

Monday, October 27,

25

The Bainbridge Township Board of Trustees met in regular session at the Bainbridge Township Service Department on October 27, 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 6:32 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 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 6:32 P.M. to go into executive session.

Jim Stanek, Alex Hansel, and Christina Piotrowski were invited into executive session at 6:55 P.M. and left at 6:59 P.M.

The trustees returned from executive session and reconvened their regular meeting at 7:06 P.M. and everyone stood and recited the Pledge of Allegiance.

CHANGES TO THE AGENDA

- 1. PO Request – Reassign funds for stair chairs
- 2. Resolution to increase appropriations for 2025
- 3. Change order and final pay application: RC-BAI-V-2025
- 4. Replace TH Roofing PO with Country Roofing - \$39,646.74
- 5. Fire department grievance
- 6. Office Manager Job Description Approval

MINUTES APPROVAL

Dr. Bates moved to approve the minutes of the trustees' October 13, 2025 regular meeting and the October 21, 2025 special meeting as written.

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

PRESENTATIONS:

Jeff Smul, 20th Century (Lakeview Villas)

Jeff Smul from 20th Century Construction and Sarah Sanders of Faris Planning & Design presented the Preliminary Development Plan for Lakeview Villas at Geauga Lake. It is an Epcon Communities Design for adult low maintenance upscale living. The architecture features designs that mimic Geauga Lake history.

Dr. Bates made a motion to approve the Preliminary Development Plan for Lakeview Villas at Geauga Lake with three conditions: dedication of main road (Big Dipper Blvd.), stormwater plan approval from Geauga Soil and Water, and the trail loop needs to be fully defined.

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

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Cullen Meves, Aurora Park

Cullen Meves from MKSK and Jeff Jasinski from DLR Group presented the preliminary development plan to the trustees for Aurora Park at Geauga Lake. Phase I consists of fifteen acres of development, nine of which are in Bainbridge Township. Laura Holman, Director of Parks and Recreation for the City of Aurora, was also in attendance.

Dr. Bates made a motion to approve Resolution 10272025-A, which approves the Preliminary Development Plan for Aurora Park at Geauga Lake, as prepared by legal counsel.

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

DEPARTMENTAL REPORTSFIRE DEPARTMENT

Lt. James Riley presented the fire department report for the month of September 2025. He reminded the residents to clean their chimneys and make sure space heaters are plugged directly into the wall, not a power strip. Also, do not leave space heaters unattended. Check the batteries in your smoke detectors and carbon monoxide detectors. The complete fire report is attached to and becomes a permanent part of these minutes.

POLICE DEPARTMENT

Chief Jon Bokovitz presented the police department report for the month of September 2025. He wanted the residents to know that Bainbridge Township does not have ticket quotas. However, we do have a strong police presence in the community, which he believes helps reduce crime. Fred Wendel of 19033 Brewster asked a question about the police stops. 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 September 2025. The zoning department took in \$21,050.00 in receipts in September with four new housing starts and thirty total permits issued for the month. The complete zoning report is attached to and becomes a permanent part of these minutes.

PUBLIC COMMENTS

Matt Balanloo of 19036 Brewster Road asked about the age-based distinction of the new over-55 community that is going into the Geauga Lake area. He views it as discrimination, and he is also opposed to pickle ball courts.

John Miller of 8621 East Craig asked about the need for extra fire personnel and equipment as the development continues in Geauga Lake. It has yet to be determined, but Assistant Chief Lovell believes that the department can handle it as it is now.

FIRE DEPARTMENT – NEW BUSINESSResignation of Public Employee

Dr. Bates made a motion to accept the resignation of Sullivan Staub as a full-time firefighter effective October 28, 2025 per the recommendation of the fire chief.

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

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SERVICE DEPARTMENT – NEW BUSINESSRetirement of Public Employee - Stanek

Dr. Bates made a motion to accept the retirement of James Stanek from the position of service director in Bainbridge Township effective October 31, 2025 with many thanks for his 14 years of service to the township.

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

Promotion of Public Employee - Hansel

Dr. Bates made a motion to promote Alex Hansel to Service Director with an annual salary of \$105,000.00 effective the November 1, 2025 pay period per the recommendation of the current service director.

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

Promotion of Public Employee - Holland

Dr. Bates made a motion to promote Ken Holland to Road Superintendent with an annual salary of \$95,000.00 effective the November 1, 2025 pay period per the recommendation of the current service director.

