

# RECORD OF PROCEEDINGS

## MINUTES OF PERRY TOWNSHIP TRUSTEES MEETING

HELD JUNE 3, 2025

PERRY TOWNSHIP TRUSTEES MET IN REGULAR SESSION, CALLED TO ORDER AT 6:30 BY CHAIRMAN, KEVIN COX - PRESENT, GREG KESSEN, PRESENT, LARRY SIDENER - PRESENT. ROLL CALL BY FISCAL OFFICER. THE TRUSTEES PRAYER AND PLEDGE OF ALLEGIANCE FOLLOWED.

### **CHRISTINA STOMBAUGH, FISCAL OFFICER –**

CHRIS ASKED THE DEPARTMENT HEADS TO HAVE THEIR NEWSLETTERS READY BY THE END OF THIS WEEK. SHE HAS MOST OF THEM ALREADY AND WILL START EDITING THIS WEEK AND HOPEFULLY HAVE IT READY TO BE MAILED BEFORE THE NEXT TRUSTEE MEETING ON JUNE 17<sup>TH</sup>. SHE ALSO REMINDED EVERYONE THAT CLEAN UP DAY IS JULY 19<sup>TH</sup> AND REMINDED CHAIRMAN COX TO ORDER THE DUMPSTERS.

CHRIS TOLD THE BOARD THAT AN IPA (INDEPENDENT PUBLIC ACCOUNTANT) HAS MADE CONTACT TO START THE AUDIT FOR 2023 – 2024. CHAIRPERSON COX AND FO CHRISTINA HAS FILLED OUT A QUESTIONNAIRE AND SUBMITTED THEM TO THE IPA.

CHRISTINA THEN ASKED THE BOARD TO TRANSFER \$50,000 FROM CHASE TO STAR OHIO FOR MUCH BETTER INTEREST RATES.

### **DEPARTMENT HEADS**

#### **JOHN ITEN, POLICE CHIEF-**

SEMI TRUCKS AND OTHER TRAFFIC ARE IGNORING THE ROAD CLOSED SIGN FOR MCCLAIN AND HANTHORN ROADS AND THE POLICE HAVE PERFORMED SEVERAL TRAFFIC STOPS. THEY HAVE EVEN HAD TO MAKE SEMI'S TURN AROUND TO AVOID THEM DRIVING DOWN NEIGHBORHOOD ROADS. IF THEY GET ANYMORE PHONE CALL COMPLAINTS THEY WILL FORWARD TO OSP (OHIO STATE PATROL) AND THEY CAN HANDLE IT THROUGH THE COMMERCIAL VEHICLE ENFORCEMENT.

THRU THE END OF MAY THE POLICE DEPARTMENT HAS HAD 220 CALLS FOR SERVICE.

CHIEF ITEN HAS BEEN TRYING TO GET A DOT GOV EMAIL ADDRESS BUT THEY SAID SOMEONE TURNED IT DOWN. THE BOARD SAID THEY AREN'T SURE WHO WOULD HAVE DONE THAT SO ITEN WILL RESUBMIT AND SUGGESTED THAT IF ANYONE ELSE WANTS A DOT GOV EMAIL ALSO THAT HE CAN ADD IT TO HIS REQUEST. CHRISTINA STATED THAT SHE WOULD LIKE ONE FOR THE FISCAL OFFICE BECAUSE IT WILL LOOK MORE PROFESSIONAL THAN USING YAHOO.

#### **COREY LEHMAN, ROAD SUPERVISOR –**

COREY STATED THAT THE RIGHT OF WAY MOWING WAS COMPLETED ON THE MAY 29<sup>TH</sup> FOR THE 1<sup>ST</sup> TIME THIS YEAR.

THEY ARE HAVING A TREE SERVICE TAKE DOWN A TREE ON MCPHERON ROAD. IT IS IN THE RIGHT OF WAY AND LEANING TOWARDS THE ROAD. IT WILL COST ABOUT \$350.

THEY SHOULD HAVE PARTS FOR MOWER AT THE END OF THE MONTH. SOME PARTS ARE BACK ORDERED SO HE TOLD THE VENDOR TO SEND WHAT THEY CURRENTLY HAVE.

THE 6210 MOWING TRACTOR AT MILLER AUTO FOR REPAIR BECAUSE IT OVERHEATED.

