

Monday, July 28,

25

The Bainbridge Township Board of Trustees met in regular session at the Bainbridge Township Service Department on July 28, 2025. Those present were Trustees Mr. Jeff Markley, Dr. Michael Bates, and Mrs. Kristina O'Brien and Fiscal Officer Mrs. Janice Sugarman. Mr. Markley presided and called the meeting to order at 6:00 P.M.

EXECUTIVE SESSION

Dr. Bates made a motion to recess the regular meeting and go into executive session for the Employment and Compensation of Public Employees and Appointment of Public Official per Ohio Revised Code Section 121.22(G)(1).

Mrs. O'Brien seconded the motion. Roll call vote followed: Mr. Markley, aye; Dr. Bates, aye; Mrs. O'Brien, aye. Motion carried.

The trustees recessed their meeting at 6:00 P.M. to go into executive session.

Victor Como was invited into executive session at 6:01 P.M. and left at 6:20 P.M.

Steve Averill and Frank Kolk were invited into executive session at 6:21 P.M. and left at 6:40 P.M.

The trustees returned from executive session and reconvened their regular meeting at 7:04 P.M. and everyone stood and recited the Pledge of Allegiance.

CHANGES TO THE AGENDA

1. Add: Settlement Agreement Resolution to Trustees – New Business

MINUTES APPROVAL

Dr. Bates moved to approve the minutes of the trustees' July 14, 2025 regular meeting as written.

Mrs. O'Brien seconded the motion. Vote: Mr. Markley, aye; Mrs. O'Brien, aye; Dr. Bates, aye. Motion carried.

PRESENTATIONS:

Dean Conley, First Energy

Mr. Dean Conly reintroduced himself to the trustees since he is taking over this territory once again. He then discussed with the trustees and residents what to do in a storm emergency situation

Aurora Park – Cullen Meves, Denise Januska, Harry Stark – MKSK

Ms. Cullen Meves showed the trustees the plans for Aurora Park, which will be built partially in Bainbridge on land owned by the City of Aurora. There will be three phases. Phase I is happening now. Phase II will begin in 2026, and Phase III will begin in 2029.

DEPARTMENTAL REPORTS

FIRE DEPARTMENT

Assistant Chief Wayne Burge presented the fire department report for the month of June 2025. He reported 122 EMS calls and 84 fire/other calls. The complete fire report is attached to and becomes a permanent part of these minutes.

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POLICE DEPARTMENT

Chief Jon Bokovitz presented the police department report for the month of June 2025. He reported that the two weeks of Safety Town were completed and were a great success. This included a Parents' Day where the fire and police chiefs discussed what parents need to know about safety plans at school, etc. The complete police report is attached to and becomes a permanent part of these minutes.

ZONING DEPARTMENT

Mr. Steve Averill presented the zoning department report for the month of June 2025. The zoning department took in \$1,725.00 in receipts in June. There were three new housing starts and eleven total permits issued for the month. The complete zoning report is attached to and becomes a permanent part of these minutes.

PUBLIC COMMENTS

None.

FIRE DEPARTMENT – NEW BUSINESSResignation of Public Employee

Dr. Bates made a motion to accept the resignation of Lisa Budny from her role as administrative assistant to the fire department due to personal reasons effective July 25, 2025 and per the recommendation of the fire chief.

Mrs. O'Brien seconded the motion that passed unanimously.

Training Request – Lt. Riley

Dr. Bates made a motion to approve the training request for Lt. Jim Riley to attend the Fire Officer III and IV training online through Cuyahoga Community College from October 19 – December 13, 2025 at an estimated cost of \$660.00 per the recommendation of the fire chief and as specified in the training request.

Mrs. O'Brien seconded the motion that passed unanimously.

Training Request – Bixler

Dr. Bates made a motion to approve the training request for Jonathan Bixler to attend the Fire and Emergency Services Instructor training at the Hudson Fire Department from October 6-8, 2025 at an estimated cost of \$1,445.60 per the recommendation of the fire chief and as specified in the training request.

Mrs. O'Brien seconded the motion that passed unanimously.

Request to Accept Donation

The trustees were in general agreement to accept the donation of \$125.00 from a grateful patient in accordance with ORC 505.10, and with extreme gratitude for the donation which will be used towards meals for the fire department crew from that shift.

WW Williams Agreement

Dr. Bates made a motion to approve the agreement with WW Williams for generator services from August 2025 - August 2026 in the amount of \$4,680.00 and authorize the chair to sign the agreement which has been reviewed by legal counsel per the recommendation of the fire chief.

Mrs. O'Brien seconded the motion that passed unanimously.

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POLICE DEPARTMENT – NEW BUSINESS

Police Department Roof Replacement

Dr. Bates made a motion to rescind the agreement for roofing with Ken's Parkhill that was approved at the July 14, 2025 BOT meeting per the recommendation of the police chief and the service director.

Mrs. O'Brien seconded the motion that passed unanimously.

The trustees were in general agreement to publicly solicit bids for the replacement of the police station roof and further authorize the service department to advertise the project for competitive bidding.

Mrs. O'Brien seconded the motion that passed unanimously.

SERVICE DEPARTMENT – NEW BUSINESS

Cemetery Deed

Mr. Markley made a motion to grant cemetery deed #665 for one grave in the amount of \$800.00 to Robert and Geraldine Lehmann of 8768 E. Craig Drive, Chagrin Falls, OH 44023.

Dr. Bates seconded the motion that was passed unanimously.

The trustees signed a Deed for Restland Cemetery, Section 13E, Lot No. 1, Grave 5. Jeff Villers and Glenn Knific attested to their signatures.

Bid Award Recommendation – Town Hall

The bids for the town hall project are still being reviewed and evaluated for the lowest and best bid. The trustees will accept a bid at a future meeting.

TRUSTEES – NEW BUSINESS

Road Levy Renewal Resolution

Dr. Bates moved to pass Resolution 07282025-D to declare it necessary to place a 2.0 mill road renewal levy on the ballot in the November 4, 2025 general election, per the recommendation of the service director having been verified by the fiscal officer.

Mrs. O'Brien seconded the motion which passed unanimously.

Engagement Letter – McCarthy Lebit

Dr. Bates made a motion to engage Mark Wallach from McCarthy Lebit Crystal & Liffman Co., LPA at a rate of \$550.00/hour to handle the Vision dispute and authorize the chair to sign the engagement letter.

Mrs. O'Brien seconded the motion that passed unanimously.

Settlement Agreement

Dr. Bates made a motion to accept and approve Resolution 07282025-A, the Settlement Agreement with Vision Development, Inc., to resolve the dispute and litigation through this agreement as written per the recommendation of legal counsel.

Mrs. O'Brien seconded the motion that passed unanimously.

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The trustees were in general agreement to send the letter from legal counsel, Tom FitzSimmons, to Vision Development regarding numerous safety issues including the unlocked doors in all the buildings.

ZONING DEPARTMENT – NEW BUSINESS

Public Hearing for Z-2025-2

Dr. Bates made a motion to recess this regular meeting at 8:01 P.M. and call to order this public hearing to consider Z-2025-2. Legal notice of this public hearing was published in the News Herald paper on July 18, 2025. Additionally, the proposed zoning amendment Z-2025-2 has been available for public examination and review at the Township Fiscal Office from 8:30 a.m. to 3:00 p.m. from July 18, 2024 through July 28, 2025.

Mrs. O'Brien seconded the motion that passed unanimously.

Public Hearing: Z-2025-2 proposes to amend Chapters 105, 109, 117, 133, 134, 135, 139, 140, 141, 142, 143, 155, 160, 161, and 173 in accordance with ORC Section 519.12. The proposed amendment has been reviewed by legal counsel and the Geauga County Planning Commission.

Mr. Markley called for comments in favor of the amendment. There were none.

Mr. Markley called for comments not in favor the amendment. There were none.

Since there were no other comments from the public, the trustees closed the public hearing and reconvened their regular meeting at 8:05 P.M.

Adoption of Z-2025-2

Dr. Bates made a motion to adopt Resolution 07282025-B, approving Zoning Amendment Z-2025-2, noting that the Zoning Commission and the trustees considered comments from the Geauga County Planning Commission as well as comments from the township's legal counsel.

Mrs. O'Brien seconded the motion. Vote: Dr. Bates, aye; Mrs. O'Brien, aye; Mr. Markley, aye. Motion carried.

Public Hearing for Z-2025-3

Dr. Bates made a motion to recess this regular meeting at 8:05 P.M. and call to order this public hearing to consider Z-2025-3. Legal notice of this public hearing was published in the News Herald paper on July 18, 2025. Additionally, the proposed zoning amendment Z-2025-3 has been available for public examination and review at the Township Fiscal Office from 8:30 a.m. to 3:00 p.m. from July 18, 2025 through July 28, 2025.

Mrs. O'Brien seconded the motion that passed unanimously.

Public Hearing: Z-2025-3 proposes to amend the Bainbridge Township Zoning Map in accordance with ORC Section 519.12. The proposed amendment has been reviewed by legal counsel and the Geauga County Planning Commission.

Mr. Markley called for comments in favor of the amendment. There were none.

Mr. Markley called for comments not in favor the amendment. There were none.

Since there were no other comments from the public, the trustees closed the public hearing and reconvened their regular meeting at 8:09 P.M.

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Adoption of Z-2025-3

Dr. Bates made a motion to adopt Resolution 07282025-C, approving Zoning Amendment Z-2025-3, noting that the Zoning Commission and the trustees considered comments from the Geauga County Planning Commission as well as comments from the township’s legal counsel.

Mrs. O’Brien seconded the motion. Vote: Dr. Bates, aye; Mrs. O’Brien, aye; Mr. Markley, aye. Motion carried.

*Both zoning amendments shall become effective in thirty days unless a valid referendum petition is submitted to the Board of Trustees pursuant to ORC 519.12.