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

Approval of Office Manager Job Description

Dr. Bates made a motion to approve the job description for the Service Department Office Manager position as written.

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

Promotion of Public Employee - Piotrowski

Dr. Bates made a motion to promote Christina Piotrowski to the position of Office Manager in the service department with an annual salary of \$52,000.00 effective the November 1, 2025 pay period per the recommendation of the current service director.

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

Rate Increase – Mariola

Dr. Bates made a motion to approve the change in pay rate for Mike Mariola to an annual salary of \$85,000.00 effective the November 1, 2025 pay period per the recommendation of the current service director.

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

Leadership Management Class Report

Both Mike Mariola and Christina Piotrowski thanked the trustees for allowing them to attend the Leadership Academy and Public Management course. They both agreed that it was beneficial and would help them in their daily jobs with the township.

Owner's Representative Designation

Dr. Bates made a motion to designate Alex Hansel as the owner's representative for the town hall renovation contract effective November 1, 2025.

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

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TRUSTEES – NEW BUSINESS

ABRB Appointment of Public Official

Dr. Bates made a motion to approve the reappointment of Sarah Delly to the Auburn Bainbridge Recreation Board as a Bainbridge Township representative for the term ending June 30, 2027.

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

ZONING DEPARTMENT – NEW BUSINESS

Request to Continue Employment – Kalk

Dr. Bates made a motion to approve the continuation of employment of Frank Kalk on an as needed basis through May 31, 2026 per the recommendation of the zoning inspector.

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

FISCAL OFFICE - NEW BUSINESS

PURCHASE ORDER APPROVALS

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

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

Purchase Order Request List

- 1. Monroe Plumbing Inc. – Gas/Water Connection for Town Hall - \$11,550.00 (General)
- 2. Country Roofing & Exteriors – Town Hall Roof - \$39,646.74 (General Reserve)

EMERGENCY PO RATIFICATION

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

- Country Roofing & Exteriors – Change Order #1 - \$3,160.00 (Police)

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

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. Morton Salt – Salt Fill Up – 2025 - \$13,639.04 (Roads)
- 2. EMSAR – Annual Renewal (Auto) - \$3,060.00 (Fire)
- 3. Tri Mor Corporation – Pay Application No. 4 & Final – Reconstruction of Plum Creek Trail & Southbrook Trail - \$20,694.00 (Roads)
- 4. Littler – BWC Claim - \$1,462.50 (Fire)
- 5. Littler – Labor Advice - \$261.00 (Fire)
- 6. Littler – Labor Advice - \$116.00 (Police)
- 7. Littler – Arbitration - \$261.00 (Police)
- 8. Littler – General Labor - \$145.00 (General)
- 9. Littler – Labor Advice - \$58.00 (Service)

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BLANKET CERTIFICATE RENEWALS/APPROVALS

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

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

Blanket Certificates

- 1. Fire Training - \$5,000.00 (Fire)

FISCAL RESOLUTION APPROVALS

Dr. Bates made a motion to approve Resolution 10272025-B as submitted by the Fiscal Officer.

- Resolution to Increase Permanent Appropriations and Revenues for 2025 - \$120,000.00 (General Reserve Fund)

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

Checks Dated October 14, 2025 through October 27, 2025

The trustees examined and signed checks and invoices October 14, 2025 through October 27, 2025 consisting of warrants #46136 through #46217 in the amount of \$268,829.77.

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

PUBLIC INTERACTION

John Miller asked the trustees about the lighting on the neighboring street from Eliza Jennings. It was supposed to be changed two years ago. The service department and Mr. Markley will look into it to make sure it gets fixed.

Fred Wendel of Brewster Road asked the trustees if Brewster Road could be fixed before traffic is increased due to the new development. The road department is looking into it and is working with the county to develop plans.

CORRESPONDENCE

- 1. The county commissioners and the county auditor sent a letter requesting feedback from the trustees on HB96. The trustees will get information to Mr. Markley who will notify the county.

LATE ADDITIONS

PO Request Reassignment – Stryker

Dr. Bates made a motion to reassign the funds from EMS to TIF #1 for the Stryker Stair Chairs in the amount of \$32,992.42 per the request of the fire chief.

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

Fiscal Resolution Approval

Dr. Bates made a motion to approve Resolution 10272025-C as submitted by the Fiscal Officer.

