

RECORD OF PROCEEDINGS
MINUTES OF PERRY TOWNSHIP TRUSTEES
MEETING
HELD MARCH 5, 2024

PERRY TOWNSHIP TRUSTEES MET IN REGULAR SESSION, CALLED TO ORDER AT 7:30 BY CHAIRPERSON, KEVIN COX. LARRY SIDENER AND GREG KESSEN PRESENT. ROLLCALL BY FISCAL OFFICER. A TRUSTEE'S PRAYER AND THE PLEDGE OF ALLEGIANCE FOLLOWED.

LARRY SIDENER MADE A MOTION TO ACCEPT THE CORRECTED MEETING MINUTES FROM FEBRUARY 18, 2025, 2ND GREG KESSEN.

CHRIS STOMBAUGH, FISCAL OFFICER –

CHRIS WAS ABLE TO RESERVE HER SPOT AT THE LOCAL GOVERNMENT OFFICIALS CONFERENCE HELD IN COLUMBUS ON MARCH 27TH AND 28TH AT A COST OF \$250 PLUS HOTEL STAY AND GAS MILEAGE. BY BOOKING THE DAY IT OPENED SHE WAS ABLE TO RESERVE A HOTEL ROOM AT A REDUCED COST. CHRIS SPOKE WITH JERRY HUNT ABOUT EXTRA CLEANING OF THE RENTAL HALL AND COMMON AREAS AT A COST OF \$500. CHRIS WILL GET A LIST OF CLEANING SUPPLIES FROM HIM TO PURCHASE. GREG ASKED ABOUT THE OTHER QUOTES WE RECEIVED FOR CLEANING. ONE WAS FOR ABOUT \$680 AND THE OTHER ONE WAS ABOUT \$1300. JERRY STATED THAT HE WILL BE CLEANING IT ON HIS OWN AND CHRIS TOLD HIM TO BE SURE TO HAVE SOMEONE HERE WITH HIM IF HE IS ON A LADDER FOR SAFETY REASONS. GREG STATED THAT THE TRUSTEES WILL TABLE IT FOR NOW BUT MAKE A DECISION SOON. CHRIS ALSO SUGGESTED WE REPLACE THE BROKEN SMOKING RECEPTABLE. SHE FOUND A STEEL ONE ON AMAZON FOR \$89.99.

LARRY SIDENER MADE A MOTION TO PAY BILLS OF \$62,314.40, 2ND GREG KESSEN.
SIDENER – YES, COX – YES, KESSEN – YES.

GREG KESSEN MADE A MOTION TO ACCEPT THE BANK RECONCILIATION FOR JANUARY 2025, 2ND LARRY SIDENER.
SIDENER – YES, COX – YES, KESSEN – YES.

GREG KESSEN MADE A MOTION TO ACCEPT THE CREDIT CARD RECONCILIATION FOR FEBRUARY 2025, 2ND LARRY SIDENER
SIDENER – YES, COX – YES, KESSEN – YES.

GREG KESSEN MADE A MOTION TO BUY TWO STEEL SMOKING RECEPTABLES FOR \$89.98 EACH FROM AMAZON, 2ND LARRY SIDENER
SIDENER – YES, COX – YES, KESSEN – YES.

DEPARTMENT HEADS

JOHN ITEN, POLICE CHIEF-

JOHN STATED THAT THE POLICE DEPARTMENT IS NOW IN COMPLIANCE WITH LEADS. THEY WERE AUDITED AND WERE OUT OF COMPLIANCE BUT IN SERVICE. SERGEANT BILL JOSEPH WORKED HARD ON THE PROJECT. THE LAST AUDIT WAS IN 2023 AND THEY DIDN'T KNOW IT WAS OUT OF COMPLIANCE UNTIL THE CURRENT AUDIT.

JOHN WOULD LIKE TO RESCIND THE ESTIMATE FROM JBL GRAPHICS THAT WAS APPROVED AT THE LAST MEETING. HE WAS ABLE TO GET ANOTHER QUOTE FROM A COMPANY IN BUCYRUS FOR ABOUT \$1500. HE WILL EMAIL IT TO THE BOARD ONCE HE GETS IT. THE TAHOE IS ALMOST DONE. THEY ARE PUTTING EMERGENCY LIGHTING ON IT NOW.

