

**RESOLUTIONS ADOPTED  
December 2, 2025**

**2025-125 RESOLUTION DECLARING THE SUB-ZERO MISSION A BUSINESS OPERATING AS A CLOTHING COLLECTION, STORAGE AND DISTRIBUTION CENTER, AND PROVIDING EMERGENCY SERVICES TO HOMELESS PEOPLE IN LAKE COUNTY AND SURROUNDING AREAS AS A SIMILAR USE TO OTHER USES PERMITTED IN THE B-3 DISTRICT SUBJECT TO ALL CONDITIONS SET FORTH IN THE CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 1760 NORTH RIDGE ROAD AND WAVE ALL APPLICABLE FEES FOR THIS PROCESS**

**2025-126 RESOLUTION AUTHORIZING THE EXECUTIONS AND DELIVERY OF A COOPERATIVE AGREEMENT AMONG THE WARREN COUNTY PORT AUTHORITY, PAINESVILLE TOWNSHIP, LAKE COUNTY, OHIO, THE VILLAGES AT CASEMENT COMMUNITY AUTHORITY, AND THE VILLAGES AT CASEMENT LLC; AUTHORIZING THE EXECUTION AND DELIVERY OF A DISBURSING AND PAYMENT AGREEMENT AMONG THE WARREN COUNTY PORT AUTHORITY, PAINESVILLE TOWNSHIP, LAKE COUNTY, OHIO, THE VILLAGES AT CASEMENT COMMUNITY AUTHORITY, THE VILLAGES AT CASEMENT LLC, AND ARGENT INSTITUTIONAL TRUST COMPANY, AS TRUSTEE AND DISBURSING AGENT; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE REVENUE BONDS**

The Board of Painesville Township Trustees met for a regular meeting at 7:30 P.M. on Tuesday, December 2, 2025, at 55 Nye Road. The meeting was called to order at 7:30 P.M. by Chairman Cicconetti. Present: Trustees Gabe Cicconetti, Chuck Hillier, Josh Pennock, Fiscal Officer Michael Patriarca, Administrator Hollie Bartone. Not present: Law Director Matt Lallo.

**MINUTES**

Various topics, agenda items and departmental matters were brought before the board including the approval of minutes from the previous meeting(s):

**November 19, 2025, Meeting**

Motion made by Trustee Pennock, seconded by Trustee Hillier to approve the November 19, 2025, Minutes.

Roll: Cicconetti – Yes      Hillier – Yes      Pennock – Yes

**SUMMARY OF WORK SESSION:**

- The Administrator shared the following: Activities at Hadden park were discussed, including a food pantry and a rummage sale. A discussion was held regarding single hauler options.
- The Service Director discussed updates regarding Omni Fiber that will begin work in the Township. A discussion was held regarding the Food Pantry at Hadden Park.
- The Director of Zoning provided updates regarding Text Changes to come before the Zoning Commission. Al Raddatz and Shane Hajjar were in attendance to discuss updates and plans for Sub Zero Mission and a Similar Use Request at the North Ridge Road location.
- The Fire Chief discussed updates regarding the Grand River decals and Vehicle 2731.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**LAKE COUNTY SHERIFF'S OFFICE REPORT:** The Lake County Sheriff's Office was not in attendance to give a report.

**DEPARTMENT REPORTS:**

- SERVICE DEPARTMENT: No report given
- FIRE DEPARTMENT: No report given
- DIRECTOR OF ZONING: No report given
- LAW DIRECTOR: No report given
- ADMINISTRATOR: No report given
- FISCAL OFFICER: No report given

**BILLS PAID:** Various bills, payroll and related disbursements were presented, examined and approved for payment.

**RESOLUTIONS:**

To amend the Agenda to add Agenda item Resolution 2025-125 – Declaring the Sub-Zero Mission a business operating as a clothing collection, storage and distribution center, and providing emergency services to homeless people in Lake County and surrounding areas as a Similar Use to other uses permitted in the B-3 District subject to all conditions set forth in the Conditional Use Permit for the property located at 1760 North Ridge Road and wave all applicable fees for this process

Motion made by Trustee Hillier, seconded by Trustee Pennock

Roll: Cicconetti – Yes   Hillier – Yes   Pennock – Yes

**2025-125 RESOLUTION DECLARING THE SUB-ZERO MISSION A BUSINESS OPERATING AS A CLOTHING COLLECTION, STORAGE AND DISTRIBUTION CENTER, AND PROVIDING EMERGENCY SERVICES TO HOMELESS PEOPLE IN LAKE COUNTY AND SURROUNDING AREAS AS A SIMILAR USE TO OTHER USES PERMITTED IN THE B-3 DISTRICT SUBJECT TO ALL CONDITIONS SET FORTH IN THE CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 1760 NORTH RIDGE ROAD AND WAVE ALL APPLICABLE FEES FOR THIS PROCESS**

