REGULAR COUNCIL MEETING
TUESDAY, SEPTEMBER 3, 2024 – 7:00 PM
EXECUTIVE SESSION IMMEDIATELY FOLLOWING

CALL TO ORDER

President Jim Fodor called the Regular Council Meeting to order at 7:00 PM. City Council convened for a regular meeting in Council Chambers – Courtroom #1.

ROLL CALL FOR ATTENDANCE

Councilpersons Derrick Abney, Nick Augustine, Lori DiNallo, Paul Hach, Mario Rodriguez, Christine Shoop, and Jim Fodor were present.

Other City Staff in attendance: City Manager Doug Lewis, Law Director Jim Lyons, Economic Development Director Susan Crotty, Police Chief Dan Waterman, City Engineer Leanne Exum, Water Superintendent Orin McMonigle, Finance Director Bill Parkinson, Planner 1 Celina Sotka, and Clerk of Council Samantha Danielson.

APPROVE AGENDA AS SUBMITTED / AMENDED

Mr. Fodor asked for a motion to amend the agenda to add an addition Executive Session in accordance with Article II, Section 6(2).

Mr. Augustine moved to amend the agenda to add an addition Executive Session in accordance with Article II, Section 6(2) To consider the purchase or lease of property for public purposes if premature disclosure of information would be adverse to the public interest, seconded by Mrs. Shoop. All Council members were in favor by answering "Aye". Motion carried.

Mr. Fodor asked for a motion to approve the amended agenda.

Mrs. Shoop moved to approve the amended agenda, seconded by Mr. Abney. All Council members were in favor by answering "Aye". Motion carried. Amended agenda approved.

INVOCATION was given by Councilperson Derrick Abney.

PLEDGE OF ALLEGIANCE was recited.

MINUTES: Regular Meeting 08.19.24

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on August 19, 2024.

Mr. Augustine moved to approve the minutes from the Regular Meeting on August 19, 2024, seconded by Mrs. Shoop. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

PUBLIC COMMENTS:

An email submitted on August 15, 2024 from Mary Jo William of South St. Clair Street was read.

A year ago in the summer of 2023, my dog and I had retired up to bed. It was a bit later that I awoke to what I had initially thought was the sound of a stuck truck horn. It then dawned on me that it was the Perry Nuke Plant alarm. I lay there planning my next few minutes of activities like packing a small bag, my dog's food for a few days, and our medicines. Since it is just the two of us, it would not take us long to be ready and rolling out of the garage in a total opposite direction of the Perry Plant. The weather outside did not indicate anything other than what may be a leak happening a few miles east of us. Fortunately, my phone eventually blared with an alarm of its own. It was only then that I was informed of the possible tornado in the city. I write today as the horn was sounded again last week. We are fortunate to have such a system but I believe there needs to be something more to differentiate between the reason for the audible alert. On both occasions, the weather outside was calm. The loud horn alerts that something very serious, could be perilous, may or may not be happening, and should not be ignored. The question is do we stay in place or do we get out of dodge? Both actions are totally opposite. True, there is also the cell phone alert. Not everyone may have a phone, or it may not be charged up, etc. If, they can announce that the sound of an alert is a test might there be a recording of a simple message as a directive to take shelter or stay in place? I would appreciate some thought and possible means for the citizens to know what their actions should be when they hear the sounded alarm.

The email and suggestion were appreciated. This is handled by the Lake County Emergency Management Agency. EMA contact information has been sent to her.

COMMITTEE REPORT: None

LEGISLATION:
ITEM #1 ORDINANCE
***1st Reading* – An Ordinance amending the District Map and the Setback Map referred to in Section 1113.03 of the Painesville Code of 1998 rezoning Permanent Parcels Number 15-D-001-0-00-030-0, 15-D-001-0-00-031-0, and 15-D-001-0-00-032-0, located at 178 First Street from R-2, Multi-Family District to B-2, General Business District, and declaring an emergency.**