HE IS ASKING TO HIRE DYLAN MOHR AT A PROBATIONARY PERIOD FOR 6 MONTHS. THE POLICE DEPARTMENT IS CURRENTLY LOSING MILEAGE ON THE ROADS DUE TO LACK ON EMPLOYEES. DYLAN STARTED WITH THE SHERIFF'S DEPARTMENT THEN WENT TO THE SHAWNEE POLICE DEPARTMENT. TRUSTEE COX STATED THAT HE CHECKED WITH BOTH AND HAD THEY NO ISSUES WITH HIM. HE LEFT THE SHERIFF'S DEPARTMENT FOR FINANCIAL REASONS. HE HAS EXPERIENCE AND THEY NEED SOMEONE WITH EXPERIENCE BEING A PART-TIME POLICE DEPARTMENT. MILES TREUX WILL BE RETIRING FROM AUXILIARY SOON. THEY HAD 81 CALLS FOR SERVICE HANDLED BUT THEY ACTUALLY HAVE MORE THAN THAT BUT THERE WAS AN ERROR WITH REPORTING. GREG ASKED HOW MANY OFFICERS THEY HAVE AND CHIEF ITEN STATED THAT THEY HAVE 5 OFFICERS BESIDES HIMSELF.

**LARRY SIDENER MADE A MOTION DYLAN MOHR FOR A PROBATIONARY PERIOD OF 6 MONTHS, 2ND KEVIN COX
SIDENER – YES, COX – YES, KESSEN – NO.**

COREY LEHMAN, ROAD SUPERVISOR-

COREY RAN THE ROADS WITH ERIC FROM ALLEN COUNTY FOR THE ROAD PROGRAM. THEY WILL GET THE ROAD PROGRAM ESTIMATE IN THE NEXT COUPLE WEEKS TO EDIT.

HE RECEIVED THE ROAD STRIPING PAPERWORK FROM ALLEN COUNTY ENGINEERS SO HE WILL LOOK AT IT AND GET IT BACK TO THE ENGINEERS.

THE TIRES HAVE BEEN PICKED UP THAT WAS BESIDE THE BUILDING. THE INVOICE WAS \$690.00 FOR ABOUT 200 TIRES. THE VENDOR ASKED THAT ONCE HE GETS 20-30 TIRES TO GET A HOLD OF HIM. COREY ASKED TO HAVE THE RIGHT OF WAY PERMIT APPROVED. COREY HAS LOOKED IT OVER AND MADE EDITS AND SAYS IT IS READY TO BE ACTIVE. COREY ALSO WOULD ALSO LIKE TO START USING THE NEW DRIVEWAY PERMIT.

**LARRY SIDENER MADE A MOTION TO ADOPT A NEW RIGHT-OF-WAY PERMIT WITH FEE, 2ND GREG KESSEN
SIDENER – YES, COX – YES, KESSEN – YES.**

**LARRY SIDENER MADE A MOTION TO ADOPT A DRIVEWAY PERMIT FEE CHANGE AND FORM, 2ND GREG KESSEN
SIDENER – YES, COX – YES, KESSEN – YES.**

JOHN BREWSTER, ZONING INSPECTOR-

JOHN HANDED THE BOARD A RESIGNATION LETTER FROM CHUCK WEIGT FROM THE ZONING BOARD OF APPEALS DUE TO A CONFLICT WITH HIS CURRENT EMPLOYER.

ATTORNEY BLAIN BROCK EMAILED JOHN AND THE TRUSTEES A REVISED COPY OF AN AGREEMENT FOR DENNIS PHALEN'S PROPERTY ON YODER ROAD.

TRUSTEE KESSEN THEN DISCUSSED A PART OF THE PROPOSAL THAT NEEDS TO BE CHANGED OR SOMETHING TO ADD TO IT TO STATEMENT #5 TO ADD THAT THERE SHOULD BE AN ONSITE VISIT BEFORE RELEASING FUNDS.

JOHN THEN HANDED THE MINUTES FROM THE ZONING BOARD OF APPEALS PUBLIC HEARING TO THE TRUSTEES THAT WAS HELD ON FEBRUARY 26TH.

JOHN HAS TALKED TO THE NEW OWNER OF 6336 ST JOHNS ROAD. HE SUBMITTED HIS PLANS AND PAID FOR THE VARIANCE AND IS PRESENT AT THE MEETING. TRUSTEE SIDENER ASKED ME SANNES WHEN HE PLANS TO START. RANDY SANNES STATED THAT HE IS A LICENSED CONTRACTOR AND HE PLANS TO START AS SOON AS HE GETS THE APPROVAL AND PERMITS. HE STATES THAT IT WILL TAKE 6 MONTHS START TO FINISH. MR SANNES STATED THAT HE WILL HAVE TO WAIT ON SEPTIC UNTIL SUMMER. IT WILL SECURED AT THE SAME TIME AND IT WILL BE HIS PERMANENT RESIDENCE. TRUSTEE KESSEN THANKED HIM FOR COMING IN AND LETTING THE BOARD KNOW WHAT HIS PLANS ARE.