Motion made by Trustee Pennock, seconded by Trustee Hillier

Roll: Cicconetti – Yes   Hillier – Yes   Pennock – Yes

**RESOLVED,** We the Painesville Township Board of Trustees hereby approve to declare the Sub-Zero Mission a business operating as a clothing collection, storage and distribution center, and providing emergency services to homeless people in Lake County and surrounding areas as a Similar Use to other uses permitted in the B-3 District subject to all conditions set forth in the Conditional Use Permit for the property located at 1760 North Ridge Road and wave all applicable fees for this process

To amend the Agenda to add Agenda item Resolution 2025-126 – Authorizing the executions and delivery of a Cooperative Agreement among the Warren County Port Authority, Painesville Township, Lake County, Ohio, The Villages at Casement Community Authority, and The Villages at Casement LLC; authorizing the execution and delivery of a disbursing and payment agreement among the Warren County Port Authority, Painesville Township, Lake County, Ohio, The Villages at Casement Community Authority, the Villages at Casement LLC, and Argent Institutional Trust Company, as trustee and disbursing agent; authorizing and approving the execution and delivery of certain other agreements and documents in connection with the revenue bonds.

Motion made by Trustee Pennock, seconded by Trustee Hillier

Roll: Cicconetti – Yes    Hillier – Yes    Pennock – Yes

Trustee Hillier held a discussion for clarification regarding Resolution 2025-126.

**2025-126 RESOLUTION AUTHORIZING THE EXECUTIONS AND DELIVERY OF A COOPERATIVE AGREEMENT AMONG THE WARREN COUNTY PORT AUTHORITY, PAINESVILLE TOWNSHIP, LAKE COUNTY, OHIO, THE VILLAGES AT CASEMENT COMMUNITY AUTHORITY, AND THE VILLAGES AT CASEMENT LLC; AUTHORIZING THE EXECUTION AND DELIVERY OF A DISBURSING AND PAYMENT AGREEMENT AMONG THE WARREN COUNTY PORT AUTHORITY, PAINESVILLE TOWNSHIP, LAKE COUNTY, OHIO, THE VILLAGES AT CASEMENT COMMUNITY AUTHORITY, THE VILLAGES AT CASEMENT LLC, AND ARGENT INSTITUTIONAL TRUST COMPANY, AS TRUSTEE AND DISBURSING AGENT; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE REVENUE BONDS**

Motion made by Trustee Hillier seconded by Trustee Pennock

Roll Call: Cicconetti – Yes    Hillier – Yes    Pennock – Yes

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

#### ADJOURNMENT

Motion made by Trustee Pennock, seconded by Trustee Hillier to adjourn the meeting at 7:42 P.M.

Roll: Cicconetti – Yes    Hillier – Yes    Pennock – Yes

  
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Gabe Cicconetti, Chairman  
\_\_\_\_\_  
Michael Patriarca, Fiscal Officer