THE DIGITAL SPEED SIGNS CAME IN TODAY. TRUSTEE KESSEN STATED THAT HE GOT AN EMAIL WITH THE BLUETOOTH CONNECTION INFORMATION THAT HE WILL SHARE. COREY STATED THAT IT WILL TAKE AT LEAST A COUPLE PEOPLE TO ASSEMBLE THEM AND GET THEM WHERE THEY NEED TO GO. IT WILL PROBABLY HAVE TO WAIT UNTIL AFTER VACATIONS AND HE HOPES TO HAVE THEM UP WHERE THEY NEED TO GO BY JULY FOURTH.

TRUSTEE SIDENER ASKED COREY IF THE CEMETERY WILL BE MOWED BEFORE FOURTH OF JULY. COREY STATED THAT IT WILL.

COREY THEN EXPLAINED THAT THE ROAD MOWING SCHEDULE IS AS FOLLOWS: 1<sup>ST</sup> MOWING FINISHED AROUND MEMORIAL DAY, 2<sup>ND</sup> MOWING AROUND JULY FOURTH, 3<sup>RD</sup> MOWING AROUND LABOR DAY AND MAYBE A FOURTH TIME IN OCTOBER.

#### **JOHN BREWSTER, ZONING – ABSENT**

GREG KESSEN SPOKE ABOUT EDITING A PERMIT TO ADD AN EXPIRATION DATE WITH QUICK AS A WINK PRINTING. WE WILL HAVE HARD COPIES AND ADD IT ONLINE WHEN IT IS READY.

MY BROCK SAID THAT JOHN WILL BE RECEIVING A REQUEST FOR A LOT SPLIT AT THE OLD GOSSARD PROPERTY. IT IS NOW OWNED BY ACTS CHARACTER ACADEMY WHICH ALSO SPONSORS LIFEWISE ACADEMY IN WHICH MR BROCK IS ON THE BOARD. HE WILL NOT BE ABLE TO GIVE EITHER PARTIES ANY ADVISE BECAUSE HE IS WITH BOTH ENTITIES.

MR BROCK ALSO RECEIVED A RESPONSE ABOUT THE PROPERTY ON YODER ROAD. HE WILL LEAVE A COPY FOR JOHN AND THE TRUSTEES.

MR BROCK THEN SPOKE ABOUT THE LEVY RENEWAL. THE FIRST RESOLUTION IS COMPLETE BUT HAS A TYPO SO HE WILL PRESENT AT NEXT MEETING ON JUNE 17<sup>TH</sup> AND THEN TAKE IT TO THE AUDITORS OFFICE TO BE CERTIFIED. WE WILL THEN HAVE AN ADDITIONAL ACTION AT THE FOLLOWING MEETING ON JULY 1ST. THE DEADLINE IS IN AUGUST SO IT WILL BE DONE IN TIME.

MR BLAIN THEN EXPLAINED THAT VICTORY LOUNGE WAS DENIED BY THE ZONING APPEALS BOARD. THEY THEN FILED AN APPEAL. BRIEFS HAVE BEEN FILED BUT NOT RULED ON YET THAT HE HAS KNOWLEDGE OF. SHE MAY REACH A DECISION FROM THE BRIEFS SO THERE MAY NOT BE A HEARING.

**KEVIN RADER, FIRE CHIEF – ABSENT**

KEVIN COX READ A RESIGNATION FROM KORTNI POMAVILLE. LETTER ATTACHED.

**GUESTS**

**SHARON MULLINS** – ASKED IF THERE WAS A WELL PUT IN OFF OF HUME ROAD. COREY STATED THAT THEY ARE CORE TESTING.

**LORETTA HICKS** – STATED THAT HER MOTHER GOT A CERTIFIED LETTER FROM AEP THAT SAID THEY WILL SPRAY AROUND THE TELEPHONE POLLS. SHE ASKED IF IT WILL HARM THE RESIDENTS AND FARM LAND. COREY STATED THAT THEY NORMALLY WEAR BACKPACK SPRAYERS AND WALK THE PROPERTIES WHICH IS WHY THEY ASK FOR PERMISSION.

**FRANK AND CATHY CLEMENTZ** – HE ASKED ABOUT THE RESOLUTION FOR THE PERMITS FOR SHEDS. HE ASKED WHAT THE STEPS ARE AND IF THE ONE FOR SHEDS IS COMPLETE. HE SPOKE ABOUT SHED PERMITS IN OTHER TOWNSHIPS SUCH AS SHAWNEE, AMERICAN TOWNSHIP AND BATH. THEY DON'T CHARGE PERMIT FEES FOR SMALLER SHEDS EITHER. CHAIRMAN COX STATED THAT THEY ARE UPDATING THE ZONING BOOKS AND THAT IS WHAT THE ZONING BOARDS DECIDED WAS GOOD.

