

**RESOLUTIONS ADOPTED**  
October 3, 2023

**2023-088 RESOLUTION TO AMEND PERMANENT APPROPRIATIONS FOR THE 2023 FISCAL YEAR**

**2023-089 RESOLUTION TO APPROVE PAYMENT TO OSBORNE INC. IN THE AMOUNT OF \$11,960.00 FOR ROAD MATERIALS**

**2023-090 RESOLUTION TO APPROVE PAYMENTS TO MOTOROLA SOLUTIONS IN THE AMOUNT OF \$7,537.60 FOR 56 CHARGERS FOR NEW RADIOS**

**2023-091 RESOLUTION DECLARING THE STRUCTURES ON 120 JOHNNYCAKE RIDGE ROAD INSECURE, UNSAFE, AND STRUCTURALLY DEFECTIVE**

**MINUTES**

The Board of Painesville Township Trustees met for a regular meeting at 7:30 P.M. on Tuesday October 3, 2023 at 55 Nye Road. The meeting was called to order at 7:32 P.M. by Chairman Cicconetti. Present: Trustees Gabe Cicconetti, Chuck Hillier, Josh Pennock, Administrator Hollie Bartone, Fiscal Officer Michael Patriarca, Legal Adviser Matt Lallo.

Various topics, agenda items and departmental matters were brought before the board including the approval of minutes from the previous meeting, September 26, 2023.

**SUMMARY OF WORK SESSION:**

- The Administrator shared that there had been a discussion held with the county regarding the sanitary sewer issue and giving possible assistance to residents.
- The Administrator announced there will be a new Budget Plan going into effect in 2024.
- The Administrator announced there will be a Town Hall Discussion on Thursday, October 5, 2023 regarding the Issue 3 Levy that will be on the November Ballot.
- The Fire Chief discussed promotional testing for the Lexipol Update, including other updates.
- The Service Director discussed updates regarding road paving issues.
- The Director of Planning and Zoning discussed riparian set back issues.

**OLD BUSINESS:** None

**NEW BUSINESS:** Tom Rapini, 5947 Hopkins Rd., Mentor, spoke to the Trustees regarding Solar Energy and the benefits. Mr. Rapini will send contact information to the Township at Trustee Gabe Cicconetti's request.

**LAKE COUNTY SHERIFF'S OFFICE REPORT:** No report given

**DEPARTMENT REPORTS:**

- **SERVICE DEPARTMENT:** No report given
- **FIRE DEPARTMENT:** Responded to 293 incidents in the month of September. 182 where EMS calls, with the rest being service calls. Fire Prevention week starts October 8, 2023. The Department will be visiting schools in the Township for assemblies, to pass out literature to kids. The Department has partnered with the American Red Cross for Operation Sound the Alarm Save a Life Program. Information has been posted to the Department's social media and the Township website.
- **DIRECTOR OF ZONING:** No report given
- **LEGAL ADVISOR:** Legal reported that he's there to answer any questions regarding the process to declare structures on 120 Johnnycake Ridge Rd. insecure, unsafe, and structurally defective
- **ADMINISTRATOR:** No report given

**FISCAL OFFICER:** Request resolution to amend permanent appropriations for the 2023 fiscal year.

**TRUSTEES:**

**BILLS PAID**

Various bills, payroll and related disbursements were presented, examined and approved for payment.

**RESOLUTIONS ADOPTED**

**2023-088 RESOLUTION AUTHORIZING AMENDMENT TO PERMANENT APPROPRIATIONS FOR 2023 FISCAL YEAR**

RESOLVED: We, the Painesville Township Board of Trustees hereby adopt that the following sums be set aside and permanently be appropriated during the fiscal year January 1 through December 31, 2023

|   |                   |
|---|-------------------|
| General fund                            | 1,573,534         |
| Motor Vehicle license Tax               | 50,000            |
| Gasoline Tax                            | 150,000           |
| Road and Bridge Fund                    | 2,330,949         |
| Police                                  | 801,313           |
| Fire District                           | 6,684,701         |
| Permissive motor vehicle license tax    | 200,000           |
| American Rescue Coronavirus Relief Fund | 330,504           |
| Lighting assessment                     | 91,685            |
| OPWC Grant                              | 285,000           |
| <b>Total of all funds</b>               | <b>12,497,686</b> |
|   |                   |
|   |                   |

2023-089 RESOLUTION TO APPROVE PAYMENT TO OSBORNE INC. IN THE AMOUNT OF \$11,960.00 FOR ROAD MATERIALS

RESOLVED: We, the Painesville Township Board of Trustees hereby approve payment to Osborne Inc. in the amount of \$11,960.00 for road materials