- Resolution to Increase Permanent Appropriations and Revenues for 2025 - \$32,992.42 (TIF Fund #1)

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

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Change Order and Final Pay Application – RC-BAI-V-2025

Dr. Bates made a motion to approve the change order for project RC-BAI-V-2025, the Reconstruction of Plum Creek Trail and Southbrook Trail, reflecting a decrease in the total contract cost with Tri Mor Corporation by \$53,170.00 per the recommendation of the service director and the Geauga County Engineer.

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

Dr. Bates made a motion to approve the final pay application for project RC-BAI-V-2025, the Reconstruction of Plum Creek Trail and Southbrook Trail, in the amount of \$20,694.00 paid to Tri Mor Corporation per the recommendation of the service director and the Geauga County Engineer, noting that the maintenance bond and corrective action period will run through September 10, 2026.

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

Fire Department Grievance

Dr. Bates made a motion to accept the grievance from the fire department pursuant to discussion in Executive Session on October 21,2025.

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

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 8:57 P.M.

Respectfully Submitted,

Janice S. Sugarman,
Fiscal Officer, Bainbridge Township

Date

Date

Date

Minutes Read: _____

Minutes Approved: _____

Run Stats Graph

Run

Alarm Date Range 9/1/25 to 9/30/25

Is Locked true

Is Active true

Fire Incident Types

Count of Total Incidents

Fire Calls

EMS Calls

Other Calls

Count of Incidents
138

Count of Fire Calls
7

Percent of Fire Calls 5.1%

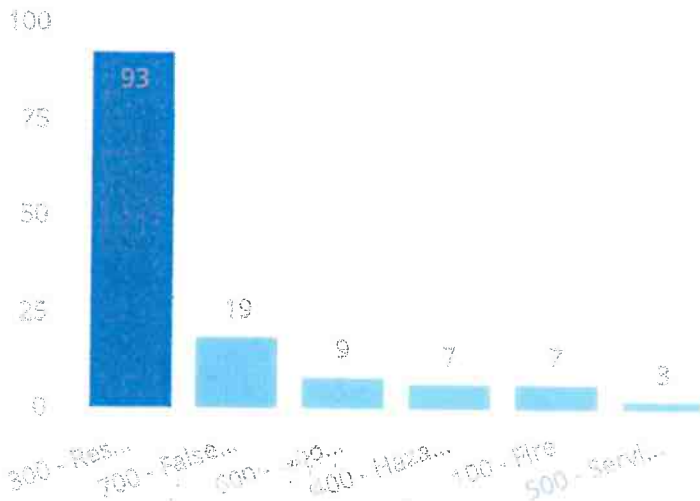
Count of EMS Calls
93

Percent of EMS Calls 67.4%

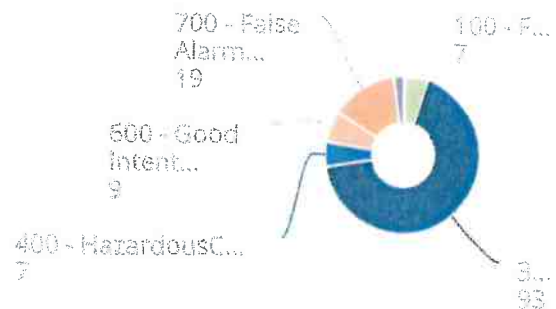
Count of Other Calls
38

Percent of Other Calls 27.5%

Count of Incidents by Incident Type Group and Year



Percentage of Incident Type Group



Run Stats

	Fire & Other	Rescue	Total
Sep-25	45	93	138
Sept 2025 YTD	529	1134	1663
As of Sept 2024	509	1126	1635
Fiscal Difference	20	8	28