**Payment Listing**

UAN v2026.1

12/3/2025 to 12/16/2025

| Payment Advice # | Post Date  | Transaction Date | Type | Vendor / Payee                     | Amount      | Status |
|------------------|------------|------------------|------|------------------------------------|-------------|--------|
| 3159-2025        | 12/08/2025 | 12/08/2025       | CH   | JP MORGAN CHASE COMMERCIAL CREDI   | \$2,132.24  | O      |
| 3160-2025        | 12/08/2025 | 12/08/2025       | CH   | JP MORGAN CHASE COMMERCIAL CREDI   | \$4,017.88  | O      |
| 3161-2025        | 12/08/2025 | 12/08/2025       | CH   | JP MORGAN CHASE COMMERCIAL CREDI   | \$30.15     | O      |
| 3162-2025        | 12/08/2025 | 12/08/2025       | CH   | JP MORGAN CHASE COMMERCIAL CREDI   | \$755.98    | O      |
| 3163-2025        | 12/08/2025 | 12/08/2025       | CH   | JP MORGAN CHASE COMMERCIAL CREDI   | \$1,242.08  | O      |
| 3164-2025        | 12/09/2025 | 12/09/2025       | CH   | JP MORGAN CHASE COMMERCIAL CREDI   | \$376.22    | O      |
| 3165-2025        | 12/09/2025 | 12/09/2025       | CH   | KURTZ BROS., INC.                  | \$280.00    | O      |
| 3166-2025        | 12/09/2025 | 12/09/2025       | CH   | KURTZ BROS., INC.                  | \$300.00    | O      |
| 3167-2025        | 12/09/2025 | 12/09/2025       | CH   | KURTZ BROS., INC.                  | \$280.00    | O      |
| 3168-2025        | 12/09/2025 | 12/09/2025       | CH   | KURTZ BROS., INC.                  | \$270.00    | O      |
| 3169-2025        | 12/09/2025 | 12/09/2025       | CH   | ALVORD'S YARD & GARDEN             | \$107.85    | O      |
| 3170-2025        | 12/09/2025 | 12/09/2025       | CH   | ATWELL'S POLICE & FIRE EQUIP. CO.  | \$1,246.00  | O      |
| 3171-2025        | 12/09/2025 | 12/09/2025       | CH   | ATWELL'S POLICE & FIRE EQUIP. CO.  | \$469.00    | O      |
| 3172-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$304.04    | O      |
| 3173-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$550.00    | O      |
| 3174-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$550.00    | O      |
| 3175-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$550.00    | O      |
| 3176-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$101.55    | O      |
| 3177-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$31.60     | O      |
| 3178-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$53.61     | O      |
| 3179-2025        | 12/09/2025 | 12/09/2025       | CH   | CHARTER COMMUNICATIONS             | \$21.80     | O      |
| 3180-2025        | 12/09/2025 | 12/09/2025       | CH   | GRAND RIVER ASPHALT CO.            | \$967.18    | O      |
| 3181-2025        | 12/09/2025 | 12/09/2025       | CH   | HANDY RENTS                        | \$99.98     | O      |
| 3182-2025        | 12/09/2025 | 12/09/2025       | CH   | LAKE BUSINESS PRODUCTS             | \$50.11     | O      |
| 3183-2025        | 12/09/2025 | 12/09/2025       | CH   | LAKE BUSINESS PRODUCTS             | \$195.72    | O      |
| 3184-2025        | 12/09/2025 | 12/09/2025       | CH   | MAJOR WASTE DISPOSAL SERVICES, INC | \$308.70    | O      |
| 3185-2025        | 12/09/2025 | 12/09/2025       | CH   | UNIVERSITY HOSPITALS OCCUPATIONAL  | \$55.00     | O      |
| 3186-2025        | 12/09/2025 | 12/09/2025       | CH   | UNIVERSITY HOSPITALS OCCUPATIONAL  | \$55.00     | O      |
| 3187-2025        | 12/09/2025 | 12/09/2025       | CH   | UNIVERSITY HOSPITALS OCCUPATIONAL  | \$126.00    | O      |
| 3188-2025        | 12/09/2025 | 12/09/2025       | CH   | ADVANCE AUTO PARTS                 | \$20.81     | O      |
| 3189-2025        | 12/09/2025 | 12/09/2025       | CH   | GRAN-PRIX AUTO BODY                | \$1,524.00  | O      |
| 3190-2025        | 12/09/2025 | 12/09/2025       | CH   | CIRO'S SEWER CLEANING              | \$1,870.00  | O      |
| 3191-2025        | 12/10/2025 | 12/10/2025       | CH   | JP MORGAN CHASE COMMERCIAL CREDI   | \$2,481.77  | O      |
| 63223            | 12/04/2025 | 12/04/2025       | AW   | AQUA OHIO, INC.                    | \$120.21    | O      |
| 63224            | 12/04/2025 | 12/04/2025       | AW   | BAIN ENTERPRISES                   | \$1,009.00  | O      |
| 63225            | 12/04/2025 | 12/04/2025       | AW   | CITY OF PAINESVILLE (UTILITIES)    | \$35.95     | O      |
| 63226            | 12/04/2025 | 12/04/2025       | AW   | CONRADS LASER WASH COMPANY, INC.   | \$13.20     | O      |
| 63227            | 12/04/2025 | 12/04/2025       | AW   | FEDERICO TIRE AND SERVICE          | \$221.99    | O      |
| 63228            | 12/04/2025 | 12/04/2025       | AW   | FIRST STOP HEALTH, LLC             | \$309.40    | O      |
| 63229            | 12/04/2025 | 12/04/2025       | AW   | HOLLIE BARTONE                     | \$214.74    | O      |
| 63230            | 12/04/2025 | 12/04/2025       | AW   | THE HOSE SHACK, LLC                | \$244.45    | O      |
| 63231            | 12/04/2025 | 12/04/2025       | AW   | INFORMATION TECHNOLOGY DEPARTMEN   | \$336.24    | O      |
| 63232            | 12/04/2025 | 12/04/2025       | AW   | JOUGHIN HARDWARE                   | \$142.86    | O      |
| 63233            | 12/04/2025 | 12/04/2025       | AW   | LAKE COUNTY CENTRAL COMMUNICATIOI  | \$27,628.80 | O      |
| 63234            | 12/04/2025 | 12/04/2025       | AW   | MADISON AVENUE GREENHOUSE          | \$219.96    | O      |
| 63235            | 12/04/2025 | 12/04/2025       | AW   | MELZER'S FUEL SERVICE              | \$5,130.73  | O      |