Planner 1 Celina Sotka spoke on this piece of legislation. She stated this legislation is for a request of a rezoning of three parcels at 178 First Street. The request is rezoning from an R-2, Multi-Family Residential to B-2 General Business District. She presented slides and explained the purpose of the rezoning which is to allow the applicant proposed golf cart repair business to operate. The property at 178 First Street has been vacant and a nuisance property for many years. The property once operated as a vehicle repair shop, and due to the extended period of vacancy, it is now a non-conformity and upon new ownership must comply with the current zoning regulations, being R-2, Multi-Family Residential. The applicant wishes to fix up the nuisance structure and property and operate his golf cart business out of it. His business will consist of honoring warranty repairs and all the companies they work with specialize in electric golf carts. Planning Commission recommends approval of the requested rezoning to B-2, General Business District for the two parcels 15-D-001-0-00-030-0 and 15-D-001-0-00-031-0 with the recommended deed restrictions approved by the Planning Commission for all three parcels (15-D-001-0-00-030-0, 15-D-001-0-00-031-0, and 15-D-001-0-00-032-0), which include the following: 1) No outdoor storage is permitted; 2) No sales allowed – Retail sales of parts ok; 3) Vehicles with trailers must be able to pull into the facility and turn around to unload from trailers on site. First Street cannot be utilized for unloading golf carts; 4) A vinyl fence should be installed to provide visual screening of all sides of the property visible from the street and adjacent residential properties; 5) Provide evergreen screening and an earth berm on parcel (15D0010000320) for a buffer between the commercial and residential uses on the adjacent parcels to the northeast on Jefferson Street; 6) No storage of inoperable vehicles unless being repaired; 7) Parking on site must be inside the fenced area and according to the required number of spaces for vehicle repair in Section 1125.04 of the Unified Development Code; and 8) Combine the two parcels that contain the existing building (15D0010000300 and 15D0010000310) with a lot combination plat and legal description recorded with the County Auditor. No correspondence has been received from the public. Though the surrounding zoning consists of R-2, Multi-Family Residential, the adjacent land uses consist of Lake Metro Housing Authority offices and an accessory maintenance garage, apartments, vacant land, and residential to the east. The owner is required to bring the property up to maintenance standards per code requirements. Concerns about outdoor storage and parking were brought forth. This Ordinance can go three readings. A Public Hearing has been scheduled for October 7, 2024.

This will go to second read. See slide presentation.

ITEM #2 RESOLUTION
***1st Reading* – A Resolution authorizing and directing the City Manager to enter into an Industrial Facility Expansion Agreement for an economic development incentive electric rate with PCC Airfoils, LLC for the purposes of development at 870 Renaissance Parkway, and declaring an emergency.**

Economic Development Director Susan Crotty spoke on this piece of legislation. She stated this legislation is to enter into an agreement with PPC Airfoils. The City seeks to support industrial/manufacturing activity and expansion because such development contributes to job creation for residents and overall economic growth for the City. PCC Airfoils is undertaking a project to construct a 32,958± square foot addition to its facility located at 870 Renaissance Parkway, which is needed for the company to expand its product lines. The expansion and additional business is expected to result in the creation of approximately ten jobs with an associated $870,000 in payroll within the first year after completion of the project, and an additional fifteen jobs with an associated $1,230,000 in payroll within two years after completion of the project. Successful implementation of production of this new line by the company has potential to lead to significant future growth as well. Further, PCC Airfoils has other facilities located outside of Painesville, and this project could lead to further expansion in Painesville as opposed to other locations. The Development Agreement outlines the City's obligations needed for the project including the EDI Electric Rate (similar to that provided to other manufacturers)

as well as a Community Reinvestment Area (CRA) property tax abatement on the value of the improvements. The property is located in CRA #1, which is a pre-1994 CRA. The City Administration respectfully requests that the legislation be passed by emergency in order to allow the City Manager to enter into the development agreement to bring employment opportunities and desired industrial growth to the city. The project manager, Vince Crookston, attended the meeting to answer any questions and expressed his appreciation to the City of Painesville for their involvement and consideration of the resolution.

Mrs. Shoop moved to suspend, seconded by Mr. Augustine.

On roll call, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Mr. Hach abstained. Motion carried.

Mrs. DiNallo moved to adopt, seconded by Mrs. Shoop.

On roll call, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Mr. Hach abstained. Motion carried 6-0.

RESOLUTION 45-24 is ADOPTED.