LARRY SIDENER MADE A MOTION TO ACCEPT THE RESIGNATION OF CHUCK WEIGT FROM THE ZONING BOARD OF APPEALS, 2ND GREG KESSEN

SIDENER – YES, COX – YES, KESSEN – YES.

LETTER ATTACHED

GREG KESSEN MADE A MOTION TO ACCEPT THE ZONING RECEIPTS IN THE AMOUNT OF \$2,780.00, 2ND LARRY SIDENER

SIDENER – YES, COX – YES, KESSEN – YES.

LARRY SIDENER MADE A MOTION TO ALLOW BLAIN BROCK TO SEND THE PROPOSAL TO DENNIS PHALEN'S ATTORNEY WITH THE AMENDMENT FOR STATEMENT NUMBER 5 TO ADD "AN ONSITE VISIT". 2ND GREG KESSEN

SIDENER – YES, COX – YES, KESSEN – YES.

GREG KESSEN MADE A RESOLUTION #2025.0304-01 TO ACCEPT THE PUBLIC HEARING MINUTES HELD ON FEBRUARY 26TH TO DENY THE CONDITIONAL USE PERMIT FOR VICTORY LOUNGE ON 12TH STREET. 2ND LARRY SIDENER

SIDENER – YES, COX – YES, KESSEN – YES.

KEVIN RADER, FIRE CHIEF-

CHIEF RADER GAVE THE BOARD AN UPDATED ROOSTER. CHIEF RADER ALSO INVITED EVERYONE TO COME OUT TO SUPPORT PANCAKE DAY AT THE FIRE DEPARTMENT. IT WILL BE ON SATURDAY, MARCH 29TH FROM 7 AM – 11 AM AND SUPPORTS THE AUXILIARY.

MEDICAID OVERPAID \$530 PLUS INTEREST OF 98.12 WHICH EQUALS \$628.12 FROM JUNE OF 2020 THROUGH AUGUST OF 2022. MEDICOUNT WILL ASSIST IN CORRECTING THE ERROR. HE GAVE PAPERWORK TO THE TRUSTEES FROM MEDICAID.

THEY HAD THE FIVE-YEAR HYDRO TESTING FOR THE FTC AND THE SPRINKLER SYSTEM. IT FAILED AND THE REPAIR ESTIMATE FOR THAT IS \$2,800.00 AT THE MOST. CHAIRMAN COX ASKED CHIEF RADER WHY IT FAILED AND HE STATED HE BELIEVES THAT WHEN THE BUILDING WAS BUILT, SOMEBODY WENT CHEAP AND PUT THE WRONG FDC (FIRE DEPARTMENT CONNECTION) ON IT AND EXPLAINED THAT IT IS LEAKING. HE STATED THAT THEY ARE NOT IN OHIO FIRE CODE COMPLIANT.

LARRY SIDENER MADE A MOTION TO APPROVE THE TO REQUEST TO REPAIR AND TESTING THE SPRINKLER SYSTEM AND FDC (FIRE DEPARTMENT CONNECTION) NOT TO EXCEED THE AMOUNT OF \$2,800, 2ND GREG KESSEN

SIDENER – YES, COX – YES, KESSEN – YES.

HE THEN ASKED A QUESTION ABOUT THE BUDGET. HE STATED THAT IN 2023 HE HAD RADIOS BEING ORDERED, AN INVOICE HADN'T COME IN YET AND THAT WAS HIS FIRST YEAR BEING FIRE CHIEF AND WAS TOLD HE HAD TO HAVE MONEY CARRIED OVER FROM THAT BUDGET TO THE NEXT YEAR'S BUDGET. HE