Employment of Public Employee

Dr. Bates made a motion to hire Frank Kolk as a temporary assistant zoning inspector at an hourly rate of \$22.50 per hour effective July 29, 2025 for approximately 90 days and conditioned upon successful completion of pre-employment testing per the recommendation of the zoning inspector.

Mrs. O’Brien seconded the motion that passed unanimously.

FISCAL OFFICE - NEW BUSINESS

PURCHASE ORDER APPROVALS

Dr. Bates made a motion to approve the purchase order listed below as submitted by the Fiscal Officer.

Mrs. O’Brien seconded the motion that passed unanimously.

Purchase Order Request List

- 1. McCarthy, Lebit, Crystal, & Liffman Co. LPA – Legal Fees - \$3,597.00 (General)
- 2. WW Williams – Generator Services - \$4,680.00 (All)

INVOICE APPROVALS

Dr. Bates made a motion to approve the invoices listed below as submitted by the Fiscal Officer.

Mrs. O’Brien seconded the motion that passed unanimously.

Invoices

- 1. Singerman Mills – Geauga Lake Development - \$5624.00 (General)
- 2. Singerman Mills – Signature Square - \$59.20 (General)

BLANKET CERTIFICATE RENEWALS/APPROVALS

Mr. Markley made a motion to approve the blanket certificate listed below as submitted by the Fiscal Officer.

Dr. Bates seconded the motion that passed unanimously.

Blanket Certificates

- 1. Repairs & Maintenance - \$10,000.00 (Roads)
- 2. Operating Supplies - \$1,000.00 (Parks)
- 3. Admin – Operating Supplies - \$1,000.00 (General)

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FISCAL RESOLUTION APPROVALS

Dr. Bates made a motion to approve Resolution 07282025-E as submitted by the Fiscal Officer.

- Resolution to certify the Then and Now Certificate for payment for services provided in June 2025 - \$3,597.00

Mrs. O'Brien seconded the motion that passed unanimously.

Dr. Bates made a motion to approve Resolution 07282025-F as submitted by the Fiscal Officer.

- Resolution to increase appropriations for 2025 in Permanent Funds 4951 and 4954 - \$539.79

Mrs. O'Brien seconded the motion that passed unanimously.

Dr. Bates made a motion to approve Resolution 07282025-G as submitted by the Fiscal Officer.

- Resolution to increase appropriations in the amount of \$441,541.74 – General Bond Retirement Fund (3101-910-910-0000) – Transfer out; and further certify revenue increasing the Police Levy Fund (2081-931-0000) - \$441,542.74

Mrs. O'Brien seconded the motion that passed unanimously.

Dr. Bates made a motion to approve Resolution 07282025-H as submitted by the Fiscal Officer.

- Resolution to authorize an inter-fund transfer and reclassification of permanent funds from 4951, 4952, 4953, and 4954 to the Cemetery Fund 2041 - \$1,733.54

Mrs. O'Brien seconded the motion that passed unanimously.

Checks Dated July 15, 2025 through July 28, 2025

The trustees examined and signed checks and invoices July 15, 2025 through July 28, 2025 consisting of warrants #45679 through #45750 in the amount of \$355,911.00.

NOTE: A register of said checks is attached to and becomes a permanent part of these minutes.

PUBLIC INTERACTION

Mr. Glenn Knific asked the trustees if he had been in conversation with South Russell regarding fire or EMS services. The trustees have not heard anything.

Mr. Frances Paterek of 9175 Charles Road asked the service department to contact ODOT to clean up the rubbish they left under the 422 bridge on 306.

CORRESPONDENCE

1. GGP: Thank you note for supporting their organization again this year.

LATE ADDITIONS

None.

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Since there was no further business to come before this regular meeting of the Bainbridge Township Board of Trustees, Dr. Bates made a motion to adjourn with a second by Mrs. O'Brien and the meeting was adjourned at 8:31 P.M.

Respectfully Submitted,

Janice S. Sugarman,
Fiscal Officer, Bainbridge Township

Date

Date

Date

Minutes Read: _____

Minutes Approved: _____

Filter statement

Filters

Alarm Date Range 6/1/25 to 6/30/25

Is Locked true

Is Active true

Fire Incident Types

Count of Total Incide...

Fire Calls

EMS Calls

Other Calls

Count of Incidents
206

Count of Fire Calls
0

Percent of Fire Calls **0.0%**

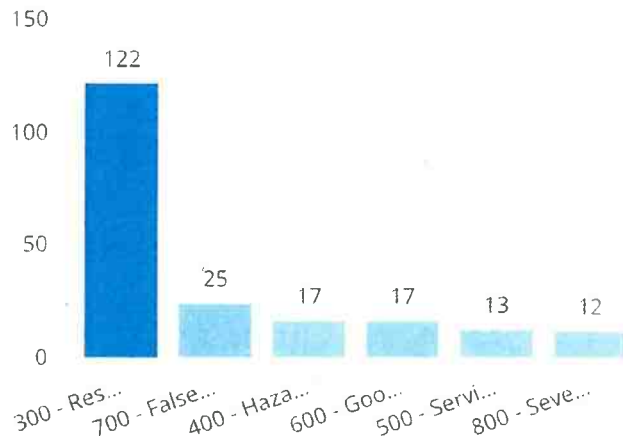
Count of EMS Calls
122

Percent of EMS Calls **59.2%**

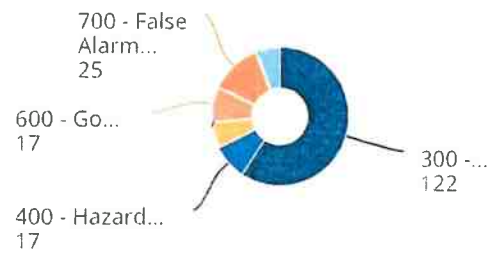
Count of Other Calls
84

Percent of Other Calls **40.8%**

Count of Incidents by Incident Type Group and Year



Percentage of Incident Type Group



Run Stats

	Fire & Other	Rescue	Total
Jun-25	84	122	206
June 2025 YTD	362	753	1115
As of June 2024	309	723	1032
Fiscal Difference	53	30	83

Bainbridge Township Police Department

Law Enforcement Incidents

June 2025

FBI NIBRS Group A Offenses		FBI NIBRS Group B Offenses	
Arson	0	Bad Checks	2
Assault Offenses	2	Curfew/ Loitering / Vagrancy	0
Bribery	0	Disorderly Conduct	1
Burglary / Breaking & Entering	0	Driving Under the Influence	3
Child Abuse	0	Drunkenness	0
Criminal Damage /Vandalism	0	Family Offenses - Non Violent	1
Domestic Violence	2	Harassment / Menacing	2
Drug Offenses	0	Liquor Law Violations	0
Embezzlement	0	Littering	5
Extortion / Blackmail	0	Runaway / Unruly Juveniles	1
Fraud Offenses	3	Trespass	2
Gambling Offenses	0	All other arrestable offenses	4
Homicide Offenses	0	Total Group B Offenses	21
Kidnapping / Abduction	0		
Larceny / Theft - Petty	5	Other Incidents	
Larceny / Theft - Grand	1	911 problem	16
Motor Vehicle Theft /Unauth Use	0	Animal Complaints	16
Pornography / Obscene Material	0	Assist Fire Department	140
Prostitution Offenses	0	Assist other Agency	10
Receiving Stolen Property	0	Citizen Assist	29
Robbery	0	Citizen Dispute	7
Sex Offenses - Forcible	1	Dead Body Found	2
Sex Offenses - Non forcible	0	Disturbances	11
Weapons Law Violations	0	False Alarm - Business	17
Total Group A Offenses	14	False Alarm - Residence	13
		Info Report	5
		Juvenile Complaint	2
		Lost / Found Property	7
		Miscellaneous	317
		Missing Persons	0
		Property Damage (accidental)	3
		Suicidal Person	1
		Suspicious Person / Vehicle	30
		Traffic Accidents	34
		Traffic Complaints	110
		Traffic Stops	161
		Vehicle Lockouts	23
		Warrant Service	13
		Total Other Incidents	967
		Total Incidents June 2025	1002
		Total Incidents TYD 2025	7771
Three Year Comparison			
June 2025	1002		
June 2024	1105		
June 2023	951		

**BAINBRIDGE TOWNSHIP POLICE DEPARTMENT
MONTHLY ACTIVITY REPORT - JUNE 2025**

OFFICERS	LAW INCIDENTS	ARRESTS - FELONY	ARRESTS - MIS.	TRAFFIC CITATIONS	WARNING CITATIONS	M/M CITATIONS
CHIEF BOKOVITZ						
LT. DREGER						
DET. SGT. BODOVETZ	1					
SGT. CHICKOS	12			1		
SGT. WEINER	6					
SGT. SMITH	22			1		
SGT. DENT	1					
DET. FREW	4	1				
DET. LAWRENCE	24			1		
PTL. BOYLES	39		2	6		
PTL. BUTLER	39					
PTL. CAGWIN						
PTL. D'ORNELLAS	104		3	3		
PTL. FRANGIPANE	94		3	4		
PTL. GAVANDITTI	99		2	4		
PTL. GODEC	60		2	5		
PTL. JEAUVONS	86		3	1		
PTL. KAUFMANN	31			1		
PTL. KVACH	25		1			
PTL. LUKAS	66			5		
PTL. MCCLELLAN	54			2		
PTL. MILSTEAD	44			1		
PTL. PONIKVAR	16			1		
PTL. REARDON	26		1			
PTL. ROCH	35		4	1		
PTL. SUMNER	61					
PTL. TUMA	52		2	1		
MONTHLY TOTAL	1001	1	23	38	0	0
TOTAL YEAR TO DATE	7753	24	136	295	5	2

