

FISCAL OFFICER'S REPORT

The Fiscal Officer noted that Council Members can review the written financial report. He referenced ongoing IT improvements: Lake County IT has provided an updated scope of work for the Village's IT infrastructure and indicated work is expected to begin in May, per an email received that day from Nick Falcone.

POLICE CHIEF/PUBLIC WORKS

Some potholes on Maple Street filled; additional details were discussed.

ZONING

Planning Commission meets next Wednesday; zoning violation has been addressed.

ECONOMIC DEVELOPMENT

JEDD meeting was cancelled, nothing additional to report.

COUNCIL REPORTS

Elias Coss provided the following reports:

Police: The Mayor already covered the police update.

Fire: The Pancake Breakfast is scheduled for April 19th from 9:00 AM to 1:00 PM at Station No. 1 (located nearby). Fire call volume is steady, with 260 calls so far in the current year compared to 266 calls at the same point last year, a difference of six calls.

Youth Recreation: The All-Star Weekend was held the previous Saturday, hosted at the high school, featuring teams from Perry, Madison, and Fairport. It was a great success and received positive feedback from all three communities. Council Member Coss praised Director Matt for his leadership. He noted that volleyball sign-ups are closing very soon (possibly the following day) and encouraged parents of interested children to sign up immediately.

Senior Center: The Casino Night is scheduled for May 8th from 6:00–9:00 PM at the Senior Center. Tickets are on sale.

Laptops/Tablets for Council: Council Member Coss proposed that the Council seriously consider acquiring laptops or tablets for all Council members and the Mayor. He noted this would eliminate excessive printing, allow for more efficient navigation during meetings, facilitate better communication, and improve efficiency for the Fiscal Officer. He stated that the cost of laptops and tablets has decreased significantly and that high-performance equipment is not required. He stated this would be a suggestion for serious consideration.

Curtis Curd reported the following:

Local Government Official Conference: Council Members Brian Farley and Curtis Curd attended a new government official orientation conference the previous Saturday. He described it as a

great experience, meeting officials from across Ohio and learning from a broad range of governmental experiences.

Little Free Library: Council Member Curd reported that Melanie had reached out regarding her Little Free Library project. The library structure is near completion — currently in the painting stage. A pole/post for installation is being sourced. Tom Fulginiti noted it is to be placed on a pole (a family project). The Mayor and Council Member Curd discussed placement location, with a preference for the pavilion area at the park, where visitors can sit and read. No firm timeline has been set.

Village Sign: Council Member Curd reported he is working on obtaining quotes for a new electronic sign out front of Village Hall. The current sign requires standing outside in all weather to program, offers limited colors (orange/red, green, white), and is difficult to read. The new sign would be updated via an interior computer system with significantly more color options. Budget considerations will need to be addressed.

Brian Farley reported the following:

Owl Recording System: Council Member Farley thanked the Mayor and the Fiscal Officer for setting up the Owl meeting recording system, noting it is something the Council has been pursuing for a long time. The Fiscal Officer confirmed he had tested the system and checked audio levels from every location in the room. The plan is to upload recordings to YouTube the day after each meeting.

TextMyGov: Council Member Farley thanked Ashley (noted separately) and the Fiscal Officer for rolling out the TextMyGov notification system. He encouraged residents to use the system.

Garbage Price Increases: Council Member Farley noted that community members have reached out about garbage collection price increases, and that he personally received a letter from Major Waste indicating a 3–4% price increase within the next year. He suggested residents can use the County dump as an alternative; pricing was noted at \$3 for a load up to 200 pounds, and \$5 for a pickup truck load up to 330 pounds, with appliances priced separately.

Fireworks: Council Member Farley reopened discussion about establishing firework times for the 2026 July 4th holiday. He noted that July 4th falls on a Saturday this year and suggested the full Council consider this topic for the next meeting, encouraging community members to share feedback on firework hours.