**Payment Listing**

UAN v2026.1

12/3/2025 to 12/16/2025

| Payment Advice #                | Post Date  | Transaction Date | Type | Vendor / Payee                      | Amount      | Status |
|---------------------------------|------------|------------------|------|-------------------------------------|-------------|--------|
| 63236                           | 12/04/2025 | 12/04/2025       | AW   | NAPA AUTO PARTS                     | \$613.75    | O      |
| 63237                           | 12/04/2025 | 12/04/2025       | AW   | O'REILLY AUTOMOTIVE STORES, INC.    | \$155.06    | O      |
| 63238                           | 12/04/2025 | 12/04/2025       | AW   | T-MOBILE USA INC.                   | \$16.53     | O      |
| 63239                           | 12/04/2025 | 12/04/2025       | AW   | WILLOW VALLEY'S AQUATIC CREATIONS   | \$600.00    | O      |
| 63240                           | 12/04/2025 | 12/04/2025       | AW   | CUSTOM RECOGNITION                  | \$1,050.52  | O      |
| 63241                           | 12/04/2025 | 12/04/2025       | AW   | SHORELINE TRUCK SERVICE INC.        | \$1,571.49  | O      |
| 63242                           | 12/08/2025 | 12/08/2025       | AW   | BEST TRUCK EQUIPMENT, INC.          | \$745.17    | O      |
| 63243                           | 12/08/2025 | 12/08/2025       | AW   | DANIELLE THOMPSON                   | \$200.00    | O      |
| 63244                           | 12/08/2025 | 12/08/2025       | AW   | VERIZON WIRELESS                    | \$40.48     | O      |
| 63245                           | 12/08/2025 | 12/08/2025       | AW   | ADAM FRIEDEL                        | \$120.00    | O      |
| 63246                           | 12/09/2025 | 12/09/2025       | AW   | 21st Century Media-Ohio             | \$201.45    | O      |
| 63247                           | 12/09/2025 | 12/09/2025       | AW   | ALL LIFT SERVICE CO.                | \$1,109.00  | O      |
| 63248                           | 12/09/2025 | 12/09/2025       | AW   | OHIO TOWNSHIP ASSOCIATION           | \$200.00    | O      |
| 63249                           | 12/09/2025 | 12/09/2025       | AW   | SHRED RITE LLC                      | \$31.75     | O      |
| 63250                           | 12/09/2025 | 12/09/2025       | AW   | SPOK, INC.                          | \$129.18    | O      |
| 63251                           | 12/09/2025 | 12/09/2025       | AW   | VISUAL ARMOR SECURITY               | \$690.00    | O      |
| 63252                           | 12/10/2025 | 12/10/2025       | AW   | LAKE COUNTY DEPARTMENT OF UTILITIES | \$98.26     | O      |
| 63253                           | 12/11/2025 | 12/11/2025       | AW   | CHARDON OIL COMPANY                 | \$560.00    | O      |
| 63254                           | 12/11/2025 | 12/11/2025       | AW   | HERITAGE CRYSTAL CLEAN, LLC         | \$166.00    | O      |
| 63255                           | 12/11/2025 | 12/11/2025       | AW   | JOHN F. KOTRLIK                     | \$80.00     | O      |
| 63256                           | 12/11/2025 | 12/11/2025       | AW   | QUILL LLC                           | \$179.72    | O      |
| 63257                           | 12/11/2025 | 12/11/2025       | AW   | SHORELINE TRUCK SERVICE INC.        | \$821.35    | O      |
| Total Payments:                 |            |                  |      |                                     | \$66,431.51 |        |
| Total Conversion Vouchers:      |            |                  |      |                                     | \$0.00      |        |
| Total Less Conversion Vouchers: |            |                  |      |                                     | \$66,431.51 |        |

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.