RECORDS CLERK	LAW INCIDENTS
DOWNS, L.	1
FLETCHER, L.	
GRECEK, G.	
MONTHLY TOTAL	1
TOTAL YEAR TO DATE	18

RECORDS ACTIVITY	JUN 2025	YTD
REPORT FEES	\$5.40	\$6.90
HOUSE CHECKS	290	2785

Bainbridge Township Monthly Permit Report

6/1/2025 - 6/30/2025

Permit Date	Bainbridge Permit Number	Permit Type	Description	Applicant Name	Total Fees	Parcel #	Parcel Address	Zoning	Subdivision
6/9/2025	18552	Deck	Deck	John Leffler	\$50.00	02-262235	7799 Lori Lane	R-3-A	Riversedge
6/6/2025	18554	Deck	Deck	Salsbury-Schweyer, Inc.	\$50.00	02-187310	17230 Wood Acre Trail	R-5-A	Land in the Woods
6/5/2025	18544	Deck	Deck	Rustin - Woodland Deck Co.	\$100.00	02-419964	17442 Lakesedge Trl	R-3-A	Canyon lakes Colony
6/12/2025	18556	New Construction	New Single Family Dwelling	Lincoln Alan Construction	\$500.00	02-421516	17788 Snyder Road	R-5-A	
6/2/2025	18541	New Construction	New Single Family Dwelling	Payne & Payne Builders	\$500.00	02-421521	17360 Crescent Ridge	R-3-A	Canyon Lakes Colony
6/6/2025	18550	New Construction	New Single Family welling	Robert Cohen	\$500.00	02-421455	7986 Canyon Ridge	R-3-A	Canyon Lakes Colony
6/3/2025	18551	Patio	Patio	Chesterland Nurseries Ltd	\$50.00	02-419698	17390 Old Tannery Trail	R-3-A	Canyon Lakes Colony
6/26/2025	18545	Residential Addition	Residentail Addition	Cuyler Hanna	\$75.00	02-419709	17351 Old Tannery Trail	R-3-A	Canyon Lakes Colony
6/6/2025	18549	Temporary building, structure or use	Mobile Food Unit - Lowe's	Lowe's Greenhouse	\$100.00	02-140850	16540 Chillicothe Road	R-3-A	
6/10/2025	18555	Use/Commercial	Use - Warehouse & Shipping for Schoolhouse Salvage	Amy Cseh-Schoolhouse Salvage	\$200.00	02-025370	16695 West Park Circle Drive	L.I.R	
6/3/2025	18543	Wall Sign	Wall Sign - Cold Stone Creamery	Mike Bizjak	\$200.00	02-015000	7205 Aurora Road	MUP	

BAINBRIDGE TOWNSHIP NEW RESIDENCE

TOTALS – JUNE 2025

Receipts for June 2025 – \$1,725.00

June – 2025 – 3

June – 2024 – 2

June – 2023 – 5

Year to Date – 2025 – 13

Year to Date – 2024 – 11

Year to Date – 2023 – 10

BAINBRIDGE TOWNSHIP ZONING PERMIT

TOTALS – June 2025

June 2025 – 11

June 2024 – 14

June 2023 – 23

Year to Date 2025 – 77

Year to Date 2024 – 89

Year to Date 2023 – 97

THE BOARD OF TRUSTEES
OF BAINBRIDGE TOWNSHIP,
GEAUGA COUNTY, OHIO

RESOLUTION 07282025 -A

SUBJECT: Settlement of *State ex rel. Vision Development, Inc., et al. v. Bainbridge Township, Ohio, et al.*, Geauga C.P. No. 25M000480 (the “**Litigation**”)

The Board of Trustees (the “**Board**”) of Bainbridge Township, Geauga County, Ohio (the “**Township**”) met in regular session on the 28th day of July, 2025 with the following members present:

Kristina O’Brien
Jeffrey Markley
Michael Bates

Trustee Bates moved for the adoption of the following Resolution:

WHEREAS, the Board previously entered into that certain Master Consent Judgment Entry in a case captioned *Industrial Commercial Properties LLC, et al. v. Bainbridge Township Board of Trustees*, Geauga C.P. No. 21M000337, as the same has been subsequently amended (collectively, the “**CJE**”) with respect to the development of the former Geauga Lake property (the “**Geauga Lake Property**”);

WHEREAS, AALLC owns certain real property known as Parcel No. 02-126100 in the Township (the “**AALLC Property**”), which AALLC Property is subject to the CJE;

WHEREAS, without Final Development Plan approval pursuant to the CJE, Vision Development Inc. (“**Vision**”) and its affiliate, Aurora Apartments I, LLC (“**AALLC**”), have made certain requests with respect to construction and occupancy of buildings constructed or to be constructed on the AALLC Property, some of which requests have been denied by the Board;

WHEREAS, in connection with such denials, Vision and Aurora filed the Litigation on or about July 10, 2025;

WHEREAS, Vision, AALLC, and the Board have reached a potential settlement of the Litigation as evidenced by the Settlement Agreement and Mutual Release of Claims attached hereto as **Exhibit A** (the “**Settlement Agreement**”); and

WHEREAS, the Board considers settlement of the Litigation pursuant to the Settlement Agreement to be in the best interest of the health, safety and welfare of the residents of the Township and the desired economic development arising from the commercial development of the Geauga Lake Property.

NOW THEREFORE BE IT RESOLVED THAT, we hereby adopt and approve the Settlement Agreement and authorize Thomas A. FitzSimmons, Township Counsel, to execute the Settlement Agreement, in substantially the form attached hereto as **Exhibit A**, on our behalf, which authorization shall include the approval or execution by Mr. FitzSimmons of any other documents he deems necessary in his professional judgment to effect the terms and conditions of the Settlement Agreement.

Mrs. O'Brien seconded the motion for adoption of the Resolution, and the roll being called upon such motion, the vote resulted as follows:

Kristina O'Brien AYE

Jeff Markley AYE

Michael Bates AYE

Attest:

Janice S. Sugarman
Janice S. Sugarman, Fiscal Officer

_____, 2025

EXHIBIT A

Settlement Agreement

SETTLEMENT AGREEMENT AND MUTUAL RELEASE OF CLAIMS

This Settlement Agreement and Mutual Release (this “Agreement”) is entered into this ____ day of July, 2025, by and between Bainbridge Township, Ohio, the Board of Trustees for Bainbridge Township, Ohio (together, the “Township”), and Vision Development, Inc., and Aurora Apartments I, LLC (together, “Vision”) (collectively, the “Parties”).

RECITALS

WHEREAS, Vision is the owner of Parcel No. 02-126100 in Bainbridge Township, Ohio (“Property”).

WHEREAS, the Township entered into a Master Consent Judgment Entry (the “CJE”) in a case captioned *Industrial Commercial Properties LLC, et al. v. Bainbridge Township Board of Trustees*, Geauga C.P. No. 21M000337, as such CJE has been subsequently amended, governing the development of the Property.

WHEREAS, Vision is developing a multi-family residential development known as VC Park at Geauga Lake (the “Development”) on the Property.

WHEREAS, a dispute has arisen between the Parties regarding Vision’s occupancy of buildings within the Development (the “Dispute”).

WHEREAS, Vision filed a lawsuit against the Township in a case captioned *State ex rel. Vision Development, Inc., et al. v. Bainbridge Township, Ohio, et al.*, Geauga C.P. No. 25M000480 (the “Litigation”) and the Township has threatened to file counterclaims in the Litigation.

WHEREAS, the Parties wish to resolve the Dispute and the Litigation through this Agreement, as set forth herein.

AGREEMENT

NOW, **THEREFORE**, in consideration of the mutual promises and covenants set forth below, the sufficiency and receipt of which are hereby acknowledged, the Parties hereby agree to the terms and conditions set forth below:

1. Effective Date: The Effective Date of this Agreement shall be the date upon which the last of the Parties to execute this Agreement does in fact execute the Agreement.

2. Dismissal of the Litigation: Within five (5) business days of the Effective Date, Vision will dismiss the Litigation without prejudice.

3. Phasing Plan: Construction and occupancy of the Development will occur on a three-phase basis as set forth below and as depicted in the plan attached hereto as **Exhibit 1**:

- a. Phase 1: Buildings I – V and G4 (garage 4)
- b. Phase 2: F – H and G2 and G3 (garages 2 and 3)
- c. Phase 3: Buildings A – E and G1 (garage 1)

4. Rolling Occupancy: Each phase (each, a “Phase” and, together, the “Phases”) will be completed and occupied on a rolling basis. Within each Phase, buildings shall be occupied on a rolling basis. Subject to the satisfaction of conditions 5(a)-(l) below, the Township expressly approves, pursuant to the CJE, the occupancy of the building(s) within the Development (the “Occupancy Approval”). Notwithstanding anything contained herein to the contrary, Vision acknowledges and agrees that the aforementioned approval by the Township is expressly limited to the Township’s approval rights pursuant to the CJE and Vision shall remain obligated to occupy the property in conformance and compliance with all lawful and applicable laws, rules, and regulations. So long as conditions 5(a)-(l) are satisfied, the Township shall not object to the County’s issuance of a certificate of occupancy for any building within the Development nor Vision’s occupancy of any building.