ITEM #3 RESOLUTION

***1st Reading* – A Resolution approving the creation of a special revenue fund, #252 - Unclaimed Funds for the 2024 Operating Budget, and declaring an emergency.**

Finance Director Bill Parkinson spoke on this piece of legislation. He stated this legislation is a recommendation from the Auditor's Office. There are a number of stale checks, dated back to 2017, that the auditors recommend those monies be placed in an unclaimed fund funds which are not established in the chart of accounts. This would establish the account and implement the recommendations as set forth by the Auditor's Office.

Mrs. DiNallo moved to suspend, seconded by Mr. Hach.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried.

Mr. Hach moved to adopt, seconded by Mrs. Shoop.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 46-24 is ADOPTED.

ITEM #4 RESOLUTION

***1st Reading* – A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor, and declaring an emergency.**

Finance Director Bill Parkinson spoke on this piece of legislation. He stated this is an annual item. Council adopted a Tax Budget in January which is certified the tax rates of each levy necessary to be collected by the County Auditor. The following tax levy rates were certified:

• General Fund	2.16 mills (inside)	$586,205
• Bond Retirement	0.24 mills (inside)	$65,134
• Police Pension	0.30 mills (inside)	$81,418
• Fire Pension	0.30 mills (inside)	$81,418
• Fire Protection	0.70 mills (outside)	$101,892
• Fire Improvement	1.47 mills (outside)	$326,066
• Road Improvement	3.00 mills (outside)	$665,442
• Police Protection	2.50 mills (outside)	$594,567
Total Estimated Collections		$2,502,142

The City, based on the Budget Commission's certification, the millage for each of the tax levies will generate approximately $2,500,000 in revenues. The proposed Resolution needs to be adopted and returned to the Lake County no later than October 1, 2024.

Mrs. DiNallo moved to suspend, seconded by Mr. Hach.

On roll call, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, and Mr. Fodor answered "Yes". Motion carried.

Mr. Hach moved to adopt, seconded by Mrs. Shoop.

On roll call, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 47-24 is ADOPTED.

ITEM #5 RESOLUTION

***1st Reading* – A Resolution authorizing and directing the City Manager to submit an application and enter into an agreement with the Ohio Public Works Commission for funding for the West Eagle Street Roadway Reconstruction, and declaring an emergency.**

City Engineer Leanne Exum on this piece of legislation. She stated West Eagle Street is scheduled to be reconstructed in 2025. The project consists of reconstructing the existing asphalt roadway along West Eagle Street from Newell Street to Jackson Street with new asphalt pavement and concrete curb. Additionally, the existing sidewalk along the north side of West Eagle Street and the existing closed drainage system will be replaced. The City's portion of the costs are $805,000.00 with a total project cost of $1,610,000.00. The cost associated with this project will be accounted for in the Engineering Capital budget under the road levy fund $505,000 and stormwater fund $300,000. This project is funded with a grant from OPWC in the amount of $655,000 and a loan from OPWC in the amount of $150,000.00. Approval of the resolution to enter into an agreement with the Ohio Public Works Commission (OPWC) for the West Eagle Street Roadway Reconstruction project. Due to deadlines for the application, we are asking that this Resolution be passed on first read.

Mr. Hach moved to suspend, seconded by Mrs. Shoop.

On roll call, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mr. Augustine.

On roll call, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 48-24 is ADOPTED.

UNFINISHED BUSINESS: Council Pay Update; Ambassador Program

Council Pay Update

Data was collected from surrounding cities and reviewed. Discussion ensued about council pay increase and when it would take effect. The last pay increase was in 2020. Council agreed to negotiate a proposal of a yearly pay of $10,000 for Council Members and a yearly pay of 11,800 for Council President increase, as a possible lump sum, and bring forth legislation to go three readings.

Ambassador Program

The Ambassador Program encourages council members to serve as liaisons to the community and as the initial contact person for different audiences within the city, such as Schools/Education Ambassador, Business Ambassador, Community Development Ambassador, Non-Profit & Church Ambassador, Infrastructure & Energy Ambassador, Diversity Ambassador, and Surrounding Area Ambassador. Key city staff members will work collaboratively with council members, representing Painesville City's voice on important topics and issues. Each council member's audience is chosen based on the best fit of their background and previous experience. This proposed idea was initiated but not implemented. Council is interested in implementing the program again and is supported by the City Manager as beneficial to develop partnerships with the various groups in the community. This will be looking at further and brought back at a future time.