2023-090 RESOLUTION TO APPROVE PAYMENTS TO MOTOROLA SOLUTIONS IN THE AMOUNT OF \$7,537.60 FOR 56 CHARGERS FOR NEW RADIOS

RESOLVED: We, the Painesville Township Board of Trustees hereby approve payments to Motorola Solutions in the amount of \$7,537.60 for 56 chargers for new radios

2023-091 RESOLUTION DECLARING THE STRUCTURES ON 120 JOHNNYCAKE RIDGE ROAD INSECURE, UNSAFE, AND STRUCTURALLY DEFECTIVE

(Resolution separately printed as if fully included herein as Exhibit A)

Chairman Gabe Cicconetti made a motion to close the meeting at 7:55 P.M., seconded by Josh Pennock passed unanimously.

  
Gabe Cicconetti, Chairman

ADJOURNMENT

  
Michael Patriarca, Fiscal Officer

**Payment Listing**

9/27/2023 to 10/3/2023

| Payment Advice #                | Post Date  | Transaction Date | Type | Vendor / Payee                      | Amount      | Status |
|---------------------------------|------------|------------------|------|-------------------------------------|-------------|--------|
| 2787-2023                       | 09/29/2023 | 09/27/2023       | CH   | EXPERT PAY                          | \$4.50      | C      |
| 2788-2023                       | 09/29/2023 | 09/29/2023       | CH   | THE ILLUMINATING COMPANY            | \$44.29     | C      |
| 61145                           | 09/27/2023 | 09/27/2023       | AW   | CINTAS CORPORATION                  | \$305.09    | O      |
| 61146                           | 09/27/2023 | 09/27/2023       | AW   | DOMINION EAST OHIO                  | \$215.69    | O      |
| 61147                           | 09/27/2023 | 09/27/2023       | AW   | HUMANADENTAL INS. CO.               | \$5,191.79  | O      |
| 61148                           | 09/27/2023 | 09/27/2023       | AW   | MRLM LANDSCAPE MATERIALS            | \$182.00    | O      |
| 61149                           | 09/27/2023 | 09/27/2023       | AW   | OHIO CAT                            | \$347.40    | O      |
| 61150                           | 09/27/2023 | 09/27/2023       | AW   | PROVISION IMPRESSIONS/VISION PRESS, | \$173.20    | O      |
| 61151                           | 09/27/2023 | 09/27/2023       | AW   | QUILL LLC                           | \$99.54     | O      |
| 61152                           | 09/27/2023 | 09/27/2023       | AW   | RUGG'S PEST MANAGEMENT              | \$230.00    | O      |
| 61153                           | 09/27/2023 | 09/27/2023       | AW   | ROBERT HAYES                        | \$80.00     | O      |
| 61154                           | 09/27/2023 | 09/27/2023       | AW   | DANIELLE THOMPSON                   | \$200.00    | O      |
| 61155                           | 09/29/2023 | 09/29/2023       | AW   | ALBERS AND ALBERS                   | \$487.50    | O      |
| 61156                           | 09/29/2023 | 09/29/2023       | AW   | JOHN F. KOTRLIK                     | \$40.00     | O      |
| 61157                           | 09/29/2023 | 09/29/2023       | AW   | MOTOROLA SOLUTIONS, INC.            | \$7,537.60  | O      |
| 61158                           | 09/29/2023 | 09/29/2023       | AW   | ERIC BURCHAK                        | \$40.00     | O      |
| Total Payments:                 |            |                  |      |                                     | \$15,178.60 |        |
| Total Conversion Vouchers:      |            |                  |      |                                     | \$0.00      |        |
| Total Less Conversion Vouchers: |            |                  |      |                                     | \$15,178.60 |        |

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.

# Painesville Township

Established  
1800



## Resolution

### **2023-R-091 RESOLUTION DECLARING THE STRUCTURES ON 120 JOHNNYCAKE RIDGE ROAD INSECURE, UNSAFE, AND STRUCTURALLY DEFECTIVE**

WHEREAS, the Board of the Painesville Township Trustees are in receipt of a report authored by David Strichko, the Lake County Building Official, which is attached hereto as Exhibit A; and

WHEREAS, said report details an onsite inspection of the property located at 120 Johnnycake Ridge Road in Painesville Township wherein there are three structures: Structure #1 is the main dwelling, Structure #2 is the large, detached garage or barn, and Structure #3 is the smaller detached structure on the southwest side of the property; and

Whereas, the property of 120 Johnnycake Ridge Road contains five parcels associated with said address: PPN 11-A-007-0-00-015-0 is owned by MJD Real Estate LLC, PPN 11-A-007-0-00-014-0 is owned by MJD Real Estate LLC, PPN 11-A-007-0-00-002-0 is owned by Michael Robert Penko, PPN 11-A-007-0-00-022-0 is owned by Matthew and Tiana Thomas, and PPN 11-A-007-0-00-017-0 is owned by Matthew and Tiana Thomas.