5. **Conditions:** Each building and each Phase in the Development may be completed and occupied subject to the following conditions:

- a. **Construction Fencing:** Vision shall install construction fencing (“the “Construction Fencing”) in the locations set forth in **Exhibit 1**, which Construction Fencing shall be of type and specification consistent with that in place as of the Effective Date. Vision shall maintain the Construction Fencing in good condition, order, and repair. When all exterior work on all buildings in a Phase is completed, the Construction Fencing containing such Phase may be removed by Vision, at its cost. For the avoidance of doubt, “exterior work” means any construction, installation, or other similar work being performed outside the walls of any building, whether on or in the vicinity of such building, excluding landscaping, which is controlled by Paragraph 5(j) of this Agreement.
- b. **Exterior Construction:** No individual building within a Phase shall be occupied until all exterior work on all the buildings within that Phase is complete.
- c. **Security:** When exterior work on a building is completed, each individual unit within such building shall be locked and secured during times that no work is being performed on such unit. With respect to Phase 2 and Phase 3, exterior doors granting common access to two or more units in any building will be locked or otherwise secured through fencing when no work is being performed at least until such building has passed all life safety inspections necessary for occupancy.
- d. **Access:** As set forth in **Exhibit 1**:
 - i. The main access drive to the Development from Big Dipper Road shall remain unobstructed, free and clear of construction equipment and construction materials, and the streetlights on the main access drive shall be operational;
 - ii. Construction traffic for Phase 2 shall use the southernmost entrance from Big Dipper Road identified on **Exhibit 1** as the “Southern Entrance” exclusively, and
 - iii. Vision will construct a gravel access road to Phase 3, from the northernmost entrance on Big Dipper Road, in the approximate location identified on **Exhibit 1** as the “Northern Construction Road” (the “Northern Construction Road”) at its own expense, to provide access for construction traffic, and, once completed, all construction traffic for Phase 3 shall use the Northern Construction Road exclusively.
- e. **Traffic Control Measures:** In the event that during the course of construction, Vision, its contractors or those under the control of Vision (each a “Vision Construction Party” and, together, the “Vision Construction Parties”) perform(s) any work in the drive aisles of the Development, which drive aisles are indicated with arrows on **Exhibit 1**, such Vision Construction Party shall implement traffic control measures, including an individual directing traffic.
- f. **Police Enforcement Signage:** Vision shall place three permanent signs stating “Police Enforced” at the locations requiring “Police Enforced” signs on **Exhibit 2**. The specifications for the “Police Enforced” signs are set forth in **Exhibit 3**. Vision shall maintain such “Police Enforced” signage in good condition, order, and repair.
- g. **Construction Access Signage:** Vision shall place signs stating “No Construction Traffic” at the locations requiring “No Construction Traffic” signs on **Exhibit 2**. The specifications for the “No Construction Traffic” signs are set forth in **Exhibit 3**. The “No Construction Traffic” signs shall remain in place until Phases 1, 2, and 3 are completed and, during such time, Vision shall maintain such “No Construction Traffic” signage in good condition, order, and repair. Vision shall communicate to each Vision Construction Party that construction traffic is not permitted to use the right-in/right-out intersection with State Route 43 depicted on **Exhibits 1 and 2** to access the Property or Aurora Road.
- h. **Construction Vehicle Parking:** When the Construction Fencing is removed from a Phase pursuant to this Agreement, all vehicles entering such Phase for interior construction of a

building shall park in a specific area reasonably identified by Vision in close proximity to the building where such work is being performed.

- i. **Lighting:** All exterior street lighting within a Phase shall be complete and operational in accordance with plans approved by the Township pursuant to the CJE prior to occupancy of any building within that Phase.
- j. **Landscaping:** Vision shall make every effort and work in good faith to complete the building foundation landscaping within a Phase prior to the occupancy of any building in the next Phase, subject to delay based on weather conditions. Vision's target completion date for the Phase 1 building foundation plantings is July 31, 2025, and Vision's target completion date for the Phase 2 building foundation plantings is October 1, 2025, each of which such dates is subject to weather conditions.
- k. **Landscaping Plan and Lighting Plan Approval:** The Township hereby approves, pursuant to the CJE, Vision's landscaping and lighting plans for the Development dated August 30, 2024.
- l. **Signage Plan Approval:** The Township hereby approves, pursuant to the CJE, the following Vision signage plans dated: (1) January 27, 2025, excluding entry monument signage; and (2) May 14, 2025 for entry monument signage.

6. Release by Vision: In consideration of the rights and obligations set forth herein, the sufficiency of which is hereby acknowledged, Vision, on behalf of itself and its respective directors, principals, officers, agents, managers, parents, subsidiaries, divisions, affiliates, predecessors, administrators, successors, insurers, attorneys, employees, and assigns does hereby release, acquit, and forever discharge the Township and each of its respective members, directors, principals, officers, agents, servants, managers, parents, subsidiaries, divisions, affiliates, predecessors, administrators, successors, insurers, attorneys, and their respective employees, successors, and assigns, of and from any and all claims, demands, judgments, actions, causes of action, sums of money, obligations, damages, expenses, costs, accountings, reasonable attorneys' fees, and liabilities, of any nature whatsoever, whether known or unknown, vested or contingent, in law, equity, or otherwise, relating to the subject matter of the Litigation, except as provided in Paragraph 8.

7. Release by the Township: In consideration of the rights and obligations set forth herein, the sufficiency of which is hereby acknowledged, the Township, on behalf of itself and its respective directors, principals, officers, agents, managers, parents, subsidiaries, divisions, affiliates, predecessors, administrators, successors, insurers, attorneys, employees, and assigns does hereby release, acquit, and forever discharge Vision and each of its respective members, directors, principals, officers, agents, servants, managers, parents, subsidiaries, divisions, affiliates, predecessors, administrators, successors, insurers, attorneys, and their respective employees, successors, and assigns of and from any and all claims, demands, judgments, actions, causes of action, sums of money, obligations, damages, expenses, costs, accountings, reasonable attorneys' fees and liabilities, of any nature whatsoever, whether known or unknown, vested or contingent, in law, equity, or otherwise, relating to the subject matter of the Litigation, except as provided in Paragraph 8.

8. Scope of Releases: The releases given in Paragraphs 6 and 7 of this Agreement expressly exclude, and shall not apply to, any and all claims, demands, judgments, actions, causes of action, sums of money, obligations, damages, expenses, costs, accountings, attorneys' fees and liabilities of any nature whatsoever, whether known or unknown, vested or contingent, in law, equity, or otherwise related to Vision's Final Development Plan and any matter required for Final Development Plan approval that is not approved by the Township, pursuant to the CJE, as of the Effective Date.

9. No Admission of Liability: This Agreement is not an admission by any of the Parties that anything any of them did or failed to do was wrongful, unlawful, in violation of any local, state, or federal law, statute, or regulation, or capable of inflicting any damage or injury on any Party.

10. Cooperation: The Parties hereby agree to work cooperatively, and in good faith, to finalize and approve, where applicable, the Final Development Plan, pursuant to the CJE.

11. Authority: The Parties represent and warrant that the individuals who have executed this Agreement on their behalf have full rights and authority to execute this Agreement and bind their respective entities to the terms and agreements herein.

12. Mutual Representations and Warranties: By executing this Agreement, each Party hereby represents and warrants that such Party has received independent legal advice from its attorneys with respect to its rights relating to matters in controversy and the advisability of executing this Agreement.

13. Successors and Assigns: The rights and responsibilities contained in this Agreement shall inure to the benefit of and be binding upon the Parties and their successors and assigns, including successors in title to the Property.

14. Supplements, Modifications, Amendments, and Waiver: No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by the Parties. No waiver of any provisions of this Agreement shall be deemed or constitute a waiver of any other provision, whether similar or not similar; nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless set forth in writing, signed by the Party making the waiver.

15. Severability: If any provision of this Agreement is held to be invalid or unenforceable on any occasion or in any circumstance, such a holding shall not be deemed to render this Agreement (or any other provision thereof) invalid or unenforceable, and to that extent the provisions of this Agreement are severable.

16. Counterparts: This Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts executed or exchanged electronically shall be deemed to be originals for all purposes hereunder.

17. No Benefit to Others: This Agreement is for the sole benefit of the Parties hereto and their respective successors and permitted assigns, and this Agreement shall not be construed as conferring, and it is not intended to confer, any rights or benefits on any other persons or entities.

18. Attorneys' Fees: In the event that any suit or action is instituted to enforce any provision in this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

19. Jurisdiction and Venue: Each of the parties hereto agrees that any action, proceeding, claim, or dispute arising out of or relating to this Agreement shall be brought in the Common Pleas Court of Geauga County, Ohio and irrevocably submits and waives any right to object to such jurisdiction and venue.

[Signature page follows]

WHEREFORE, the Parties now set their hands in acknowledgement of the foregoing terms.

Bainbridge Township, Ohio:

The Board of Trustees for Bainbridge Township, Ohio:

Thomas A. FitzSimmons, Counsel

Thomas A. FitzSimmons, Counsel

Date

Date

Vision Development, Inc.:

Aurora Apartments I, LLC:

Brent Wrightsel, President

Brent Wrightsel, Manager

Date

Date

EXHIBIT 1

PHASE 1

■ COMPLETE OR INTERIOR WORK ONLY
 READY FOR OCCUPANCY UPON COUNTY-ISSUED COV.

