



Perry Township Board of Trustees

3025 Johnsville-Brookville Road, Brookville, Montgomery County, Ohio 45309
Office: 937-833-3045 | 937-833-6491 • Fax: 937-833-5219

BOARD OF TRUSTEES MEETING MINUTES

January 13, 2026 @ 6:00 p.m.

Location: Administrative Building

3025 Johnsville Brookville Rd, Brookville, OH 45309

Meeting was called to order by Trustee Heeter @ 6:00 p.m.

Pledge of Allegiance

Fiscal Officer Roll Call:

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Attendance was as follows:

		Present	Absent
Al Acker	Trustee	X	
Blaine Heeter	Trustee	X	
Boyd Warner	Trustee	X	
Amy Hoover	Fiscal Officer	X	

The Trustees enter into executive session pursuant to ORC 121.22 (G)(1) in order to consider the appointment and/or employment of a public employee. Trustee Heeter made a motion to enter into executive session, 2nd by Trustee Warner.

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Trustee Heeter made a motion to enter back into a regular meeting, 2nd by Trustee Warner.

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Trustee Heeter made a motion to accept the Consent Agenda, 2nd by Trustee Acker.

Acceptance of the following minutes:

- November 18, 2025
- November 25, 2025
- December 2, 2025
- December 9, 2025
- December 23, 2025

Acceptance of bills being paid

- Check numbers 39093-39099
- Electronic Warrant numbers 609-2025 through 654-2025

Approval of blanket certificates

- No blanket certificates

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

Fiscal Officer Report: Fiscal Officer Hoover

- December Reconciled
- Working on the end of the year
- 5 public records left to fill, hopefully early next week

Roads and Cemeteries Report: Trustee Acker

Monday: visited Montgomery County Soil & Water and Engineer’s Office (briefing on 2026 road projects).

Tuesday: working on 2025 pre-organizational resolutions.

Wednesday–Thursday: OJT with Brad on cemetery commitments.

Friday: at maintenance building reviewing zoning records retention; confirmed records exist and informed Dale Seim.

Zoning Report: Trustee Acker

- Met with a surveyor on two lot splits; discussed whether they require BZA review.
- Potential business venture at US-35 & S. Sulphur Springs Rd (1-acre lot, owner in Canada).
- Several zoning projects/BZA matters ongoing.
- No nuisance letters sent yet.

Police Department Report: Trustee Heeter

- December 2025: Sheriff responded to 76 calls, 5 action reports, none requiring trustee notification.
- **Current issues:**
- Traffic enforcement request at Amity Rd (ongoing).
- Public records requests (July traffic stop body-cam, LE emails) completed or awaiting further instruction.
- **Completed:**
- Inventory of radios/reading systems.
- Gained control of police camera system and access to historical body-cam data.
- Restored former interrogation room to general office space.
- 3-year cost estimates (2026-2028) for law enforcement contract with Montgomery County Sheriff completed; contract reviewed and signed by trustees.
- Financials: 2025 contract invoiced at \$96,000; actual estimated operating costs \$59,155.79, leaving about \$37,555 to roll into 2026 for January payroll and new contract.

Old Business:

- Trustee Acker: 2026 Pavement Management Program Montgomery County of Engineers
- Includes asphalt/concrete resurfacing, crack seal, pavement markings.
- Resolutions previously signed Nov 18, 2025; no new action requested, just review.
- Trustee Warner Ohio Revised Code 15001:46
- Administrative Code 1501 46 defines safety zones for hunting and trapping in Ohio State Parks and other division administered areas prohibiting hunting or shooting within 400 feet of facilities like campsites, picnic areas, parking lots and roads, while allowing exceptions for nuisance wildlife removal under chief’s position, so prohibited actions, obviously are hunting, but it’s all within 400 feet. Trustee Warner and Mr. Seim to compare notes after the meeting.

New Business:

- Trustee Heeter moves to accept Resolution 26-20, approving the 2025 Township Highway System Mileage/Management Certification from ODOT, 2nd by Trustee Warner.

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

- Trustee Warner/WRCG/Rumpke contract contact:
- Need contact person for the year.
- Trustee Warner volunteers; trustees agree; Trustee Warner will notify WRCG.
- Trustee Acker moves to accept resignation of Dave Steck from the Board of Zoning Appeals; motion made and 2nd by Trustee Heeter.

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

- Agenda wording change:
- Acker proposes changing "Old Business" label to "Unfinished Business" per Robert's Rules.
- Heeter requests time to read material; item is tabled.
- Hiring Zoning Administrator & Pay
- Motion 1 (position): Trustee Acker moves to hire Melissa Stewart Maxie as zoning administrator for Perry Township. Trustee Heeter 2nd

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

- Clarification needed on pay and part-time status; they correct process:
- Motion 2 (pay): Trustee Acker moves to set pay at \$17/hour for the zoning administrator; motion 2nd by Trustee Heeter.