**Bainbridge Township Police Department
Law Enforcement Incidents
September 2025**

FBI NIBRS Group A Offenses		FBI NIBRS Group B Offenses	
Arson	0	Bad Checks	0
Assault Offenses	3	Curfew/ Loitering / Vagrancy	1
Bribery	0	Disorderly Conduct	4
Burglary / Breaking & Entering	0	Driving Under the Influence	2
Child Abuse	0	Drunkenness	1
Criminal Damage /Vandalism	1	Family Offenses - Non Violent	3
Domestic Violence	0	Harassment / Menacing	3
Drug Offenses	0	Liquor Law Violations	0
Embezzlement	0	Littering	2
Extortion / Blackmail	0	Runaway / Unruly Juveniles	0
Fraud Offenses	5	Trespass	1
Gambling Offenses	0	All other arrestable offenses	1
Homicide Offenses	0	Total Group B Offenses	18
Kidnapping / Abduction	0		
Larceny / Theft - Petty	10	Other Incidents	
Larceny / Theft - Grand	1	911 problem	9
Motor Vehicle Theft /Unauth Use	1	Animal Complaints	9
Pornography / Obscene Material	0	Assist Fire Department	113
Prostitution Offenses	0	Assist other Agency	12
Receiving Stolen Property	0	Citizen Assist	26
Robbery	0	Citizen Dispute	5
Sex Offenses - Forcible	0	Dead Body Found	1
Sex Offenses - Non forcible	0	Disturbances	2
Weapons Law Violations	0	False Alarm - Business	21
Total Group A Offenses	21	False Alarm - Residence	12
		Info Report	5
		Juvenile Complaint	4
		Lost / Found Property	6
		Miscellaneous	386
		Missing Persons	0
		Property Damage (accidental)	7
		Suicidal Person	1
		Suspicious Person / Vehicle	52
		Traffic Accidents	35
		Traffic Complaints	75
		Traffic Stops	237
		Vehicle Lockouts	11
		Warrant Service	12
		Total Other Incidents	1041
		Total Incidents September 2025	1080
		Total Incidents TYD 2025	11133
Three Year Comparison			
Spetember 2025	1080		
Spetember 2024	874		
Spetember 2023	931		

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

OFFICERS	LAW INCIDENTS	ARRESTS - FELONY	ARRESTS - MIS.	TRAFFIC CITATIONS	WARNING CITATIONS	M/M CITATIONS
CHIEF BOKOVITZ						
LT. DREGER	2					
DET. SGT. BODOVETZ	1		1			
SGT. CHICKOS	9			1		
SGT. WEINER	10					
SGT. SMITH	28			1		
SGT. DENT	16					
DET. FREW	2	2				
DET. LAWRENCE	1					
PTL. BOYLES	119		1	7		
PTL. BUTLER						
PTL. CAGWIN	46		2	11		
PTL. D'ORNELLAS	62		2			
PTL. FRANGIPANE	67	1		1		
PTL. GAVANDITTI	108	2	4	3		1
PTL. GODEC	75			2		
PTL. JEAVONS	48					
PTL. KAUFMANN	57		2	3		
PTL. KVACH	41	1	1			
PTL. LUKAS	30	1		3		
PTL. MCCLELLAN	28		2	1		2
PTL. MILSTEAD	51		1			
PTL. PONIKVAR	18		1	1		
PTL. REARDON	18					
PTL. ROCH	80	1	1	3		
PTL. SUMNER	114			4		
PTL. TUMA	48			2		
MONTHLY TOTAL	1079	8	18	43	0	3
TOTAL YEAR TO DATE	11112	39	190	432	6	5

