



Perry Township Board of Trustees

3025 Johnsville-Brookville Road, Brookville, Montgomery County, Ohio 45309
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BOARD OF TRUSTEES MEETING MINUTES February 10, 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

Roll Call:

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

Attendance was as follows:

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

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

- Acceptance of the following minutes
 - December 31, 2025-Special Meeting
 - January 6, 2026- Special Meeting
 - January 13, 2026- Regular Meeting
- Acceptance of bills being paid:
 - Check numbers 39100 through 39116
 - Electronic warrant numbers 7-2026 through 45-2026
- Approval of Blanket Certificates:
 - Blanket Certificate 5-2026 through 8-2026

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

Police Report – Montgomery County Sheriff’s Office

Trustee Heeter rearranges agenda order, moving directly to the Police report.

He introduces Chief Roy from the Montgomery County Sheriff’s Office and invites him to present and answer questions.

- January 2026 Activity Summary
- Monthly reports have been provided regularly since MCSO began service.
- As of January, policing is under the new contract with Sheriff’s Office and Perry Township. Two officers working 12-hour shifts for day watch and a rotating one for the third watch into midnight.
- Service Calls 92 in Perry Township.
- A detailed listing of incident reports, citations, arrests, house checks, crime prevention and “COP” activities has been given to the board in written form.

Significant Incident – January 18, 2026, at 8:02 pm. Aggravated robbery in the 100 block of Pinewood Circle in Trotwood. The Trotwood PD identifies a suspect with an active warrant through MCSO for Domestic violence (Vandalia Court). Caution indicators-Armed, dangerous, violent tendencies. Prior aggravated murder charge against a law enforcement officer. Pursuit and Capture, Suspect flees in a white Nissan Ultima. Around 9:40 pm, Trotwood officer sees the vehicle westbound on Wolf Creek, passing, Diamond Mill Rd traveling over 100 mph. Pursuit leads to crash at South Wolf Creek and Heeter Rd in Perry Township. Multiple agencies respond, using drones and night vision, perimeter set up and suspect located in the tree line, transported to the hospital, then booked into Montgomery County Jail. Notes a specific Deputy Plaughter was involved and has been submitted for awards.

Community Concerns, Public Records & Contract Status - Public records MCSO now handling records connected to township policing. MCSO has a redaction unit to process video and other records and send out responses when ready. Two public records requests remain outstanding.

Contract and Financial Update - The three-year agreement (2026–2028) for 3 full time deputies has been finalized and signed. Finances for January 2025 Closing but in context of a new year start. Expenditures \$27,382.48. Third deputy did not start until late January/early February, so that cost is not fully reflected. Remaining contract balance for year: \$595,615.52.

Two township Dodge Durango's had electrical issues taken to MCSO depot and repaired. Most equipment has been transferred over, except MDT's which need more RAM the Plan is to de-badge vehicles and add Sheriff Office logos then put them back in service in Perry Township. Insurance and titling: Vehicles will be titled to the Montgomery County Board of Commissioners for liability coverage. When cars are decommissioned (e.g., after 5 years), title is returned to the Township to dispose of or reuse.

As of March 1, Perry Township will have, Two new deputies plus one existing deputy. Chris Gabbard who will stay. The plan is to invite the assigned deputies to the March 10 board of trustees meeting so residents can put names to the faces. Note that deputies can still rotate out for training, sickness, vacancies, etc., but there will be a core group.

Q&A with Trustees and Residents

- Trustee Heeter: Has no questions and opens floor to trustees and audience.
- Rhonda Behnken: Notes Perry Township has two more payments on each patrol car and asks who will pay.
- Trustee Heeter states the Township will finish paying; they are working with Fiscal Officer Hoover to finalize.

Fiscal Officer Report- Amy Hoover

Health Insurance – Anthem Policy, No one is taking township health insurance. If a future hire (e.g., roads crew) declines coverage, the policy will be terminated. Anthem requires a minimum of 2 participants to maintain a group policy. If terminated now, future reinstatement would again require at least 2 people.