Vote:	Yes	No	Abstain	Absent
Trustee Warner	X			
Trustee Acker	X			
Trustee Heeter	X			

- Steck Road Project – Cost Increase
- Trustee Acker reviews prior April 19, 2025 resolution between Montgomery County and Perry Township for Steck Road:
- Project: concrete/asphalt filling and widening Steck Road from Johnsville-Brookville Rd east 2700 feet, up to 18 feet wide, then tapering.
- Two phases: design engineer already contracted; need a separate construction engineer inspector.
- Inspection quote is \$11,000 higher than anticipated.
- Montgomery County recommends proceeding with that contractor; township may need more in-kind work or Ohio Works support.
- Trustee Warner and others question reason for the \$11,000 increase; no detailed explanation provided yet.
- **Meeting Technology Note (Trustee Heeter)**
- New monitor for live/remote meeting viewing just arrived; they attempted to hook it up but failed before meeting.
- Trustee Heeter apologizes; aims to have it working by next meeting; notes recording/live stream is a convenience, not a legal requirement.

Public Comments:

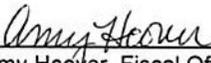
- **Rhonda Behnken:**
- Asks status of 2023-2024 audit; Trustee Heeter says issues are being addressed; extensions have been granted; information continues to be provided.
- Trustee Acker reports finding zoning records at maintenance building; plans to copy and attach records-retention guidance to boxes.
- Asks about farmland preservation (Pansing Farm/Majestic Nursery): Trustee Acker says completed in 2024 and 2025, unsure about 2023.

- Asks if BZA and Zoning Commission members were paid in 2025: Trustee Acker says only Dave Steck (resigned BZA member) has requested pay so far; he will talk to others.
- Raises question whether Trustee Johnston returned historical books retrieved from Wright State; Trustee Acker notes Trustee Johnston left only limited items in an 11×14 drawer and no such books; offers to follow up.
- **Jamie Evans:**
- Notes the zoning administrator motion should be amended rather than redone to accurately reflect pay.
- States the executive session notice did not state the specific reason in open meeting (likely "considering employment of a public employee"), claiming an Opening Meetings Act violation.
- Notes former Trustee Johnston picked up four boxes of Perry Township records from Wright State (after former trustee Music told them to destroy), kept in climate-controlled storage at his home, and those boxes were never returned. She suggests the township should retrieve them.
- **Dale Seim:**
- Questions Trustee Acker's continued involvement in zoning matters, emphasizing a trustee cannot hold two positions.
- Asks whether the legally required inventory (ORC 505.04) of all township property was done on the second Monday of January; Trustee Heeter says only police inventory was done and agrees broader inventory is needed.
- Asks about estimated cost of the audit and sheriff contract; Trustee Heeter says the sheriff contract is three-year, available to review once given to Chief Roy.
- Asks if a background check was done on the new zoning administrator; trustees indicate it will be or has been done, with some uncertainty.
- Raises longstanding concerns over records being removed/hid, delays in public records responses, and ongoing Supreme Court case about a zoning matter and record requests; criticizes past handling and urges trustees to pursue prior wrongdoing.
- Notes he has another public records request from Nov 30/31 with no response; demands ORC-compliant acknowledgment,

Adjournment

Trustee Heeter moves to adjourn the meeting; motion is 2nd by Trustee Acker.

Meeting adjourned 6:54.



 Amy Hoover, Fiscal Officer



 Blaine Heeter, President Trustee



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BOARD OF TRUSTEES MEETING AGENDA

January 13, 2026 @ 6:00 p.m.

Location: Administrative Building
3025 Johnsville Brookville Rd, Brookville, OH 45309

Welcome

Meeting called to order

Pledge of Allegiance

Roll Call:

Executive Session pursuant to ORC 121.22 (G)(1)

Consent Agenda: Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote of consent. There will be no separate discussion of these items. If a discussion is desired, that item will be removed from the Consent Agenda and considered separately.

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- December 23, 2025

-Acceptance of bills being paid

- Check numbers 39093-39099
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-Approval of blanket certificates

- No blanket certificates

Fiscal Officer Report:

Roads and Cemeteries Report:

Zoning Administrator Report:

Police Department Report:

Old Business:

New Business:

Public Comments:

Adjourn:

NOTICE

You are hereby notified that the Board of Trustees of Perry Township will meet in Regular Session on Tuesday, January 13, 2026 @ 6:00 P.M.

Executive Session pursuant to ORC 121.22 (G)(1) To consider the appointment(1), employment(1) of a public employee.

Meetings can be attended in several ways:

- In person at:
 - 3025 Johnsville Brookville Rd, Brookville Oh 45309
- Zoom application with dial in audio
- Zoom application with computer audio
- Audio only by dialing in

The URL for the meeting is:

<https://us06web.zoom.us/j/94128276657?pwd=dUNiaGU1Lzc4UHljWG1rOGwvN2l0QT09>

Meeting ID: **941 2827 6657**

Passcode: **862891**

For dialing in, the following numbers can be used:

- (646) 558-8656
- (312) 626-6799
- (720) 707-2699
- (253) 215-8782

Please contact the township administrative office at (937) 833-3045 or email at offices@perrytownship-mcoh.org if you have any questions.