**CINDY LEIS** – SHE CAME TO SPEAK ABOUT DEVELOPMENT IN PERRY TOWNSHIP. THEY HAVE TWO PRIVATELY OWNED PARCELS ON THE SOUTH SIDE OF COMMERCE PARKWAY. THEY HAVE PLANS FOR A SPEC BUILDING BUT DON'T HAVE A START DATE. THEY HAVE ANOTHER PROSPECT ON THE NEXT PARCEL OVER THAT IS OWNED BY NORM CAPPS.

JOBS OHIO BROUGHT A NEW DEVELOPMENT WHICH IS A 3-D CONTRACTOR. THEY ARE STILL SEARCHING THROUGHOUT OHIO FOR VACANT BUILDINGS BUT MAY BE BACK.

ON THE NORTH SIDE OF COMMERCE PARKWAY OHIO LOGISTICS WILL BE PUTTING UP TWO SPEC BUILDINGS. THEY WILL BUILD ON 10 ACRES ON EACH SIDE OF THE CREEK. THERE IS ALREADY A PURCHASE AGREEMENT THAT WILL START THIS SUMMER ON THE WEST SIDE OF THE CREEK. THE BUILDING WILL BE 1000 SQUARE FOOT. IN 2026 THEY WILL BUILD THE 2<sup>ND</sup> BUILDING. A RESIDENT ASKED WHO THE TAXES GO TO. THE BOARD EXPLAINED THAT PERRY GETS THE PROPERTY TAX AND LIMA GETS THE INCOME TAXES.

THE 2<sup>ND</sup> PROJECT ON THE NORTH SIDE OF COMMERCE PARKWAY WILL BE BETWEEN PERRY PROTECH AND THE BRIDGE ON MCCLAIN. THEY HAVE INTEREST IN THAT LAND BUT THERE IS A FLOOD PLAN SO ONLY 10 ACRES OF THE 30 ACRES ARE ABLE TO BE BUILT ON. THEY HAVE A LETTER OF INTEREST FROM A COMPANY THAT IS ALREADY IN PERRY TOWNSHIP. THEY WOULD LIKE TO EXPAND TO RETAIN THEIR EMPLOYEES AND ADD MORE POTENTIALLY.

PERRY INDUSTRIAL SITE HAS A LITTLE OVER 500 ACRES. THERE ARE FOUR LAND OWNERS THAT ARE STILL FOR SALE. THREE STILL HAVE OPTIONS WITH THE PORT AUTHORITY WHICH THEY CONTINUE TO MARKET. 350 ARE STILL ZONED INDUSTRIAL SO SHE WOULD LIKE IT TO STAY AS IS. THE PORT AUTHORITY HAS REASSIGNED THOSE ACRES TO THOR EQUITIES FOR THEIR CLIENTS WHICH MANY ARE DATA CENTERS. THEY HAVE ASSIGNED 196 ACRES TO A REAL ESTATE DEVELOPER WHICH IS DOING THEIR OWN DUE DILIGENCE WHICH INCLUDES A POWER STUDY.

THE AMERICAN TOWNSHIP DATA CENTER IS MOVING FORWARD WHICH SHOULD BE ANNOUNCED SOON. THEY WILL HAVE CITY TREATED WATER AND AMONG OTHER THINGS. THEY ALSO CREATED A (CRA) COMMUNITY REINVESTMENT AREA IN AMERICAN TOWNSHIP.

ALLEN COUNTY IS GETTING A LOT OF ATTENTION FROM INVESTORS BECAUSE OF INTERSTATE 75 AND GREAT UTILITIES.

SHE SHARED A PROJECT IN SHAWNEE AT GATEWAY ON JAY BEGG PARKWAY. THEY WILL BE DOING ROAD IMPROVEMENT STUDIES ON BREESE AND COMMERCE PARKWAY AT STATE ROUTE 65. THERE IS A WAREHOUSE AND DISTRIBUTION CENTER LOOKING AT 25 – 30 ACRES SOUTH OF RANDALL BEARINGS. THEY AS WELL AS PORT AUTHORITY IS DOING TRAFFIC STUDIES. TRUSTEE SIDENER ASKED WHY THEY AREN'T LOOKING AT THE INDUSTRIAL LAND ON STATE ROUTE 65. HE STATED MAYBE IT SHOULDN'T BE INDUSTRIAL. THAT IT MAY NEED TO BE CHANGED TO HEAVY COMMERCIAL.