OTA Conference & Compensation Correction, Fiscal Officer Hoover attended the Ohio Township Association Conference: Learned that the pay raises that took effect in January (trustee compensation) were for trustees only, not the fiscal officer. Her pay should have remained the same until April. She will correct this by adjusting this on her February paycheck, so her pay matches the correct schedule. Notes other fiscal officers made the same mistake, which provided some reassurance. Fiscal Closeout, Amy is working on Closing out 2025, Preparing year end notes.

Road Department Report – Trustee Acker

- Equipment & Repairs - One township truck had a fuel leak and was taken to Long's for repair. Truck was gone about a week and is now back in service.
- Road Maintenance Activity - Trustee reports he personally helped Brad on all three days and understands the workload.
- Trustee Acker gives strong praise to Brad. Notes Brad has worked persistently in very cold weather. Commends his work ethic and ability to "get the job done."

Trustee Heeter notes: He received a call from a concerned resident after the second snowfall and wind event. He contacted Trustee Acker, and the issue was resolved quickly. Praises Brad as an asset to the township. Says that, from his own review of roads during the snow event, Brad did a fantastic job, and he has not heard further complaints.

Zoning /New Zoning Administrator Missi Stewart Mackie

- Says she has just been getting started ("still getting my feet wet").

Additional Thanks to Sheriff's Office

Trustee Heeter revisits the Wolf Creek/Heeter Road incident, expresses that he felt good about how the situation was handled. Received calls from residents such as Amanda Freelander asking what was going on. Emphasizes that residents relied on the Sheriff's Office protection, letting officers "do your job." Calls it a volatile situation with a "bad dude" and thanks the department.

Trustee Warner adds, he attended a quarterly dispatch center meeting at the Sheriff's Office with trustees and city officials. Shared that he has heard several residents complimenting the increased patrols and visibility. Publicly thanks the Sheriff's Office again.

Unfinished Business

Steck Road Project - Trustee Acker Motion to Open Discussion, 2nd by Trustee Heeter

Motion to open discussion on the Steck Road Project and to vote either: to continue the project, which would require signing an agreement with a qualified engineering consultant, or not to continue the project. The Township received an email with an agreement to hire an inspection consultant for \$37,000 which is \$11,000 over the prior estimate from Montgomery County engineer's Office Estimate. Their earlier estimate was based on historical project data, similar township projects, this earlier number was lower than the new Arcadis quote. The updated inspection quote (Arcadis), Estimated is \$26,900, Actual agreement quote: \$37,955. Engineering & Inspection Cost Breakdown is as follows: Original engineering estimate: \$40,000, OPWC (Ohio Public Works Commission) agreed to pay \$25,000 of engineering. Choice One (engineering consultant) bill: \$48,100 (over the original estimate). Inspection estimate: \$26,900, but under contract: \$37,955. Current total engineering-related costs: approx. \$86,000 compared to original resolution of \$75,000, township is now \$11,000 over. Trustee Heeter asks why the Steck Road project was initiated and what the need is. Trustee Warner states the need mainly to widen the road. Trustee Acker adds details: Project is more than widening, sections of the existing pavement will be removed, and the sub-base will be re-graveled and rebuilt, etc. Township has committed \$44,000 in kind work (e.g., road crew labor and equipment). Clarifies the current discussion is only about the engineering/inspection cost, not the in-kind work or construction itself. Trustee Acker explains, engineering

estimate was originally \$40,000, OPWC contribution for engineering is \$25,000 (fixed) Choice One Engineering bill: \$48,100 (over the estimate). Inspection estimate (original): \$26,900. Inspection quote (current): \$37,955. Total engineering-related cost now about \$86,000. The resolution had set \$75,000 for engineering; township is now \$11,000 over that. OPWC still only pays \$25,000, leaving the township's net share roughly \$60,000. Township has about \$100,000 appropriated under Capital Rd Improvements for all road capital work. This project alone would consume most of that line item. Already spent funds: Choice One has already been paid via the County. With OPWC covering its portion, the township would still be about \$25,000 even if it stops now.