NEW BUSINESS: None

DEPARTMENTAL PRESENTATIONS: Water Division

Water Superintendent Orin McMonigle gave a presentation for the Water Division. He reported on the 2023 projects, key infrastructure improvements, completion of 86 Booster Station rebuild, the move to the new water distribution, Fairport Harbor bulk water connection, 2024 projects, and licensing and regulatory requirements. The City is in the process of a water and sewer rate study. See slide presentation.

ADMINISTRATIVE REPORTS: Law Director and City Manager

Law Director Jim Lyons had no report at this time.

City Manager Doug Lewis had no report at this time.

CORRESPONDENCE: Clerk of Council

The next regular Council meeting will be held on Monday, September 16th at 7:00 PM; Farmers Market is every Thursday from noon to 4:00 PM continuing through September 26th; Painesville's famous Car Cruise is every Friday on the Square through September 20th; 9/11 Ceremony will be on Wednesday, September 11th at Veterans Park at 8:30 AM; and Painesville Police COPP Meeting – Ward 1 & 4B will be Wednesday, September 11th at 6:00 pm at Lathrop Park pavilion.

CLOSING COMMENTS: Members of Council

Mr. Abney had no comments at this time.

Mr. Hach stated he will not be attending the December 2nd council meeting.

Mrs. DiNallo had no comments at this time.

Mrs. Shoop commented that the "no engine brake" signs have been installed on Route 2.

Mr. Augustine highlighted a program between LEC and high school students where they provide food for the high school athletes before a sporting event.

Mr. Rodriguez thanked everyone who attended and watched tonight's meeting.

Mr. Fodor commented that residents can pay their utilities bills online now.

EXECUTIVE SESSION

Mr. Fodor asked for a motion to move into the Executive Session.

Mr. Augustine motioned to move into an Executive Session being held in accordance with ORC. 121.22(8) To consider confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance in accordance with section 3735.67 of the Revised Code, in accordance with Article II, Section 6(3) To discuss pending or potential litigation involving the City; and in accordance with Article II, Section 6(2) To consider the purchase or lease of property for public purposes if premature disclosure of information would be adverse to the public interest, seconded by Mrs. Shoop.

All Council Members were in favor by answering "Aye". Motion carried to move into the Executive Session at 8:18 PM.

Mr. Fodor asked for a motion to adjourn the Executive Session.

Mrs. Shoop moved to adjourn the Executive Session, seconded by Mr. Hach. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Executive Session at 8:42 PM.

ADJOURNMENT

Mr. Fodor asked for a motion to adjourn the Regular Meeting.

Mrs. Shoop moved to adjourn the Regular Meeting, seconded by Mr. Rodriguez. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 8:43 PM.

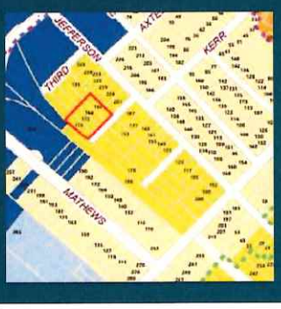
Meeting adjourned at 8:43 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

An Ordinance Amending the District Map and the Setback map referred to in Section 1113.03 of the Painesville Code of 1998 Rezoning Permanent Parcel Numbers 15-D-001-0-00-030-0, 15-D-001-0-00-031-0, 15-D-001-0-00-032-0 located at 178 First Street from R-2, Multi-family Residential District to B-2, General Business District.

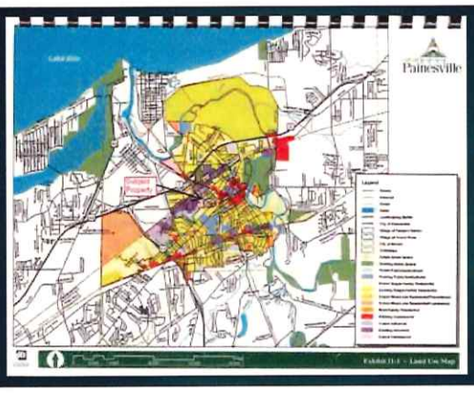




178 First Street Current Conditions


178 First Street


178 First Street – Fenced in side yard



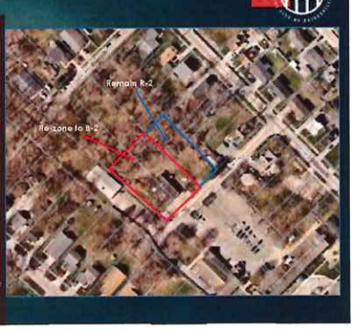
The 2006 Comprehensive Plan's Land Use Map identifies these parcels as "Existing Commercial".