RECORDS CLERK	LAW INCIDENTS
DOWNES, L.	1
FLETCHER, L.	0
GRECEK, G.	0
MONTHLY TOTAL	1
TOTAL YEAR TO DATE	21

RECORDS ACTIVITY	SEP 2025	YTD
REPORT FEES	\$2.00	\$8.90
HOUSE CHECKS	272	3604

Bainbridge Township Monthly Permit Report

9/1/2025 - 9/30/2025

Permit Date	Bainbridge Permit Number	Permit Type	Description	Applicant Name	Total Fees	Parcel #	Parcel Address	Zoning	Subdivision
9/24/2025	18627	Accessory Residential Building	Residential Accessory Building	Scott Henry	\$100.00	02-067900	19145 Elizabeth Lane	R-3-A	Rivers Edge
9/23/2025	18637	Accessory Residential Structure	Pool Cabana	Pete & Janice Sugarman	\$100.00	02-363000	18395 Snyder Road	R-5-A	
9/26/2025	18468	C.U.P. (All Others)	Conditional Use - Car Wash	CMT Group LLC	\$1,000.00	02-065100	7269 Aurora Road	C-B	
9/2/2025	18582	Commercial Addition	Commercial Addition	Truth for Life - Robert Butts	\$738.40	02-729433	7040 Pettiebone Road	MUP	
9/29/2025	18643	Deck	Deck	Vince Oliveri	\$50.00	02-286400	17085 Overlook Drive	R-3-A	Lake Lucerne
9/25/2025	18638	Fence	Black Metal Fence - 4'	Veterans Fence	\$50.00	02-015900	8936 Taylor May Road	R-3-A	
9/25/2025	18634	Fence	Split Rail Fence	Auburn Fence Corp	\$50.00	02-418400	8652 Beacon Hill Drive	R-3-A	Beacon Hill
9/26/2025	18516	Ground Sign	Ground Sign - Rainforest Car Wash	Fastsigns - Paul Brilla	\$300.00	02-065100	7269 Aurora Road	C-B	
9/24/2025	18636	In-ground swimming pool w/fence & patio	In-Ground Pool, Patio and Fencing	Chad Maag	\$150.00	03-003200	7033 Pine Street	R-3-A	Church Walker
9/16/2025	18605	In-Ground Pool	In-Ground Swimming Pool, Fence & Patio	Pete & Janice Sugarman	\$150.00	02-363000	18395 Snyder Road	R-5-A	
9/3/2025	18598	In-Ground Pool	In-Ground Swimming Pool, Fence & Patio	Premier Pools & Spas - Scott Laing	\$150.00	02-421332	7925 McFarland Ridge	R-3-A	McFarland Woods

9/16/2025		Letter of Exemption	Agricultural Use - Horse Farm & Horticulture (Straw) - Solar Array	David Haynes		02-421167	16901 Haskins Road	R-5-A	
9/29/2025	18587	New Construction	New Residential Dwelling	Premier Custom Builders	\$500.00	02-291500	8740 Washington Street	R-3-A	
9/24/2025	18635	New Construction	New Single Family Dwelling	Otero Signature Homes	\$500.00	02-421547	17495 Crescent Ridge	R-3-A	Canyon Lakes Colony
9/26/2025	18514	New Construction - Commercial	New Commercial Construction - Rainforest Car Wash	Chris Lachman	\$1,372.00	02-065100	7269 Aurora Road	C-B	
9/9/2025	18614	New One Fam. Dwelling	New Single Family Dwelling	Dylan Francis / JEMM Construction	\$500.00	02-421529	17460 Crescent Ridge	R-3-A	Canyon Lakes Colony
9/5/2025	18611	New One Fam. Dwelling	New Single Family Dwelling	Payne & Payne Builders	\$500.00	02-421518	17320 Crescent Ridge	R-3-A	Canyon Lakes Colony
9/9/2025	18613	Other	Front Porch and Walkway	Exscape Designs	\$50.00	02-420418	18160 Moss Point	R-3-A	Laurel Springs
9/29/2025	18632	Patio	Patio & Retaining Wall	John Peterson	\$50.00	02-420263	8150 Wisteria Drive	R-3-A	Laurel Springs
9/19/2025	18620	Patio	Patio	Jacob Sievers - Hemlock Landscape	\$50.00	02-420445	8040 Darbys Run	R-3-A	Laurel Springs
9/29/2025	18572	Residential Addition	Residential Addition	Jim Kusa - Auburn Home Builders	\$75.00	02-420973	7050 Country Lane	R-5-A	
9/24/2025	18626	Residential Addition	Residential Addition	Jeff Tortorea - Lost Pond Construction	\$75.00	02-249200	17188 Sunset Drive	R-3-A	Lake Lucerne
9/19/2025	18619	Residential Addition	Addition - Attached Garage	Justin Davies	\$75.00	02-170103	9202 Moccasin Run	R-5-A	Lake in The Woods

9/16/2025	18617	Residential Addition	Residential Addition	Justin Davies	\$75.00	02-201000	9518 Bainbridge Road	R-5-A	
9/2/2025	18571	Residential Addition	Residential Addition	John Abbott	\$75.00	02-262150	17927 Elliott Drive	R-3-A	Pilgram Village
9/19/2025	18618	Temporary building, structure or use	Temp. Use - Mobile Food Unit	The Greenville Inn - Andrea Kahn	\$100.00	03-001400	7130 Pine Street	R-3-A	
9/26/2025	18639	Use/Commercial	Office - Buss. Cons.	Carmella Menefee	\$200.00	02-025320	8223 Washington Street	C-B	
9/4/2025	18610	Use/Commercial	Office for Manufactures Rep. - Fashion Jewelry	Ellen Vickers	\$200.00	02-213450	16706 Chillicothe Road	P.O.	
9/26/2025	18515	Wall Sign	Wall Sign - (Entrance/South side of Building) Rainforest Car Wash	Fastsigns - Paul Brilla	\$200.00	02-065100	7269 Aurora Road	C-B	
9/26/2025	18517	Wall Sign	Wall Sign (North Side) - Rainforest Car Wash	Fast Signs - Paul Brilla	\$200.00	02-065100	7269 Aurora Road	C-B	