Laptops: Council Member Farley seconded Council Member Coss's proposal for laptops/tablets for Council members, noting that there are no computers available in the office for Council members to use, and that having devices would allow them to review materials more efficiently.

Communication Committee: Council Member Farley noted he is looking for members to join the Communication Committee and has reached out to several people awaiting responses.

Welcome to Perry Folders: Council Member Farley stated his goal for the current month is to review and finalize the Welcome to Perry informational folders that had been previously discussed.

Mike Glover reported the following:

TextMyGov Statistics: As of March 2nd, 10,633 messages had been processed and 1,479 users were enrolled.

Community Garden: He reported that the community garden packet, including a detailed explanation for setup and tear-down procedures and the updated plat map for 2026 with all submitted applications, has been handed over to Council Member Jenkins, who is taking over the community garden. He acknowledged that he and his wife have invested significant time in the garden over the past five years. He noted that 10 of the current participants confirmed they are returning, one response is still pending, and one participant will not return, leaving the garden in good shape for the transition.

Finance Committee: He reported that the Finance Committee meets after each quarter, which would put meetings in April, July, September, and January. Since there is no July Council meeting, he and the Fiscal Officer discussed whether to hold the finance committee meeting the month before or the month after. He indicated further discussion is needed and asked the Fiscal Officer whether an April finance committee meeting is already scheduled — the Fiscal Officer confirmed it is not. He also noted that depending on the new Council start time (6:00 PM per the pending ordinance), a separate evening for the finance committee meeting may be needed, or it could potentially be held at 5:00 PM. He reported reaching out to Jean Schonauer, the previous committee chairwoman, to discuss how she ran the committee and hear her future suggestions. He also noted receiving feedback and areas of focus from Ashley, and reported that he spoke with the Fiscal Officer for nearly two hours the previous Friday to identify what is needed from the finance committee. Plans are in place for a walkthrough of the UAN (Uniform Accounting Network) system.

Pam Jenkins reported the following:

Park Committee: Council Member Jenkins reported that the Park Committee has a meeting scheduled for Saturday, March 14th at 9:30 AM with new members Vanessa Rockwell, Tara Chabot, and Barb Howley. She expressed excitement about the new members and their energy.

NatureWorks Grant: A new application has been released for the NatureWorks grant program used last year to fund the pickleball courts. The Park Committee will discuss what to recommend to the Council at the next meeting, with ideas for simpler enhancements such as bicycle racks.

Earth Day: A tentative Earth Day celebration is planned for the Sunday following April 22nd at Lee Lydic Park (the fourth consecutive year). Activities will be held from 1:00–4:00 PM. An effort will be made to obtain another tree from Petitti's.

Pond Drainage: Council Member Jenkins raised a concern about pond drainage at the park following heavy rainfall. The Mayor confirmed a pipe runs from the pond to the creek, and that it was functioning last Fall, though he had not checked it since. He noted the previous day had seen approximately three inches of rain in a very short period.

Battery Collection Tube: Council Member Jenkins gave a detailed report on the park's battery collection tube, which was taken down following concerns raised with the EPA and the Village's insurance underwriter regarding lack of security, unmanaged conditions, and batteries on the ground. Council Member Jenkins stated she was perplexed, as the tube has been in place for approximately two and a half years, collected over 600 pounds of batteries, with weekly checks by Barb and John, and no complaints, vandalism, or problems. She clarified that the program collects only household alkaline batteries (not lithium-ion), which are classified as solid waste by the EPA. After calling both the EPA and the insurance underwriter (Nick Leach), both parties were satisfied once the correct information was provided, and both gave written approval for continuation of the program. She stated the Mayor asked her to bring it to Council for approval to restore the program.