REQUESTED AT THE END OF 2024 A LIST OF ITEMS THAT THEY WOULDN'T GET THE INVOICES UNTIL 2025 AND WAS TOLD HE WOULD HAVE TO HAVE PURCHASE ORDERS TO CARRY THOSE OVER FROM THE PRIOR YEAR. HE ASKED WHAT THE PROPER WAY IS TO HAVE MONEY CARRIED OVER. CHRIS ANSWERED THAT THE ONLY WAY TO CARRY OVER FUNDS IS WITH A PURCHASE ORDER OR TO INCREASE THE LINE ITEM BY THAT AMOUNT IN THE NEW YEAR. TRUSTEE KESSEN ASKED CHIEF RADER TO EXPLAIN A LITTLE BIT MORE. HE EXPLAINED THAT HE IS TRYING TO BE BUDGET CONSCIOUS BUT IN 2023 HE ORDERED RADIOS AND WHEN THAT INVOICE DIDN'T COME UNTIL 2024. HE WAS TOLD AT THAT TIME THAT HE DIDN'T BRING IT UP AT THE YEAR-END MEETING OR ASK FOR A RESOLUTION. IT HAD TO COME OUT OF 2024'S BUDGET. AT THE END OF 2024 HE BROUGHT OVER A BUNCH OF DIFFERENT INVOICES THAT WERE UNDER HIS ALLOTTED SPENDING AMOUNT AND THEN AFTER THE YEAR END PASSED, HE ASKED ABOUT THEM AND IS NOW BEING TOLD HE HAD TO PUT IT ON A PURCHASE ORDER. CHRIS THEN STATED THAT SHE DOESN'T THINK IT'S NECESSARY TO CARRY OVER SMALL INVOICES LESS THAN \$1,000 BECAUSE WE DON'T GENERALLY SPEND 100% OF ANY LINE ITEM.

NICK MYERS PASSED FIRE FIGHTER II CERTIFICATION AND JASON SMEDLEY PASSED HIS FIRE/EMS INSTRUCTOR II CERTIFICATION.

A COUPLE MEETINGS AGO HE SPOKE ABOUT SENDING ONE ADDITIONAL EMPLOYEE TO APOLLO FOR THE ADVANCED EMT COURSE. CHIEF RADER CHOSE BLAICI LEE TO ATTEND.

GUESTS

BOB PHILLIPS, CHUCK WEIGT, JASON STOMBAUGH, WM RANDY SONNES, SHARON MULLINS, DAVE STOMBAUGH, JANET LAUF, PAULA PATTON

DAVE SHEPHERD – ABOUT ONE YEAR AGO HE PROVIDED A LIST OF PROPERTIES ON 4TH STREET BETWEEN BOWMAN AND GREELY CHAPEL THAT NEED CLEANED UP. THERE ARE DUMPSTERS OUT BY THE ROAD AND TRASH BLOWING DOWN THE ROAD AND OLD CARS SITTING EVERYWHERE. THERE IS A CAR WITH 2 FLAT TIRES SITTING ON THE ROAD BY GREELEY CHAPEL FOR ABOUT 3 MONTHS. HE STATED THAT HE DOESN'T APPRECIATE THAT AND YEARS AGO HAD CARS SITTING ON HIS PROPERTY AND WAS TAKEN TO COURT TO MAKE HIM MOVE THEM. JOHN BREWSTER STATED THAT THE HEALTH DEPARTMENT IS WORKING ON ONE OF THE PROPERTIES NOW AND THEY ARE TRYING TO GET THE GARBAGE TRUCKS REMOVED ALSO BUT THEY'RE HAVING ISSUES WITH COMMUNICATION. HE ALSO ASKED WHY SEMI TRUCKS ARE COMING DOWN BOWMAN. THE TRUCKING COMPANY ISN'T THERE ANYMORE AND HASN'T BEEN THERE FOR SEVERAL YEARS. COREY STATED THAT THERE IS A SIGN FOR INTERSTATE 75 THAT THEY MAYBE FOLLOWING. CHAIRMAN COX STATED THAT HE DOESN'T AGREE WITH TRUCKS USING IT BUT POLICE CHIEF ITEN SAYS WITH THE SIGNAGE THEY HAVE THERE IS NO WAY TO ENFORCE IT BECAUSE THERE IS A SIGN FOR NO THROUGH TRUCKS ONE WAY BUT NOT THE OTHER. COREY WILL CHECK ON THE SIGNAGE TO SEE IF ANY CAN BE CHANGED. THEY SPOKE ABOUT HAVING THE TRUCK TOWED SINCE IT IS IN THE RIGHT OF WAY. JOHN BREWSTER STATED THAT THE ZONING BOARD IS HAVING A MEETING ABOUT THE STORAGE TRAILERS (MATCH BOXES) AND SETTING A LIMIT OF TIME THAT THEY CAN HAVE THEM ON THEIR PROPERTIES AND A PERMIT WILL BE REQUIRED.

CORLISA TYSON – ASKED WHAT THE GUIDELINES ABOUT A CHURCH ON 13TH AND REESE TO MAKE IT INTO A COMMUNITY STORE. JOHN BREWSTER STATED THAT IT IS ZONED RESIDENTIAL SO SHE WOULD NEED A CONDITIONAL USE PERMIT FOR RESALE. JOHN TOLD HER THAT THE RESOLUTIONS ARE ONLINE.