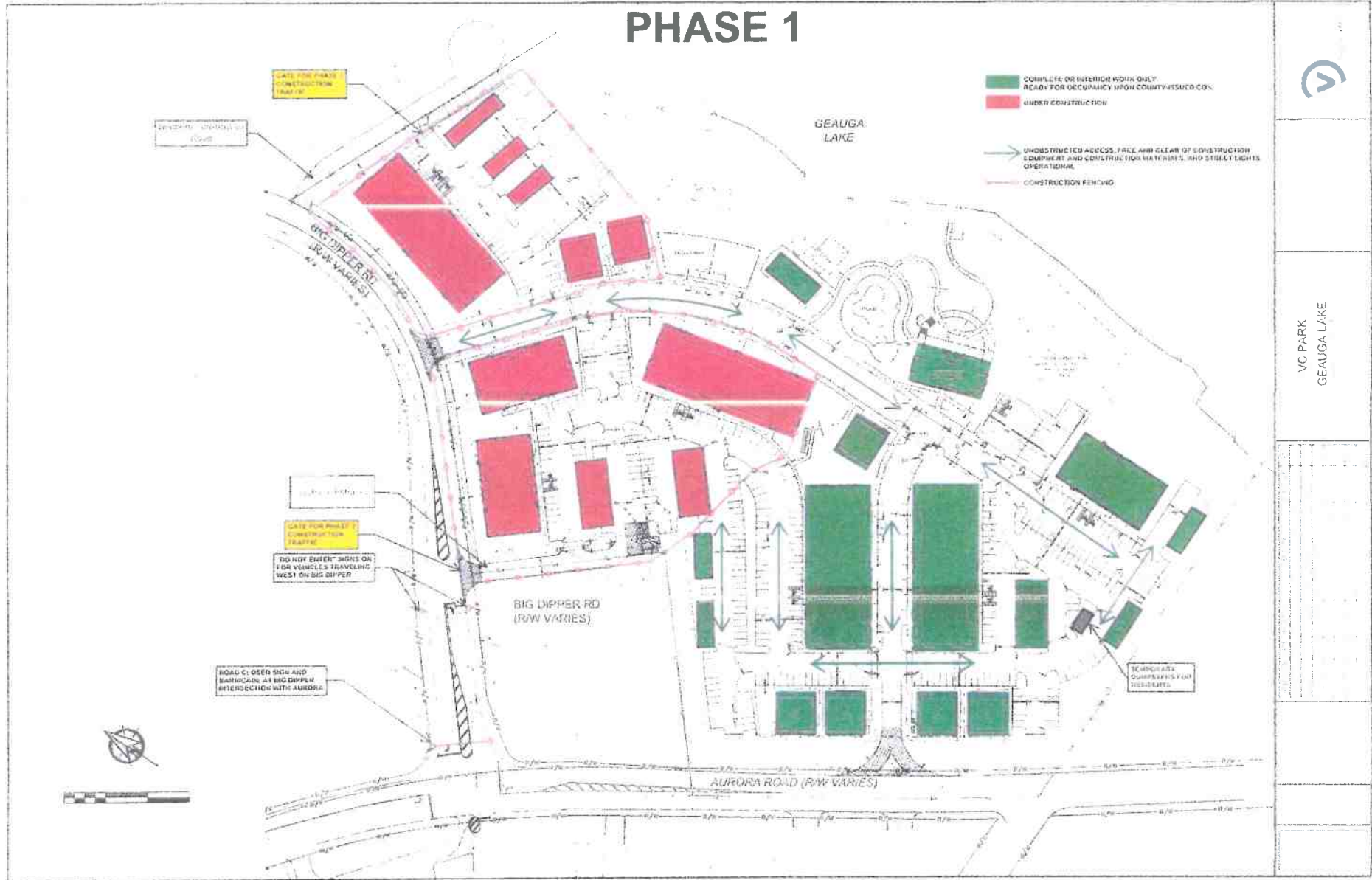
■ UNDER CONSTRUCTION

→ UNOBSTRUCTED ACCESS, FACE AND CLEAR OF CONSTRUCTION
 EQUIPMENT AND CONSTRUCTION MATERIALS, AND STREET LIGHTS
 OPERATIONAL.

— CONSTRUCTION FENCING



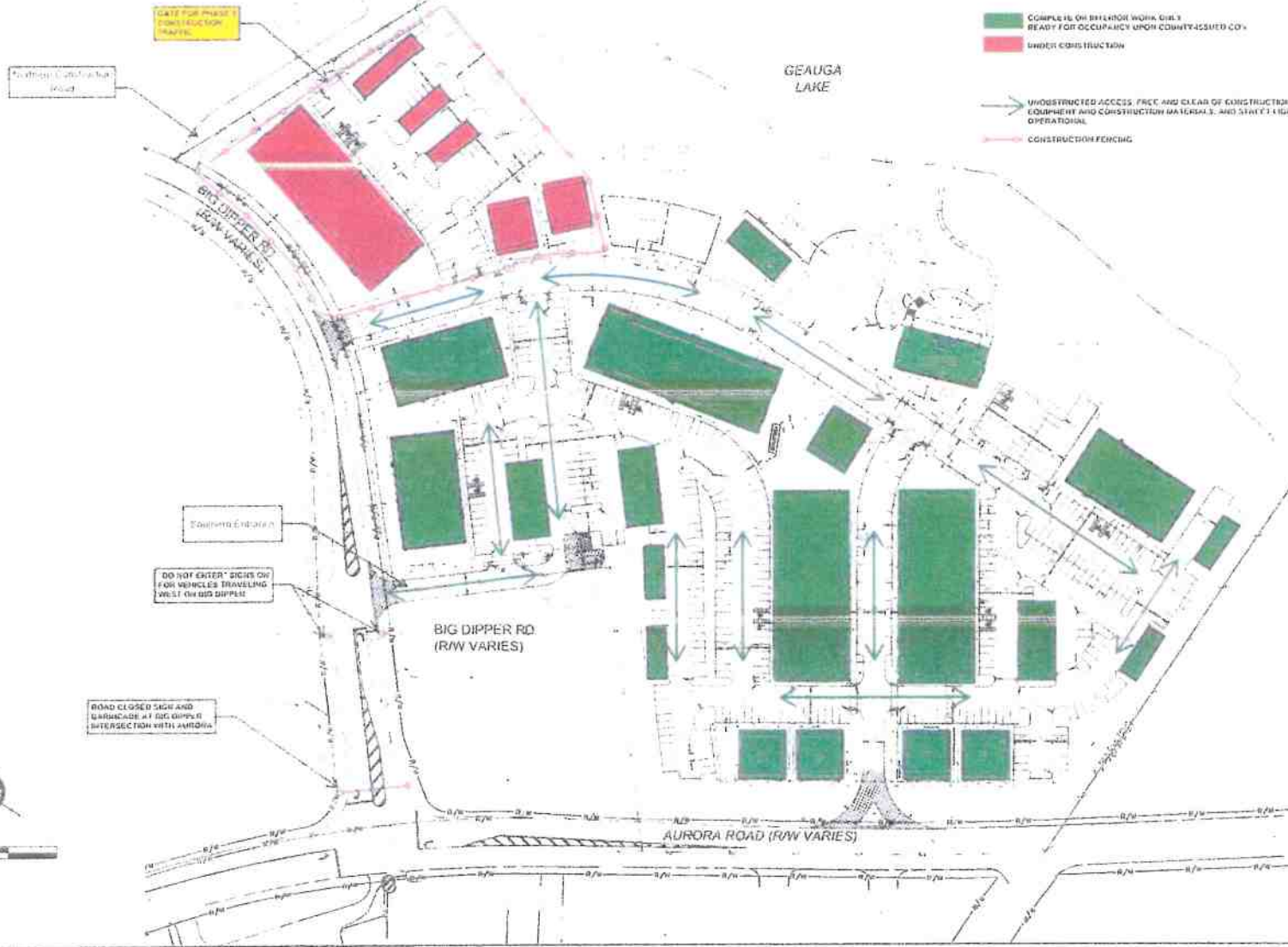
VC PARK
GEAUGA LAKE



PHASE 2

- COMPLETE OR DEFERRED WORK ONLY
READY FOR OCCUPANCY UPON COUNTY-ISSUED COV
- UNDER CONSTRUCTION

- UNOBSTRUCTED ACCESS, FREE AND CLEAR OF CONSTRUCTION EQUIPMENT AND CONSTRUCTION MATERIALS, AND STREET LIGHTS OPERATIONAL
- CONSTRUCTION FENCING



VC PARK
GEAUGA LAKE

Aurora Construction Road

GATE FOR PHASE 1
CONSTRUCTION TRAFFIC

GEAUGA LAKE

Southern Embankment

DO NOT ENTER SIGNS ON
FOR VEHICLES TRAVELING
WEST ON BIG DIPPER

BIG DIPPER RD
(R/W VARIES)

ROAD CLOSED SIGN AND
BARRICADE AT BIG DIPPER R
INTERSECTION WITH AURORA

AURORA ROAD (R/W VARIES)



PHASE 3

COMPLETE OR NEARLY COMPLETE WORK ONLY
READY FOR OCCUPANCY UPON COUNTY ISSUED CO's

UNOBSTRUCTED ACCESS, FREE AND CLEAR OF CONSTRUCTION
EQUIPMENT AND CONSTRUCTION MATERIALS, AND SHALL LIGHTS
OPERATIONAL



VC PARK
GEAUGA LAKE

DO NOT ENTER SIGN AND
BARRICADE

DO NOT ENTER SIGN

DO NOT ENTER SIGNS ON
FOR VEHICLES TRAVELING
WEST ON BIG DIPPER

ROAD CLOSED SIGN AND
BARRICADE AT BIG DIPPER
INTERSECTION WITH AURORA

BIG DIPPER RD
(R/W VARIES)

AURORA ROAD (R/W VARIES)