**BAINBRIDGE TOWNSHIP ZONING PERMIT
TOTALS - September 2025**

September 2025 - 30
September 2024 - 18
September 2023 - 9

Year to Date 2025 - 147
Year to Date 2024 - 152
Year to Date 2023 - 142

**BAINBRIDGE TOWNSHIP NEW RESIDENCE
TOTALS - SEPTEMBER 2025**
Receipts for September 2025 - \$21,050.00

September - 2025 - 4
September - 2024 - 3
September - 2023 - 1

Year to Date - 2025 - 23
Year to Date - 2024 - 24
Year to Date - 2023 - 16

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

RESOLUTION 10272025-A

SUBJECT: City of Aurora – Request for Preliminary Development Plan Approval Pursuant to Master Consent Judgment Entry approved on October 20, 2021 by Township Resolution 10202021-B, and approved by the Court of Common Pleas for Geauga County in Case Number 21M000337 on October 26, 2021 (the “**Master CJE**”).

The Board of Trustees of Bainbridge Township, Geauga County, Ohio (the “**Township**” or the “**Board**”) met in regular session on the 27th day of October, 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 City of Aurora (“**Aurora**”) submitted the following plans (collectively, the “**Aurora PDP Plans**”) for Preliminary Development Plan approval pursuant to the Master CJE (the “**PDP Approval**”) with respect to a proposed public park and recreation area on a portion of the Geauga Lake redevelopment site owned by Aurora (the “**Aurora Park Property**”):

1. Aurora Park Phase 1A (75% Design Development), dated September 24, 2025, prepared by MKSK / DLR Group / Hejduk-Cox & Associates / Strand Associates / Wertz Geotechnical Engineers / Heapy; and
2. Modification dated September 24, 2025, received by Zoning Inspector October 22, 2025, project number E24327, prepared by - MKSK / DLR Group / Hejduk-Cox & Associates / Strand Associates / Wertz Geotechnical Engineers / Heapy.

WHEREAS, Aurora and the Township are currently negotiating the terms and conditions of a Mutual Aid Agreement or similar agreement (the “**Mutual Aid Agreement**”) to reflect Aurora’s agreement to be responsible for certain obligations with respect to the Aurora Park Property including, but not limited to, providing police and fire services; and

WHEREAS, the Zoning Inspector, after collecting comments from various other Township officials and consultants, recommends that the Board grant PDP Approval to the PDP Plans conditioned upon the negotiation and execution of a Mutual Aid Agreement acceptable to the Board.

NOW THEREFORE BE IT RESOLVED THAT, the Township hereby grants PDP Approval of the PDP Plans subject to and conditioned upon the negotiation and execution of a Mutual Aid Agreement acceptable to the Board in its sole discretion.

BE IT RESOLVED FURTHER THAT, we hereby authorize the Zoning Inspector to approve and/or place his signature upon such other plans and documents as are necessary, in his sole professional judgment, to effect the grant of PDP Approval as set forth herein.

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

Kristina O'Brien AYE

Jeff Markley AYE

Michael Bates AYE

Attest:

Janice S. Sugarman
Janice S. Sugarman, Fiscal Officer

Date: October 27, 2025

TRUSTEES
Jeffrey S. Markley
Kristina O'Brien
Michael Bates



FISCAL OFFICER
Janice S. Sugarman

RESOLUTION 10272025 - B

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 transfer out of the General Fund to the General Capital Reserve Fund and further certification of increasing revenue in the General Capital Reserve Fund as follows:

1000 General Fund Transfer out	\$ 120,000.00
4909 General Capital Reserve Fund Transfer in	\$ 120,000.00

Whereas, the Board of Trustees makes a resolution to increase permanent appropriations in the amount of \$120,000.00 as follows:

4909 General Fund Capital Reserve Improvement of Sites \$ 120,000.00

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: 10/27/2025

TRUSTEES
Jeffrey S. Markley
Kristina O'Brien
Michael Bates



FISCAL OFFICER
Janice S. Sugarman

RESOLUTION 10/27/2025-C

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 as follows:

Public Improvement TIF #1 Fund 4905-760-740-0000 Machinery & Equipment \$32,992.42 and,

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: 10/27/2025

Payment Listing

10/14/2025 to 10/27/2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
46136	10/14/2025	10/14/2025	AW	LITTLER MENDELSON,P.C.	\$2,660.00	0
46137	10/15/2025	10/15/2025	RW	William P Fikter	\$350.00	0
46138	10/15/2025	10/15/2025	RW	Meghan Fisher	\$150.00	0
46139	10/15/2025	10/15/2025	RW	Pam Dilday	\$350.00	0
46140	10/15/2025	10/15/2025	RW	Otero Signature Homes	\$350.00	0
46141	10/16/2025	10/16/2025	AW	A & A SAFETY	\$104.00	0
46142	10/16/2025	10/16/2025	AW	Accurate Staffing	\$1,200.00	0
46143	10/16/2025	10/16/2025	AW	Allied Corporation	\$1,124.58	0
46144	10/16/2025	10/16/2025	AW	Amazon Capital Services	\$27.08	0
46145	10/16/2025	10/16/2025	AW	ARMS TRUCKING COMPANY	\$693.17	0
46146	10/16/2025	10/16/2025	AW	BIOSOLUTIONS, LLC	\$56.00	0
46147	10/16/2025	10/16/2025	AW	City of Parma Heights	\$900.00	0
46148	10/16/2025	10/16/2025	AW	Dex Imaging LLC	\$248.94	0
46149	10/16/2025	10/16/2025	AW	FLEET PRIDE	\$149.25	0
46150	10/16/2025	10/16/2025	AW	G. KAUFMAN'S SEPTIC TANK CLEANING SI	\$250.00	0
46151	10/16/2025	10/16/2025	AW	GOVERNMENT FORMS AND SUPPLIES	\$411.73	0
46152	10/16/2025	10/16/2025	AW	Hemly Tool Supply Inc.	\$233.59	0
46153	10/16/2025	10/16/2025	AW	JANICE SUGARMAN	\$542.91	0
46154	10/16/2025	10/16/2025	AW	LITTLER MENDELSON,P.C.	\$3,886.00	0
46155	10/16/2025	10/16/2025	AW	MORTON SALT, INC.	\$56,976.64	0
46156	10/16/2025	10/16/2025	AW	NAPA Auto Parts	\$309.18	0
46157	10/16/2025	10/16/2025	AW	Newbury Tire Co.	\$339.93	0
46158	10/16/2025	10/16/2025	AW	Orkin	\$200.00	0
46159	10/16/2025	10/16/2025	AW	ROBECK FLUID POWER COMPANY	\$689.08	0
46160	10/16/2025	10/16/2025	AW	Singerman, Mills, Desberg & Kauntz Co., L.P./	\$2,338.40	0
46161	10/16/2025	10/16/2025	AW	SiteOne Landscape Supply	\$1,914.56	0
46162	10/16/2025	10/16/2025	AW	Staples	\$33.48	0
46163	10/16/2025	10/16/2025	AW	U.S. Bank	\$153.83	0
46164	10/16/2025	10/16/2025	AW	VERIZON WIRELESS	\$160.60	0
46165	10/16/2025	10/16/2025	AW	WELLS FARGO	\$153.83	0
46166	10/21/2025	10/21/2025	RW	Vincent Iosue II	\$150.00	0
46167	10/21/2025	10/21/2025	RW	The Pattie Group, Inc.	\$150.00	0
46168	10/21/2025	10/21/2025	AW	Accurate Staffing	\$1,200.00	0
46169	10/21/2025	10/21/2025	AW	Allied Corporation	\$1,643.42	0
46170	10/21/2025	10/21/2025	AW	Amazon Capital Services	\$469.96	0
46171	10/21/2025	10/21/2025	AW	Angela Russ	\$47.99	0
46172	10/21/2025	10/21/2025	AW	CCT FINANCIAL	\$163.00	0
46173	10/21/2025	10/21/2025	AW	CINTAS CENTRALIZED AR	\$66.39	0
46174	10/21/2025	10/21/2025	AW	Dana Cavallaro	\$350.00	0
46175	10/21/2025	10/21/2025	AW	Dex Imaging LLC	\$239.20	0
46176	10/21/2025	10/21/2025	AW	Frank Ilkanich Jr	\$130.68	0
46177	10/21/2025	10/21/2025	AW	GEAUGA COUNTY MAPLE LEAF	\$100.00	0
46178	10/21/2025	10/21/2025	AW	Hemly Tool Supply Inc.	\$512.86	0
46179	10/21/2025	10/21/2025	AW	KENNETH G. HOLLAND	\$200.00	0
46180	10/21/2025	10/21/2025	AW	Kim Parker	\$114.39	0
46181	10/21/2025	10/21/2025	AW	KWIK KLEEN	\$205.75	0