WHEREAS, Mr. Strichko detailed in his report of an onsite inspection that occurred on August 25, 2023 and declared that Structures #1 and #3 are insecure, unsafe, and structurally defective while also declaring that Structure #2 is insecure and unsafe; and


WHEREAS, Mr. Strichko recommends to this Board that Structures #1 and #3 be razed and that Structure #2 be properly repaired and secured.

**NOW THEREFORE, BE IT RESOLVED** the Painesville Township Board of Trustees hereby state that:


Section 1. This Board agrees with the findings and conclusions of David Strichko, the Lake County Building Official whose report is attached hereto and incorporated herein as Exhibit A, and hereby declares that all three structures located on the property at 120 Johnnycake Ridge Road in Painesville Township are insecure, unsafe, and/or structurally defective.

Section 2. This Board further declares that it will proceed with the removal, repair, or securance of said structures pursuant to Ohio Revised Code Section 505.86.

Section 3. This Board directs its Township personnel to provide notice to the property owner(s) and lienholder(s), if any, pursuant to R.C. 505.86(B-C).



**Gabe Cicconetti**



**Chuck Hillier**



**Josh Pennock**



**Michael A. Patriarca**

October 3, 2023



# COUNTY OF LAKE

PAINESVILLE  
440-750-2636

CLEVELAND  
440-918-2636

TOLEDO  
419-892-3223

FAX  
419-350-2600

## DEPARTMENT OF LAKE COUNTY BUILDING INSPECTION

September 19, 2023

Onsite visual inspection Report

For:

Michael Penko  
120 Johnnycake Ridge Road  
Painesville Twp., Ohio 44094

Re: Unsafe Structure

On August 28<sup>th</sup>, 2023, an inspection was conducted of the premises located at 120 Johnnycake Ridge Road, Painesville Twp., Ohio for the purposes of determining the overall safety of the structure. The inspection was an onsite interior and exterior inspection of three structures on the premises. For the purpose of the report the Main structure / dwelling will be listed as Structure #1, the detached large barn / garage will be listed as structure #2, and the smaller detached structure located in the rear of the dwelling (south west side) will be listed as structure #3.

Let it be known that three (3) notices were sent to the owner requesting access for an inspection and to discuss a plan of action for repairing the structure(s).

First notice, on October 10<sup>th</sup>, 2022 and was posted at the property.

Second notice was sent on December 1<sup>st</sup>, 2022 and was posted on the property.

Final notice was sent on January 10<sup>th</sup>, 2023 and was posted on the property.

Notice of findings

Structure #1

- Structure is not secured from the weather, several windows are missing, large holes in exterior walls and roof structure
- While inside the structure I was able to see water entering the structure in many locations due to it being raining at the time of inspection.
- Foundation in basement / garage area has shifted and appears unstable
- Entire structure has severe water damage, floors and structural members are weak and or rotten, floors are soft and in many areas are unsafe to walk.
- The structure smells of mold and mildew and mold is visible in many locations

Structure #2

- Structure appears to be solid with a few exceptions of areas that show roof leakage
- Electrical panel is open and unsafe with open splices
- Windows are missing but most are boarded up

Structure #3

- Structure is deteriorating and was unsafe to enter
- Structure is not secured from the weather with holes in walls and roof structure.

Conclusion;

It is my opinion that Structure #1 should be razed. The state of the structure is so far deteriorated that any attempts to restore the structure would be futile.

Structure #2 in my opinion could be brought back to a viable structure if the roof structure and other areas that are exposed to weather and that are leaking into the structure are addressed in a timely manner to avoid further damage / deterioration.

Structure #3 in my opinion should be razed. The structure is open to the weather and shows signs of tree damage. As with structure #1 any attempts to restore this structure would be futile.

**2019 RCO 109.4 – Structures or existing equipment that are unsafe or unsanitary due to inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life, shall be deemed a serious hazard. Where a residential building is found to be a serious hazard, such hazard shall be eliminated or the residential building shall be vacated, and where such building, when vacated, remains a serious hazard, it shall be razed.**

Respectfully,



David V. Strichko, CBO  
Lake County Building Official.