Trustee Heeter notes: He is not happy about already having spent money. But proceeding further would chew up most of the capital improvements budget. States this is not a good return on investment. Says he cannot personally support continuing.

Trustee Acker agrees: Says it could be a case of "throwing good money away after bad." Notes they still don't know actual construction cost until bids go out and come back. Choice One's construction estimate is around \$446,000, but bids are not yet advertised.

Trustee Heeter makes a motion to terminate Steck Road Project , seconded by Trustee Acker.

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

Unfinished Business – Towing Contract

Trustee Heeter asks if the Board wants to address the towing contract. Trustees confirm they have reviewed the towing proposals. Trustee Heeter states he believes accepting the Marlow towing contract is in the best interest of the township.

Trustee Heeter makes a motion to accept the Marlow Towing Contract, seconded by Trustee Acker.

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

New Business - 2026 Cemetery Mowing Bids

Trustee Acker - 2026 mowing for three cemeteries: Pymont, Eversole, Pleasant Hill, states that four bids were received for the 2026 mowing season. Copies of all bids were provided to the other trustees. Notes that all bidders submitted their insurance, but only one bidder submitted the required bond.

Trustee Acker made a motion to accept the Young's Lawn Service Contract, seconded by Trustee Warner.

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

New Business – Hiring Road & Cemetery Supervisor

Trustee Acker - Pay is \$27 per hour - Start date February 16, 2026, unless he is available sooner. He completed all pre-employment requirements including a background check.

Trustee Acker made a motion to hire Robert Houseman Jr. as the Road and Cemetery Supervisor, seconded by Trustee Warner.

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

Trustee Heeter notes Governor's remarks at OTA about the Property Tax initiative is likely headed to the ballot. States a summary document is posted on the township website and encourages residents to review it.

Public Comments:

Fred Garber – Handling Complaints & Records - Suggests: Assigning one person to log and manage complaints, questions, and public records requests. Requiring matters needing an official response to be submitted in writing to avoid missed or mishandled items.

Jamie Evans – Records, Website, Insurance, AED - Public records - Notes most past requests came from a single individual. Trustees pay - Asks what resolution authorized pay increases; Fiscal Officer Hoover indicates January 6 organizational meeting.

Website: Points out minutes and financials are not posted; offers to help update site. OTARMA insurance: Questions whether policy was fully adjusted after disbanding the police department; Fiscal Officer Hoover says OTARMA is aware. AED/House Bill 47:Asks about location and compliance.

Trustee Acker reports Brookville Fire Dept. will provide AED training once scheduled.

Rhonda Behnken- Zoning Office, BZA/ZC Pay, Audit – Zoning office: Confirms new zoning administrator Missi has an office (former police office space). BZA & Zoning Commission pay: Cites Resolution 25-05 (\$20/meeting). Concerned members are paid only if they request it and that late payment may cause audit issues.

Trustee Acker says everyone who requested payment has been paid; many donate back.

Audit Status: Audit deadline is extended to March 3; audit fees have been paid, with a small balance remaining.

Melissa Mears – Zoning Permits - Thanks Trustee Acker for giving her the zoning permits. Questions about how permits were issued and inspected when: Some structures appeared already built, and the township had no zoning person at the time (around Jan 12). Trustee Heeter says they will review and respond.

Dale Seim – Verbal Records Requests & Data Centers Emphasizes Ohio law allows verbal public records requests. Makes a verbal request for a copy of the Sheriff Contract to be emailed to him. Warns about extensive utility/line work possibly related to data centers and urges the Board to address this proactively through zoning.

Trustee Acker Reports he retrieved historical township records from former Trustee Hayes Johnston. Documents are inventoried, wrapped, and now back in township custody; handlers are asked to wear gloves due to age.

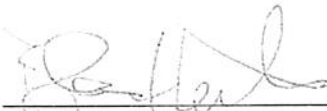
Trustee Heeter motions to adjourn, seconded by Trustee Warner

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

Meeting Adjourned at 6:43



Amy Hoover, Fiscal Officer



Blaine Heeter, President Trustee