SHE THEN SPOKE ABOUT THE RAILWAY SPUR. THERE IS AN EASEMENT FOR A PIPELINE SO THEY MAY ASK FOR AN AMENDMENT.

TRUSTEE KESSEN SPOKE ABOUT EMPTY BUILDINGS THAT WE HAVE IN PERRY TOWNSHIP SUCH AS THE OLD WOLLAHANS ON STATE ROUTE 65, THE OLD FEDEX BUILDING AND OTHER EMPTY BUILDINGS. CINDY STATED THAT INDUSTRIAL SPACES ARE NEEDED.

**WILMA YOUNGBLOOD** – THERE ARE LOTS OF CARS AND TALL GRASS ON 14<sup>TH</sup> STREET ON THE SOUTH SIDE OF THE ROAD AND HAS BEEN AN ISSUE FOR OVER 2 YEARS. GREG WILL SHARE THE INFORMATION WITH JOHN BREWSTER ABOUT IT WHEN HE RETURNS.

**SCOTT STOMBAUGH, JASON STOMBAUGH, JANET LAUF, PATTY DYER**

#### **TRUSTEES**

**LARRY SIDENER** ASKED ABOUT HAVING AN APPLICATION ON THE DEPARTMENTS COMPUTERS FOR CLOCKING IN AND OUT. FIRE DEPARTMENT WILL HAVE COMPUTER TIME KEEPING SOON WITH FIRST DUE. MOST APPS WILL COST MORE MONEY. THEY MAYBE ABLE TO HAVE SHEETS ON THE COMPUTERS TO INTO THEIR TIMES. THE ROAD DEPARTMENT HAS HANDWRITTEN TIME CARDS.

**KEVIN COX** STATED THAT THE ICE CREAM SOCIAL FOR ALLEN COUNTY TOWNSHIP ASSOCIATION IS ON JUNE 12<sup>TH</sup> AT 7:30 PM. CHRIS REMINDED KEVIN TO LET JERRY HUNT KNOW. WE THEN DISCUSSED PAYING JERRY EXTRA FOR MONTHLY CLEANING.

A RESIDENT THEN ASKED WHEN THE PERRY TOWNSHIP CLEANUP DAY IS. KEVIN RESPONDED THAT IT IS SATURDAY, JULY 19<sup>TH</sup> FROM 9AM – 1PM AND WE WILL HAVE DUMPSTERS AT THE ROAD DEPARTMENT, REESE AND 15<sup>TH</sup> AND 19<sup>TH</sup> AND CHARLEDON. NO TIRES AND NO HAZARDOUS CHEMICALS.

#### **MOTIONS**

**LARRY SIDENER MADE A MOTION TO ACCEPT THE CORRECTED MEETING MINUTES FROM MAY 20, 2025, 2<sup>ND</sup> GREG KESSEN**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE A MOTION TO PAY BILLS OF \$64,911.30, 2<sup>ND</sup> LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE A MOTION TO ACCEPT THE CREDIT CARD RECONCILIATION FOR MAY 2025, 2<sup>ND</sup> LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE A MOTION TO TRANSFER \$50,000 TO STAR OHIO, 2<sup>ND</sup> LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE A MOTION TO APPROVE THE PAYMENT OF \$2,750.00 TO HUFFMAN, KELLEY & BROCK FOR THE LEGAL WORK FOR VICTORY LOUNGE, 2<sup>ND</sup> LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE A MOTION TO ACCEPT THE ACCEPT THE RESIGNATION FROM KORTNI POMAVILLE, LAST DAY TO BE JUNE 12<sup>TH</sup> WITH HER LAST SHIFT BEING JUNE 11<sup>TH</sup>, 2<sup>ND</sup> LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE A MOTION TO HIRE KORTNI POMAVILLE AS PART TIME FIGHT FIGHTER AND PARAMEDIC AT THE APPLICABLE RATE, 2<sup>ND</sup> LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE A MOTION TO HIRE JERRY HUNT ONCE A MONTH FOR \$50 PER MONTH FOR APPROXIMATELY 3 HOURS OF CLEANING, 2<sup>ND</sup> LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**

**GREG KESSEN MADE MOTION TO ADJOURN AT 7:29 PM, 2<sup>ND</sup> BY LARRY SIDENER.**

**SIDENER – YES, COX – YES, KESSEN – YES**