Council Member Curd expressed concern about the risk of unauthorized lithium-ion batteries being deposited and the potential fire hazard to the pavilion structure. Mayor Gessic expressed a preference for a different location, citing the presence of children at the park. Council Member Coss suggested relocating the tube to Village Hall, where cameras are present, police are on site, and regular staff presence ensures monitoring. Solicitor O'Leary suggested the Council identify a top-three list of potential locations and vote on a final location at the next meeting, at which time Pam will also distribute the written approvals from the EPA and insurance underwriter.

PEP Grant: Council Member Jenkins reported that the Village's insurance underwriter, Nick Leach, informed her about a \$1,000 PEP (Prevention and Education Program) grant available through the insurance company, on a first-come, first-served basis. The grant can be applied toward prevention or reduction of liability claims or property losses, including signage, cones, fire extinguishers, warning sirens, reflective materials, and security cameras. Council Member Jenkins suggested it could be used for park security cameras. The Mayor confirmed the Village has used this grant previously for police department equipment, including body armor.

Perry Township Newsletter: Council Member Jenkins reminded the Council that the quarterly Perry Township Newsletter submission is due March 25th. She noted the newsletter was not submitted last quarter and encouraged all departments to take advantage of this communication channel. She offered to prepare a park section and asked whether submissions should be compiled individually or as a single page.

Perry Economic Council: Council Member Jenkins briefly noted she became aware of a potential opening on the Perry Economic Council and asked the Mayor if he was familiar with it. He was not, and she stated she would find out more.

Council Member Becky Shimko reported that the Planning Commission meeting had to be canceled due to lack of quorum. She expressed hope that the meeting scheduled for the following Wednesday would proceed.

PURCHASES & APPROVALS

Mayor Gessic called for a motion on purchases and approvals. Motion was made by Curtis Curd and seconded by Brian Farley. Roll call vote: Elias Coss, yes; Brian Farley, yes; Pam Jenkins, yes; Curtis Curd, yes; Mike Glover, yes; Becky Shimko, yes. Motion passed unanimously.

PUBLIC COMMENT

Larry Hackley, 4015 Center Road, asked what the PILOT (Payment In Lieu Of Taxes) program for the data center will look like. Mayor Gessic explained that a PILOT is a payment-in-lieu-of-taxes program through which the developer makes cash payments directly to entities such as the school and the Village, rather than paying property taxes. He noted this is not subject to state distribution schedules. He stated the Village is still waiting to receive the developer's proposal. The Mayor mentioned the developer intends to mail communication to every individual in Perry regarding the project.

Christian Gray, Zoning Inspector, raised the topic of laptops for Council members from an IT security perspective. He noted the Village currently uses Google Drive (a cloud-based system) and asked whether Council members bringing personal devices and accessing sensitive information from home would pose a security risk. Mayor Gessic indicated it would likely not be appropriate to use personal devices. Solicitor O'Leary stated that in other communities where he has served, devices are issued by the municipality specifically to address public records request issues — differentiating personal data from Village-related data. He also raised a Sunshine Law concern, cautioning that electronic communications between Council members must comply with Ohio's open meetings rules. Council Member Curd noted that accessing the system would likely also require a secure VPN connection. Mr. Gray noted that a formal IT procedure needs to be developed, referencing that Lake County IT is expected to begin their work in May per the Fiscal Officer's update.

Julie Schultz, 3794 Main Street, addressed the Council regarding governance concerns related to the data center project. Ms. Schultz stated that Council members take an oath to support the U.S. and Ohio constitutions and to faithfully discharge their duties in the best interests of the municipality and its residents. She stated that the Village has entered into a legally binding purchase agreement for the Champion Farm property under contract for the proposed data center project, and that once a municipality executes a binding agreement, it has contractual obligations to act in good faith and avoid actions that could interfere with the agreement or expose the Village to legal liability.