Payment Listing
10/14/2025 to 10/27/2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
46182	10/21/2025	10/21/2025	AW	LAWSON PRODUCTS, INC.	\$21.85	O
46183	10/21/2025	10/21/2025	AW	MORTON SALT, INC.	\$2,330.48	O
46184	10/21/2025	10/21/2025	AW	NAPA Auto Parts	\$884.75	O
46185	10/21/2025	10/21/2025	AW	Ohio Parks and Recreation Association	\$1,410.00	O
46186	10/21/2025	10/21/2025	AW	PRUDY MACKENZIE	\$135.00	O
46187	10/21/2025	10/21/2025	AW	Public Utilities Commission of Ohio	\$35.00	O
46188	10/21/2025	10/21/2025	AW	Randall Brent	\$127.02	O
46189	10/21/2025	10/21/2025	AW	SHERWIN-WILLIAMS	\$123.48	O
46190	10/21/2025	10/21/2025	AW	SUNRISE SPRINGS WATER CO.	\$179.50	O
46191	10/21/2025	10/21/2025	AW	TWINSBURG DEVELOPMENT CORP.	\$15.00	O
46192	10/21/2025	10/21/2025	AW	UPMC Health Plan	\$166.53	O
46193	10/24/2025	10/24/2025	AW	ACTIVE PLUMBING SUPPLY CO.	\$1,818.37	O
46194	10/24/2025	10/24/2025	AW	Amazon Capital Services	\$265.99	O
46195	10/24/2025	10/24/2025	AW	ARBORWEAR	\$198.00	O
46196	10/24/2025	10/24/2025	AW	Duber Architectural & Consulting Services	\$2,145.00	O
46197	10/24/2025	10/24/2025	AW	E & H Hardware Group, LLC	\$38.24	O
46198	10/24/2025	10/24/2025	AW	FLEET PRIDE	\$870.95	O
46199	10/24/2025	10/24/2025	AW	Linde Gas & Equipment, Inc.	\$521.38	O
46200	10/24/2025	10/24/2025	AW	Middlefield MFG	\$646.38	O
46201	10/24/2025	10/24/2025	AW	MORTON SALT, INC.	\$4,560.99	O
46202	10/24/2025	10/24/2025	AW	NAPA Auto Parts	\$37.47	O
46203	10/24/2025	10/24/2025	AW	NORTHCOAST PRODUCTS	\$717.09	O
46204	10/24/2025	10/24/2025	AW	Orkin	\$200.00	O
46205	10/24/2025	10/24/2025	AW	STATE INDUSTRIAL PRODUCTS	\$420.30	O
46206	10/24/2025	10/24/2025	AW	SUNRISE SPRINGS WATER CO.	\$75.50	O
46207	10/24/2025	10/24/2025	AW	Treasurer, State of Ohio	\$150.00	O
46208	10/24/2025	10/24/2025	AW	UNIVERSITY OF AKRON	\$1,400.00	O
46209	10/24/2025	10/24/2025	AW	WELLS FARGO	\$188.00	O
46210	10/24/2025	10/24/2025	AW	WESTERN RESERVE OFFICE SUPPLY	\$650.64	O
46211	10/27/2025	10/27/2025	AW	Accurate Staffing	\$1,035.00	O
46212	10/27/2025	10/27/2025	AW	Amazon Capital Services	\$317.98	O
46213	10/27/2025	10/27/2025	AW	CARTER LUMBER	\$37.75	O
46214	10/27/2025	10/27/2025	AW	GOVERNMENT FORMS AND SUPPLIES	\$384.00	O
46215	10/27/2025	10/27/2025	AW	HUNTINGTON NATIONAL BANK	\$162,981.68	O
46216	10/27/2025	10/27/2025	AW	NAPA Auto Parts	\$411.71	O
46217	10/27/2025	10/27/2025	AW	PETE & PETE CONTAINER SERVICE, INC.	\$628.32	O
Total Payments:					\$268,829.77	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$268,829.77	

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