GEAUGA
LAKE

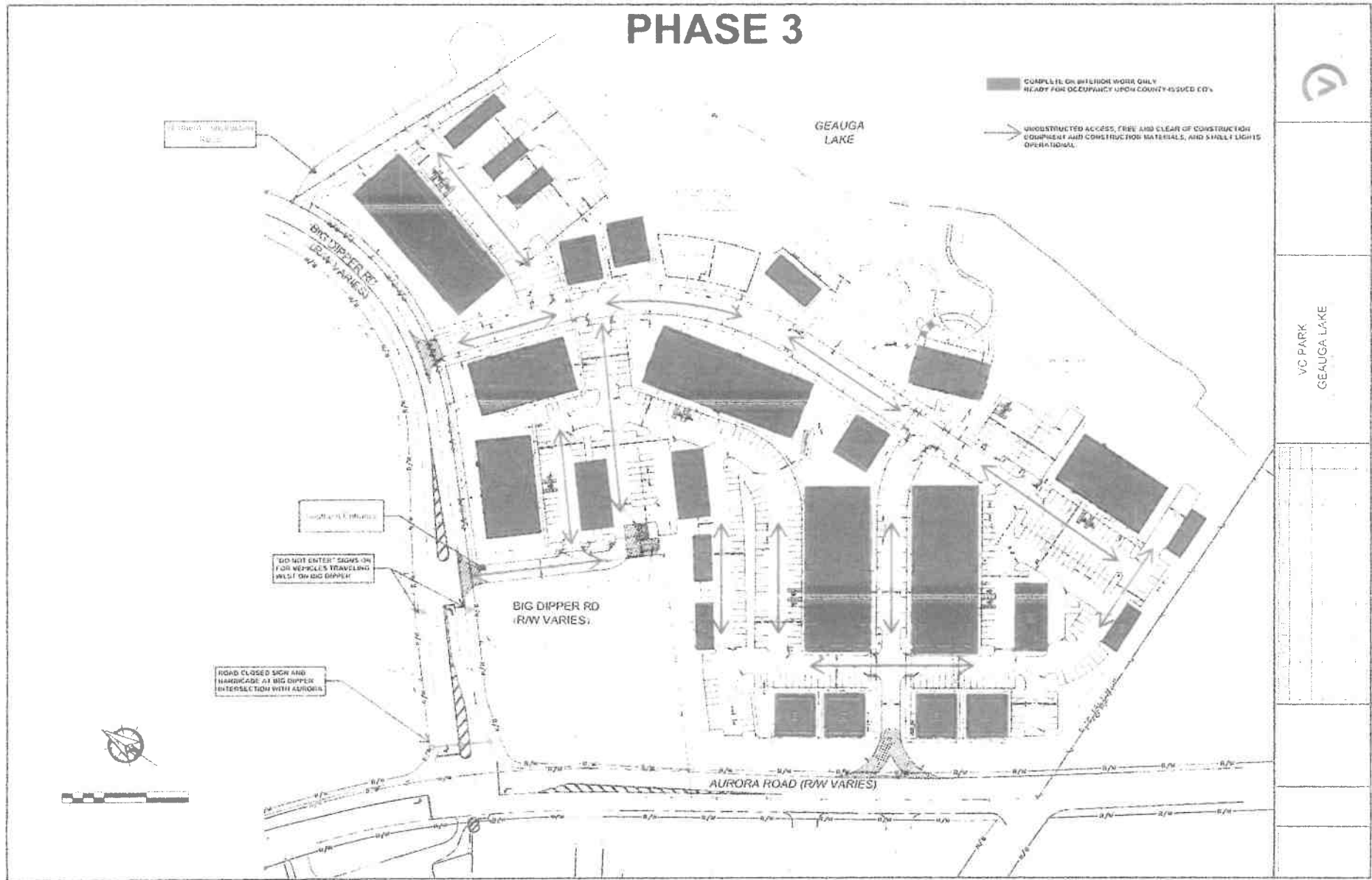
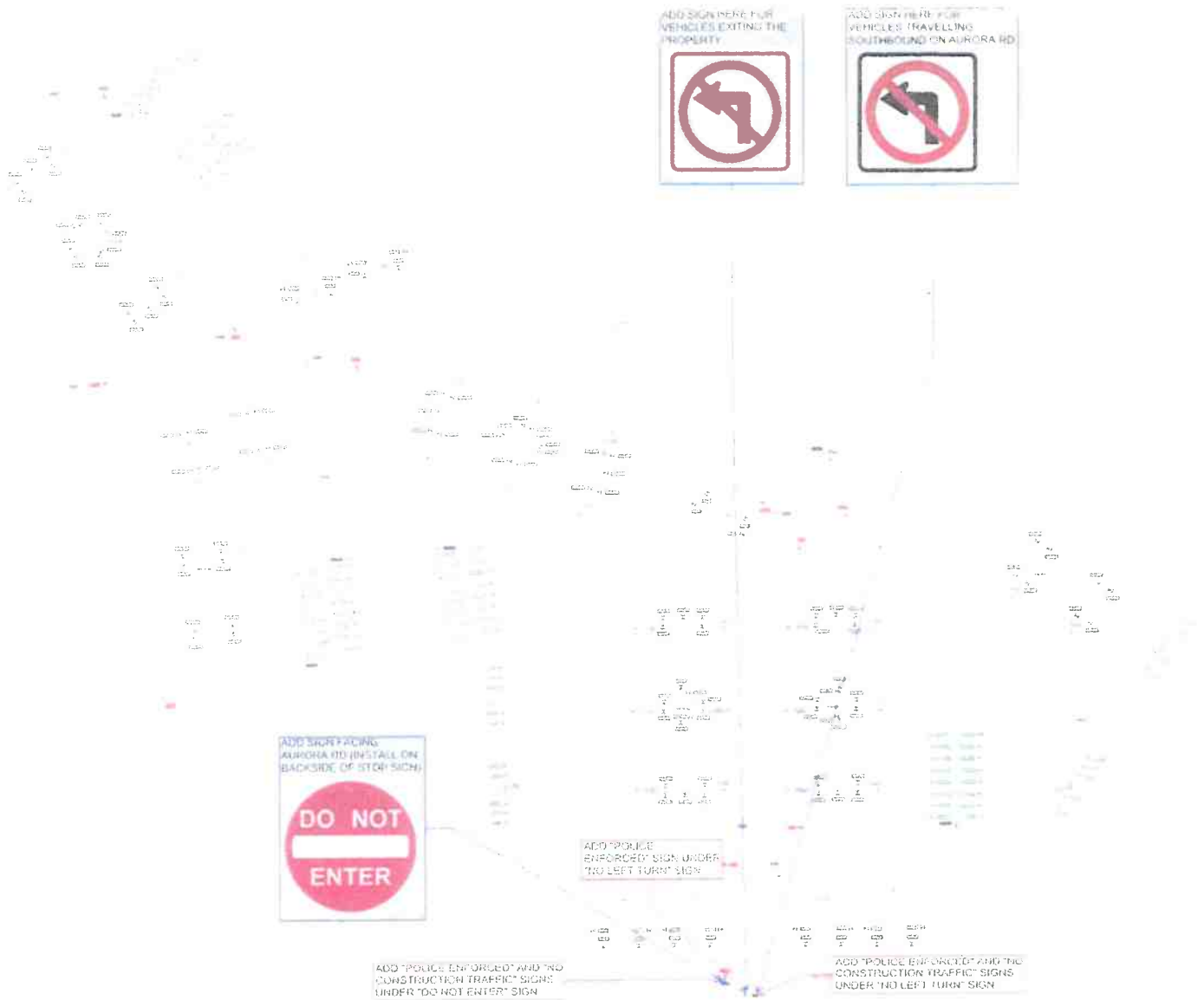


EXHIBIT 2



ADD SIGN HERE FOR VEHICLES EXITING THE PROPERTY



ADD SIGN HERE FOR VEHICLES TRAVELLING SOUTHBOUND ON AURORA RD



ADD SIGN FACING AURORA RD (INSTALL ON BACKSIDE OF STOP SIGN)



ADD "POLICE ENFORCED" SIGN UNDER "NO LEFT TURN" SIGN

ADD "POLICE ENFORCED" AND "NO CONSTRUCTION TRAFFIC" SIGNS UNDER "DO NOT ENTER" SIGN

ADD "POLICE ENFORCED" AND "NO CONSTRUCTION TRAFFIC" SIGNS UNDER "NO LEFT TURN" SIGN

EXHIBIT 3



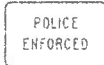

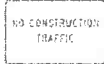

A SmartSign Store
 203 JAY ST. STE 800
 Brooklyn, NY 11201
 Billing (718) 797-1900 x117
 Sales (800) 952-1457

Invoice

Questions? Call (888) 343-3771

Bill To	Ship To
Danny Berry Vision Development 2935 Kenny Rd Upper Arlington, OH 43221 Phone: 740 572 2560 Email: dberry@visiondevinc.com	Ian Crites 1541 E TURKEYFOOT LAKE RD UNIT 101 AKRON, OH 44312 5332 United States Phone: 330 284 5535

Terms: Due on Receipt Order No.: RTS-348410 Date: July 16, 2025 Ship by: One-Day

	Item Description	Unit Price	Qty.	Amount
1. 	Reflective Aluminum Sign Size: 12" x 18" Part # K-3427-BK · HTC Code: 8310.00.0000	\$25.1200/Sign Package: 1 Sign	3 Signs	\$75.36
2. 	Post Attachment Kit - 2 Bolts for Heavy Duty Posts and 2 Bolts for Economy Posts Size: 2.5" x 0.3125" Part # K-KIT2 · HTC Code: 8302.49.6085	\$1.9420/Kit Package: 1 Kit	3 Kits	\$5.83
3. 	Reflective Aluminum Sign Size: 12" x 18" Part # K-3427-BK · HTC Code: 8310.00.0000	\$27.8200/Sign Package: 1 Sign	2 Signs	\$55.64
4. 	Post Attachment Kit - 2 Bolts for Heavy Duty Posts and 2 Bolts for Economy Posts Size: 2.5" x 0.3125" Part # K-KIT2 · HTC Code: 8302.49.6085	\$1.9420/Kit Package: 1 Kit	2 Kits	\$3.88

The amount shown on this invoice are in US Dollars.

Please make checks payable to SmartSign and mail to the following address:
 Xpressmyself.Com LLC
 P.O. Box # 24599
 New York, NY 10087

Product Subtotal : \$140.71
 Shipping Charges: \$172.53
 Tax: \$21.15
Order Total (in US Dollars): \$334.39

If you will be sending remittances via overnight express mail, please remit to:
 JPMorgan Chase - Lockbox Processing
 Attn: Xpressmyself.com LLC & 24599
 4 Chase Metrotech Center
 7th floor East
 Brooklyn, NY 11245



RESOLUTION 07282025-B

(ADOPTION) (DENIAL) (ADOPTION OF MODIFICATION) OF THE
RECOMMENDATION OF THE
BAINBRIDGE TOWNSHIP ZONING COMMISSION BY THE
BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES
O.R.C. SECTION 519.12(H)

The Bainbridge Township Board of Township Trustees, Geauga County, Ohio met in regular session on the 28th day of July, 2025 at 7:00 p.m. with the following members present:

Michael Bates
Kristina O'Brien
Jeff Markley

Dr. Bates moved the adoption of the following resolution:

WHEREAS, on the 14th day of July, 2025, the board of township trustees received a recommendation from the township zoning commission on a proposed amendment, identified as number Z-2025-2 to the Bainbridge Township Zoning Resolution together with the recommendation of the county planning commission relating thereto; and

WHEREAS, on the 28th day of July, 2025 the board of township trustees conducted a public hearing on the proposed amendment as provided by law;

Now therefore be it RESOLVED, that the Bainbridge Township Board of Township Trustees, Geauga County, Ohio on this 28th day of July, 2025 hereby (adopts) (denies) (adopts the following modifications of) the recommendation of the township zoning commission as attached hereto as exhibit A and incorporated herein.