JIM CLEMENTZ – JIM ASKED ABOUT THE TRAFFIC STUDY PAPERWORK THAT HE WAS GIVEN AFTER LAST MEETING. IT WAS DETERMINED IN THE PAPERWORK THE 55 MPH WAS APPROPRIATE FOR AMHERST RD. ADAM HAUNHORST STATED THAT THEY WILL DO A NEW TRAFFIC STUDY THIS SUMMER. THE LAST ONE WAS DONE IN AUGUST 2023 AND SHOWED MOST PEOPLE WERE GOING OVER 70 MILES PER HOUR.

COREY STATED THAT WE MIGHT BE ABLE TO DO A NEW TRAFFIC STUDY BY APRIL. CHAIRMAN COX WILL SPEAK TO ADAM ABOUT GETTING THE TRAFFIC STUDY SCHEDULED. THE BOARD WISHED THEY COULD CHANGE THE SPEED TO 45 MPH BECAUSE OF THE HIDDEN DRIVES AND THE HILL. JIM IS VERY CONCERNED THAT SOMEONE COULD GET KILLED BECAUSE OF ALL THE SPEEDERS.

PAULA PATTON – SHE WOULD LIKE TO KNOW WHY THE INSURANCE IS STILL BEING HELD. TRUSTEE KESSEN ASKED FOR AN EXECUTIVE SESSION WITH THE ZONING INSPECTOR AND ZONING ATTORNEY BLAIN BROCK. THEY INVITED RANDY SANNES (NEW PROPERTY OWNER) IN LATER.

GREG KESSEN MADE A MOTION TO GO INTO EXECUTIVE SESSION FOR A LEGAL DISCUSSION WITH THE TRUSTEES, JOHN BREWSTER, BLAIN BROCK AND THEY LATER INVITED IN RANDY SANNES AT 7:42 PM, 2ND LARRY SIDENER.

SIDENER – YES, COX – YES, KESSEN – YES

KEVIN COX MADE A MOTION TO COME OUT OF EXECUTIVE SESSION AT 7:59 PM, 2ND LARRY SIDENER. SIDENER – YES, COX – YES, KESSEN – YES

ACTION TAKEN: ATTORNEY BLAIN BROCK SPOKE TO MR. SANNES AND HE UNDERSTANDS THAT THERE IS SOME INSURANCE MONEY THAT IS BEING HELD BY THE TOWNSHIP AND THAT INSURANCE MONEY WHEN RELEASED WILL BELONG TO THE PRIOR PROPERTY OWNER THAT SUFFERED THE FIRE LOSS AT 6336 ST JOHNS ROAD. MR SANNES AGREED THAT IT WOULD BELONG TO THE PREVIOUS OWNER. TRUSTEE KESSEN THEN STATED THAT DUE TO THE EXECUTIVE SESSION THE ACTION COMING OUT OF THE DISCUSSION WITH MR. SANNES AND THE PERMITS IN PROGRESS WITH THE ZONING BOARD OF APPEALS AND HIS BUILDING PLANS FOR THE NEW RESIDENCE THAT THE BOARD WOULD LIKE TO RELEASE HALF OF THE FUNDS TO MR. PATTON. THE OTHER HALF OF THE FUNDS WILL BE HELD IN ESCROW UNTIL THE PLANS ARE COMPLETE WITH THE NEW OWNER. CHRIS WILL GET THE FORWARDING ADDRESS OF MR PATTON'S AND RELEASE THOSE FUNDS TO HIM. A RESIDENT ASKED ABOUT THE FUNDS THAT ARE STILL BE HELD AND TRUSTEE KESSEN EXPLAINED THAT PER O.R.C. THAT THE TOWNSHIP HAS THE RIGHT TO HOLD THE FUNDS UNTIL THE PROPERTY IS BROUGHT UP TO CODE. THOSE FUNDS ARE HELD SO THAT IF THE PROPERTY IS NOT PROPERLY REPAIRED THE TOWNSHIP CAN USE THOSE FUNDS TO BRING IT UP TO THE ZONING SPECIFICATIONS.

GREG KESSEN MADE A MOTION TO RELEASE HALF OF THE INSURANCE HOLD FUNDS FOR 6336 ST JOHNS ROAD TO MR PATTON IN THE AMOUNT OF \$18,410.00, 2ND LARRY SIDENER SIDENER – YES, COX – YES, KESSEN – YES

TRUSTEES

NOTHING FURTHER.

LARRY SIDENER MADE A MOTION TO ADJOURN AT 8:06 PM, 2ND GREG KESSEN. SIDENER – YES, COX – YES, KESSEN – YES