

7:00 P.M.

February 1

22

The Special Meeting was held in the Town Hall meeting room with John Kline (John K.), Frank Ruehr, Jr., (Frank R.), and Ronald Kotkowski (Ron K.) attending through a Zoom Meeting from his home, from here on out will be addressed as the BOT (Board of Trustees), and Fiscal Officer, Jill Corbett present. Chairperson, John Kline called the meeting to order

Others present: Donald Gregoire, Brett Bencze, Laura Parlick (Court Recorder), Greg Benner, Dean Engelhart, and Lloyd Harper, Jr.

Chairman, John Kline explained that this is a Hearing Meeting not a Special Meeting, and the purpose of this Hearing Meeting was requested by Mr. Donald Gregoire owner of the property located at 2980 Douglas Rd. Ravenna, OH 44266. He turned the meeting over to Trustee, Frank Ruehr, Jr. as he has been the one working on the issues with this property.

Trustee, Frank Ruehr, Jr. was sworn in by Chairman, John Kline.

Frank R. explained that this has been going back since November 2016, when there were complaints about the property located at 2980 Douglas Rd. in Red Fox. Frank explained at that time the Fire Department had deemed that the house was still structural sound. Frank received a few more calls in early 2021 that the house seemed abandoned. Frank called Andrew Bull with the Portage County Health Department. After visiting the property, Mr. Bull wanted to see the inside. A Search Warrant was issued by Judge Becky Doherty on July 14, 2021. On July 27, 2021, an inspection was made by Andrew Bull, Matt Roosa, Fire Chief of Mantua-Shalersville Fire Department and representatives of the Portage County Building Department. They found the dwelling to be unsafe, insecure, structurally defective and unfit for human habitation. The Portage County Health Department sent notification to the owner, they had 60 days to bring the house up to code or submit a plan for the remediation. Nothing was done, after talking with Andrew Bull, he informed Frank R. that this was now a township issue. A title search was done to find that Mr. Donald Gregoire was the owner. At this time, the BOT passed a Resolution to set up a hearing. Mr. Gregoire requested a hearing. Frank R. had pictures to show the condition of the dwelling.

Chairman, John Kline swore in Mr. Donald Gregoire.

Mr. Gregoire explained he bought the house sight unseen from an auction in July 2020. Mr. Gregoire has made some improvement. He had repaired the back roof when he purchased the house in July 2020. They have had many dumpsters on the property cleaning up the interior. The property has been vandalized many times. since. He would like to tear this house down, after getting the interior cleaned out. He would like an extension until the end of August to be able to have it torn down by hand with a mini excavator and dumpsters.

Frank R. explained he has applied for a NDS Grant that is due by the end of February. This would cover the demolition. It will be awarded June 1<sup>st</sup>. 2022. Frank R. explained that NDS or the Land Bank may come back to Mr. Gregoire for repayment of the cost that occurs. If the township doesn't get the grant it would fall onto the township funds to tear it down. Frank R. is not willing to wait until August. Frank R. would like to go ahead with the submitting the application for the grant. As of June 1<sup>st</sup>. if the house were still standing, they would have NDS do the demolition.

Brett Bencse, Portage County Prosecuting Attorney was in attendance. He was informed by the Land Bank that a document should be entered by all parties that at the set date if the dwelling was not torn down, the township or contractors can enter the property. He had a Permission to Enter And Waiver document to be signed by all parties. It stated that Mr. Gregoire owner of the property has not demolished, remove, or bring into compliance the structure before June 1, 2022, The Township or contractors are able to enter the property. It also releases and forever hold harmless Shalersville Township from any and all claims, demands, actions, liability, losses, damages or expenses for injury to any persons or property that may arise in entering the dwelling.

Frank R. made a motion to give Mr. Gregoire until June 1<sup>st</sup>. to demolish or bring the dwelling up to code, and that all necessary documents are signed, and the township continues with the Grant Application. Ronald Kotkowski seconded the motion. The roll call was as follows:

Frank Ruehr, Jr.	Yes
John Kline	Yes
Ronald Kotkowski	Yes

Mr. Gregoire agreed to the June 1<sup>st</sup>. date. Chairman, John Kline, Trustee, Frank Ruehr, Jr. and Mr. Gregorie all signed the Permission to Enter And Waiver Document.

It was noted that this Hearing will stay in effect until the first June Trustee Meeting on June 7<sup>th</sup>. 2022. The BOT wished Mr. Gregoire well and hopes he is able to take care of the property by June 1<sup>st</sup>.

No further business, Chairperson, John Kline directed the meeting to be adjourn at 7:27 p.m.