Ms. Schultz stated that recent actions by Council Member Pam Jenkins raise serious governance and risk management concerns, specifically: that Council Member Jenkins publicly stated on social media that the Village is still looking for a way out of the agreement; that she publicly promoted opposition to the project, including offering to obtain and distribute "No Data Center" signs to residents; that she entered property that is part of the active purchase agreement to take photographs of the house located on that property; and that she presented those photographs during the January 8th Council meeting, raising the topics of the house and alleged health and safety concerns during two separate Council meetings. Ms. Schultz noted that during those

discussions the Mayor stated he was aware of the situation, that the house was up to code, and that no health or safety violation had been identified. She further noted that during the January meeting the Mayor specifically notified Council Member Jenkins that entering private property without permission constitutes trespassing and that the residents did not appreciate having photographs taken without notice. Notwithstanding those statements, Ms. Schultz stated the matter continued to be raised publicly and was ultimately referred to the State Attorney General's office without the consent or authorization of the Mayor or Council.

Ms. Schultz stated that when a representative of the Village publicly states they are seeking a way out of a binding agreement, organizes opposition to the project, raises safety concerns regarding property that is part of the transaction, and refers complaints to outside agencies without authorization, it creates the appearance that a representative of the seller is actively working against a contract the Village has already executed. She stated that such actions can be interpreted as interference with the agreement and may expose the municipality to legal risk, as outlined on page 20, section 14 of the purchase agreement. She noted that litigation involving agreements of this size can result in recovery of costs incurred by the buyer, legal fees, and other damages potentially reaching into the millions of dollars, ultimately falling upon Perry Village taxpayers. She respectfully requested that Council Member Jenkins recuse herself from any discussions, deliberations, or votes related to the data center project, and urged the Council to prioritize protecting the interests of the Village and its taxpayers. Solicitor O'Leary noted at three minutes that she should wrap up, and Ms. Schultz concluded her remarks.

EXECUTIVE SESSION:

Solicitor O'Leary requested that Council go into executive session for the following reasons:

- (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 and Solicitor O'Leary, action is not anticipated but may be taken after executive session.

Motion to enter Executive Session was made by Rebecca Shimko, and seconded by Curtis Curd.

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

Executive Session began at 8:30 p.m.

Curtis Curd made a motion to come out of executive session, and Rebecca Shimko seconded the motion. All in favor voted yes, and executive session closed at 9:33 p.m.

The council room door was reopened and Council resumed their normal meeting.

Pamela Jenkins reminded Council that three people were identified for the Parks Committee but not voted upon by Council.

Elias Coss made a motion to appoint: Barb Howley, Tara Chabot and Vanessa Rockwell to the Perry Village Parks Committee. The motion was seconded by Curtis Curd.

Vote to appoint: Elias Coss, yes; Curtis Curd, yes; Pamela Jenkins, yes; Brian Farley, yes; Rebecca Shimko, yes; and Mike Glover, no

ADJOURNMENT:

Mike Glover made a motion to adjourn and was seconded by Brian Farley.

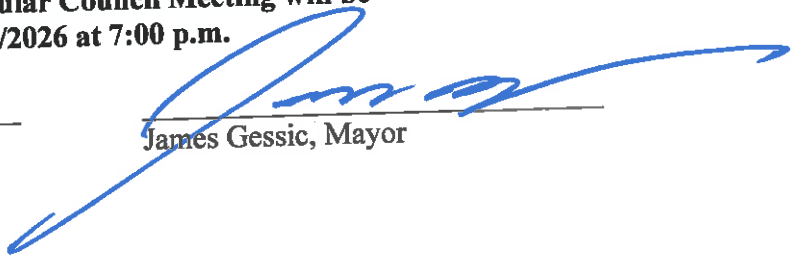
Vote to Adjourn: Elias Coss, yes; Curtis Curd, yes; Pamela Jenkins, yes; Brian Farley, yes; Rebecca Shimko, yes; and Mike Glover, yes

The Perry Village Council Meeting was adjourned at 9:37 p.m.

**The Next Regular Council Meeting will be
4/9/2026 at 7:00 p.m.**



John H. Roskos, Fiscal Officer



James Gessic, Mayor

Posted 4/12/26