(Set forth any modifications)

Be it further RESOLVED, that the Bainbridge Township Board of Township Trustees adopts an amendment to the Bainbridge Township Zoning Resolution as set forth in the text attached hereto as Exhibit ____ and incorporated herein.

Mrs. O'Brien seconded the motion and the roll being called the vote of the Township Board of Township Trustees was as follows:

Trustee	Yes or No
<u>Michael Bates</u> Michael Bates	<u>YES</u>
<u>Kristina O'Brien</u> Kristina O'Brien	<u>YES</u>
<u>Jeff Markley</u> Jeff Markley	<u>YES</u>

Adopted the 28th day of July, 2025 and Attested to by:

Janice S. Sugarman
Janice S. Sugarman
Bainbridge Township Fiscal Officer

TRUSTEES
Jeffrey S. Markley
Kristina O'Brien
Michael Bates

FISCAL OFFICER
Janice S. Sugarman



RESOLUTION 07282025-

(ADOPTION) (DENIAL) (ADOPTION OF MODIFICATION) OF THE
RECOMMENDATION OF THE
BAINBRIDGE TOWNSHIP ZONING COMMISSION BY THE
BAINBRIDGE TOWNSHIP BOARD OF TRUSTEES
O.R.C. SECTION 519.12(H)

The Bainbridge Township Board of Township Trustees, Geauga County, Ohio met in regular session on the 28th day of July, 2025 at 7:00 p.m. with the following members present:

Michael Bates
Kristina O'Brien
Jeff Markley

Dr. Bates moved the adoption of the following resolution:

WHEREAS, on the 14th day of July, 2025, the board of township trustees received a recommendation from the township zoning commission on a proposed amendment, identified as number Z-2025-3 to the Bainbridge Township Zoning Resolution together with the recommendation of the county planning commission relating thereto; and

WHEREAS, on the 28th day of July, 2025 the board of township trustees conducted a public hearing on the proposed amendment as provided by law;

Now therefore be it RESOLVED, that the Bainbridge Township Board of Township Trustees, Geauga County, Ohio on this 28th day of July, 2025 hereby (adopts) (denies) (adopts the following modifications of) the recommendation of the township zoning commission as attached hereto as exhibit A and incorporated herein.

(Set forth any modifications)

Be it further RESOLVED, that the Bainbridge Township Board of Township Trustees adopts an amendment to the Bainbridge Township Zoning Resolution as set forth in the map attached hereto as Exhibit _____ and incorporated herein.

Mrs. O'Brien seconded the motion and the roll being called the vote of the Township Board of Township Trustees was as follows:

Trustee	Yes or No
<u>Michael Bates</u> Michael Bates	<u>YES</u>
<u>Kristina O'Brien</u> Kristina O'Brien	<u>YES</u>
<u>Jeff Markley</u> Jeff Markley	<u>YES</u>

Adopted the 28th day of July, 2025 and Attested to by:

Janice S. Sugarman
Janice S. Sugarman
Bainbridge Township Fiscal Officer

BE IT FURTHER RESOLVED, that the Fiscal Officer of the Bainbridge¹ be and he/she is hereby directed to certify a copy of this Resolution, along with Resolution 07142025-A²⁰ and the certification from the County Auditor received pursuant to R.C. 5705.03(B)(2) to the Board of Elections, Geauga County, Ohio on or before August 6, 2025²¹ by 4:00pm local time and notify said Board of Elections to cause notice of election on the question of levying said tax to be given as required by law.

Mr. O'Brien²² seconded the Motion and the roll being called upon its adoption resulted as follows:

TRUSTEE	VOTE (YEA or NAY)
<u>Michael Bates</u>	<u>YEA</u>
<u>Jeffrey Markley</u>	<u>YEA</u>
<u>Kristina O'Brien</u> ⁵	<u>YEA</u> ²³

Adopted the 28 day of July , 2025²⁴

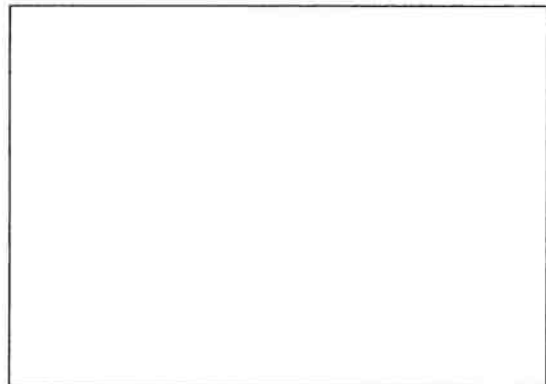
Janice Sugarman²⁵
Fiscal Officer
Bainbridge¹
Gauga County, Ohio

The State of Ohio, Gauga County, ss.

I, Janice Sugarman²⁶, Fiscal Officer of Bainbridge¹, do hereby certify that the foregoing is taken and copied from the Record of the Proceedings of said Bainbridge¹; that the same has been compared by me with the Resolution on said Record and that it is a true and correct copy thereof.

Witness my signature, this 28 day of July , 2025²⁷

Janice Sugarman²⁸
Fiscal Officer



PLACE APA STAMP HERE²⁹

TRUSTEES
Jeffrey S. Markley
Kristina O'Brien
Michael Bates

FISCAL OFFICER
Janice S. Sugarman



RESOLUTION 07282025 - E

WHEREAS Bainbridge Township, Geauga County, Ohio is a political subdivision subject to constitution, laws, and regulations of the State of Ohio; and;

WHEREAS, Section 5705.41, Ohio Revised Code, permits a Township to issue a "Then and Now Certificate" if the Fiscal Officer can certify that both at the time that a contract or purchase order was made and at the time that the Fiscal Officer is completing certification, sufficient funds required to meet an obligation in the current year has been lawfully appropriated for such purpose and is in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances, and;

WHEREAS, if the amount exceeds \$3,000, the Fiscal Officer shall obtain authorization, by resolution, from the Bainbridge Township Board of Trustees, and;

WHEREAS, the Township has received an invoice as listed:
McCarthy, Lebit, Crystal & Liffman Co LPA legal fees in the total amount of \$3,597.00 and:

NOW, THEREFORE BE IT RESOLVED that the following be authorized by Bainbridge Township Board of Trustees, Geauga County, Ohio:

That the Fiscal Officer is authorized, to certify the Then and Now Certificate for payment in the amount of \$3,597.00 for services provided in June of 2025.

Moved By: D. Bates Seconded By: Mrs. O'Brien

Vote:

Dr. Michael Bates AYE Mrs. Kristina O'Brien AYE Mr. Jeffrey Markley AYE

Attested to by Mrs. Janice S. Sugarman, Fiscal Officer.

Janice Sugarman

Date: 7/28/2025

TRUSTEES
Jeffrey S. Markley
Kristina O'Brien
Michael Bates

FISCAL OFFICER
Janice S. Sugarman



RESOLUTION 07282025-F

Resolution to Increase Permanent Appropriations for 2025

BE IT RESOLVED, by the Board of Trustees of Bainbridge Township, State of Ohio, that the township 2025 permanent appropriations for budget year 2025 be increased, to provide for current expenses and other necessary expenditures of Bainbridge Township, during the fiscal year ending December 31, 2025, the following sums be and they are hereby set aside and appropriated as follows,

Whereas, the Board of Trustees finds it necessary to amend the Township 2025 Permanent Appropriations; and,

Whereas, the Board of Trustees makes a resolution to increase permanent appropriations in the amount of \$539.79 as follows:

4951 and 4954 Permanent Fund \$539.79

This Resolution shall be effective upon passage.

Moved By: D. Bates Seconded By: Mrs. O'Brien

Vote:

Dr. Michael Bates AYE Mrs. Kristina O'Brien AYE Mr. Jeffrey Markley AYE

Attested to by Mrs. Janice S. Sugarman, Fiscal Officer.

Janice S. Sugarman

Date: 7/28/2025

TRUSTEES
Jeffrey S. Markley
Kristina O'Brien
Michael Bates

FISCAL OFFICER
Janice S. Sugarman



RESOLUTION 07282025 - G

Resolution to Increase Permanent Appropriations and Revenue for 2025

BE IT RESOLVED, by the Board of Trustees of Bainbridge Township, State of Ohio, that the township 2025 permanent appropriations for budget year 2025 be increased, to provide for current expenses and other necessary expenditures of Bainbridge Township, during the fiscal year ending December 31, 2025, the following sums be and they are hereby set aside and appropriated as follows,

Whereas, the Board of Trustees finds it necessary to amend the Township 2025 Permanent Appropriations; and,

Whereas, the Board of Trustees makes a resolution to increase permanent appropriations in the amount of \$441,541.74 as follows:

General Bond Retirement Fund 3101-910-910-0000 Transfers - Out \$441,541.74 and,

Whereas, the Board of Trustees intends to execute court order referenced as Case No 25 MISC 38, authorizing the transfer and further certification of revenue increasing the Police Levy Fund 2081-931-0000 in the amount of \$441,542.74.

This Resolution shall be effective upon passage.

Moved By: Dr. Bates Seconded By: Mrs. O'Brien

Vote:

Dr. Michael Bates AYE Mrs. Kristina O'Brien AYE Mr. Jeffrey Markley AYE

Attested to by Mrs. Janice S. Sugarman, Fiscal Officer.

Janice S. Sugarman

Date: 7/28/2025

TRUSTEES
Jeffrey S. Markley
Kristina O'Brien
Michael Bates

FISCAL OFFICER
Janice S. Sugarman



RESOLUTION 07282025 - H

A Resolution to transfer and reclassify funds 4951, 4952, 4953 and 4954 to the Cemetery Fund 2041 in accordance with ORC 517.15.

WHEREAS Bainbridge Township, Geauga County, Ohio is a political subdivision subject to constitution, laws, and regulations of the State of Ohio; and

WHEREAS, it is necessary to replace Resolution 06232025-B; and

WHEREAS, it is necessary to authorize an inter-fund transfer and reclassification from Permanent Funds 4951, 4952, 4953 and 4954 to the Cemetery Fund 2041 for the purpose of maintaining, improving or beautifying township cemeteries per ORC 517.15, and

WHEREAS, it is necessary to certify and appropriate the funds once approved by court order and;

WHEREAS, it is necessary to make budget transfers to cover additional expenses that were unanticipated in the Fiscal Year 2025 budget appropriations.

NOW, THEREFORE BE IT RESOLVED that the following be authorized by Bainbridge Township Board of Trustees, Geauga County, Ohio:

FROM: 4951, 4952, 4953, 4954 Permanent Fund (\$1,733.04)

TO: 2041 Cemetery Fund \$1,733.04

Moved By: Dr. Bates Seconded By: Mrs. O'Brien

Vote:

Dr. Michael Bates AYE Mrs. Kristina O'Brien AYE Mr. Jeffrey Markley AYE

Attested to by Mrs. Janice S. Sugarman, Fiscal Officer.

Janice S. Sugarman

Date: 7/28/2025

Payment Listing

7/15/2025 to 7/28/2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
					\$179.65 *	C
45505	06/13/2025	06/13/2025	AW	Guardian Protection Services		
					-\$83.10	O
45505	07/17/2025	07/17/2025	NEG ADJ	Guardian Protection Services		
					\$255.10 *	O
45592	06/27/2025	06/27/2025	AW	Valley Freightliner Trucks		
					-\$96.00	O
45592	07/22/2025	07/22/2025	NEG ADJ	Valley Freightliner Trucks		
					\$350.00	O
45679	07/18/2025	07/18/2025	RW	Senthil Saravanamuthu		
					\$150.00	O
45680	07/18/2025	07/18/2025	RW	Suzanne C Hall		
					\$150.00	O
45681	07/18/2025	07/18/2025	RW	Michelle Dusek		
					\$170.47	O
45682	07/18/2025	07/18/2025	AW	Allied Corporation		
					\$103.98	O
45683	07/18/2025	07/18/2025	AW	Amazon Capital Services		
					\$895.00	O
45684	07/18/2025	07/18/2025	AW	Axon Enterprise, Inc.		
					\$6,900.00	O
45685	07/18/2025	07/18/2025	AW	CHAGRIN RIVER WATERSHED PARTNERS		
					\$5.99	O
45686	07/18/2025	07/18/2025	AW	Charter Communications		
					\$841.40	O
45687	07/18/2025	07/18/2025	AW	Charter Communications		
					\$189.93	O
45688	07/18/2025	07/18/2025	AW	CINTAS CENTRALIZED AR		
					\$45.00	O
45689	07/18/2025	07/18/2025	AW	CINTAS CENTRALIZED AR		
					\$650.00	O
45690	07/18/2025	07/18/2025	AW	CORRIDON BUILDERS & REMODELERS, IN		
					\$225.00	O
45691	07/18/2025	07/18/2025	AW	David Rutherford		
					\$173.79	O
45692	07/18/2025	07/18/2025	AW	Dex Imaging LLC		
					\$35.49	O
45693	07/18/2025	07/18/2025	AW	E & H Hardware Group, LLC		
					\$207.00	O
45694	07/18/2025	07/18/2025	AW	GREEN VISION MATERIALS		
					\$4,515.44	O
45695	07/18/2025	07/18/2025	AW	LIBERTY TIRE RECYCLING LLC		
					\$870.00	O
45696	07/18/2025	07/18/2025	AW	LITTLER MENDELSON,P.C.		
					\$4,608.62	C
45697	07/18/2025	07/18/2025	AW	MONTAGE ENTERPRISES INC.		
					\$173.19	C
45698	07/18/2025	07/18/2025	AW	NAPA Auto Parts		
					\$1,350.00	C
45699	07/18/2025	07/18/2025	AW	PETE & PETE CONTAINER SERVICE, INC.		
					\$1,199.40	C
45700	07/18/2025	07/18/2025	AW	STAMM CONTRACTING COMPANY INC.		
					\$1,170.00	C
45701	07/18/2025	07/18/2025	AW	Steel Supply Co, Inc.		
					\$344.25	C
45702	07/18/2025	07/18/2025	AW	Summit Fire & Security		
					\$1,397.72	C
45703	07/18/2025	07/18/2025	AW	SUNBELT RENTALS, INC.		
					\$301,553.00	C
45704	07/18/2025	07/18/2025	AW	TRI MOR CORPORATION		
					\$242.03	C
45705	07/18/2025	07/18/2025	AW	United States Treasury		
					\$675.00	
45706	07/18/2025	07/18/2025	AW	UNIVERSITY OF AKRON		
					\$160.66	
45707	07/18/2025	07/18/2025	AW	VERIZON WIRELESS		
					\$153.83	
45708	07/18/2025	07/18/2025	AW	WELLS FARGO		
					\$150.00	
45709	07/25/2025	07/25/2025	RW	Jill M Friedman		
					\$150.00	
45710	07/25/2025	07/25/2025	RW	Lea T Newman		
					\$650.00	
45711	07/25/2025	07/25/2025	RW	Jeffrey Adams		
					\$150.00	
45712	07/25/2025	07/25/2025	RW	William Austin Clements		
					\$350.00	
45713	07/25/2025	07/25/2025	RW	Frank A Vitale		
					\$150.00	
45714	07/25/2025	07/25/2025	RW	Axel T Brandt		
					\$3,048.12	
45715	07/25/2025	07/25/2025	AW	AUBURN PIPE & PLUMBERS SUPPLY		
					\$90.99	
45716	07/25/2025	07/25/2025	AW	BOUND TREE MEDICAL, LLC		
					\$109.25	
45717	07/25/2025	07/25/2025	AW	CCM Rental		
					\$58.95	
45718	07/25/2025	07/25/2025	AW	CINTAS CENTRALIZED AR		
					\$76.65	
45719	07/25/2025	07/25/2025	AW	Dex Imaging LLC		
					\$97.50	
45720	07/25/2025	07/25/2025	AW	Duber Architectural & Consulting Services		

Payment Listing

7/15/2025 to 7/28/2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
45721	07/25/2025	07/25/2025	AW	GREEN VISION MATERIALS	\$115.00	O
45722	07/25/2025	07/25/2025	AW	GUTOSKEY & ASSOCIATES, INC.	\$2,800.00	O
45723	07/25/2025	07/25/2025	AW	KWIK KLEEN	\$63.75	O
45724	07/25/2025	07/25/2025	AW	Mary Horvath	\$100.00	O
45725	07/25/2025	07/25/2025	AW	NAPA Auto Parts	\$221.92	O
45726	07/25/2025	07/25/2025	AW	PETE & PETE CONTAINER SERVICE, INC.	\$175.00	O
45727	07/25/2025	07/25/2025	AW	PRUDY MACKENZIE	\$322.50	O
45728	07/25/2025	07/25/2025	AW	Robin Harsa	\$100.00	O
45729	07/25/2025	07/25/2025	AW	SiteOne Landscape Supply	\$1,794.50	O
45730	07/25/2025	07/25/2025	AW	STAMM CONTRACTING COMPANY INC.	\$1,311.25	O
45731	07/25/2025	07/25/2025	AW	Staples	\$118.96	O
45732	07/25/2025	07/25/2025	AW	Summit Fire & Security	\$325.00	O
45733	07/25/2025	07/25/2025	AW	SUNRISE SPRINGS WATER CO.	\$73.50	O
45734	07/25/2025	07/25/2025	AW	TWINSBURG DEVELOPMENT CORP.	\$180.00	O
45735	07/25/2025	07/25/2025	AW	ULINE	\$112.31	O
45736	07/28/2025	07/28/2025	AW	ARMS TRUCKING COMPANY	\$2,361.60	O
45737	07/28/2025	07/28/2025	AW	CINTAS CENTRALIZED AR	\$69.25	O
45738	07/28/2025	07/28/2025	AW	E & H Hardware Group, LLC	\$21.16	O
45739	07/28/2025	07/28/2025	AW	Firecom	\$6,901.23	O
45740	07/28/2025	07/28/2025	AW	GREEN VISION MATERIALS	\$115.00	O
45741	07/28/2025	07/28/2025	AW	Linde Gas & Equipment, Inc.	\$521.38	O
45742	07/28/2025	07/28/2025	AW	Love Insurance Agency	\$813.00	O
45743	07/28/2025	07/28/2025	AW	MES Service Company	\$871.67	O
45744	07/28/2025	07/28/2025	AW	NAPA Auto Parts	\$101.90	O
45745	07/28/2025	07/28/2025	AW	Orkin	\$325.00	O
45746	07/28/2025	07/28/2025	AW	PETE & PETE CONTAINER SERVICE, INC.	\$828.32	O
45747	07/28/2025	07/28/2025	AW	SUNRISE SPRINGS WATER CO.	\$209.25	O
45748	07/28/2025	07/28/2025	AW	TWINSBURG DEVELOPMENT CORP.	\$250.00	O
45749	07/28/2025	07/28/2025	RW	Grant J Fitzgerald	\$150.00	O
45750	07/28/2025	07/28/2025	RW	Christopher M McClure	\$150.00	O
Total Payments:					\$355,911.00	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$355,911.00	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.