The Comprehensive Plan also states that this area is in "neighborhood #5", which was identified for some property maintenance challenges and needed improvements.

Recommendations

Planning Commission recommends approval of the requested rezoning to B-2, General Business District for the two parcels 15-D-001-0-00-030-0 and 15-D-001-0-00-031-0 with the recommended deed restrictions approved by the Planning Commission for all three parcels (15-D-001-0-00-030-0, 15-D-001-0-00-031-0, and 15-D-001-0-00-032-0), which include the following:

1) No outdoor storage is permitted
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8) Combine the two parcels that contain the existing building (15D0010000309 and 15D0910000310) with a lot combination plat and legal description recorded with the County Auditor.



PAINESVILLE WATER

PROJECTS 2023

SEPTEMBER 3, 2024

COMPLETION OF 86 BOOSTER STATION REBUILD

- Move electrical and PLC controls to aboveground panel
- Replace old motors, pumps
- New pipes and valves
- Add sump crock and pump
- Add ventilation



2023 PROJECTS

- Repair of raw well center gate including replacement of damaged shaft.
- Cleaned sand and zebra mussels from raw well, contractors and maintenance.
- 86 Booster pump station rebuild (2022 bid 100K too high and completed 2023 in-house). New pumps and bypass valves installed. Electrical panels moved outside of pit. Air vents installed.
- Liberty water main project design and bidding.
- Valley View water main replacement.

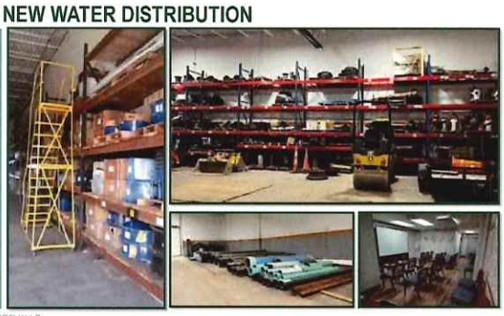


#5 H.S.
Removal April 4, 2023

MOVE TO NEW WATER DISTRIBUTION

Distribution staff consolidated inventory from storage areas around the city (some outside or beneath water towers) to two warehouses buildings at the new Water Distribution campus.

Staff assembled shelving units and constructed a break area and maintenance office.



2023 PROJECTS

- New distribution building storage.
- Valve installed for isolation, 8" Insertа-valve on Auburn Rd.
- 2 ½ ton dump truck being built (finally arrived August 2024).
- Installed 4", 500 ft. service for New Splash Park.
- Remove #5 High Service for Repairs



Arrived August 19, 2024

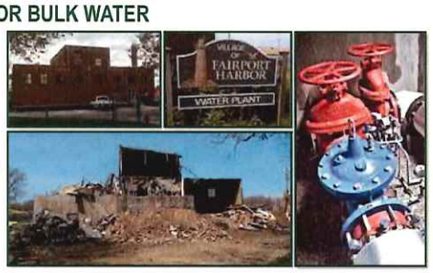
FAIRPORT HARBOR BULK WATER

Collaborated with Fairport Harbor Water for over a year to get physical connection running

- Planning meetings
- Interconnect oversight
- Extra sampling and laboratory testing for OEPA

First meter reading for billing 11-6-2023.

Fairport Harbor Water Treatment Plant was demolished in Summer 2024



KEY INFRASTRUCTURE IMPROVEMENTS

- Valley View Drive Water Main
  Replaced problematic 2" iron main with plastic waterline.
- Auburn Road
  8" valve placed to allow isolation from system
- Pinehill Pressure Reducing Valve
  2" valve failed and replaced



2024 PROJECTS

- Filter #2 Repairs and Replacement
- Install repaired High Service #5, install new VFD for High Service #5, rewind and replace High Service #5 motor
- Liberty Street water main improvements south of railroad tracks.
- Plotter for water maps
- Pinehill waterline replacement
- Crile Water Tower Design
- Chlorine Building Design
- Shamrock waterline
- West Eagle waterline replacement
- East Walnut Street waterline design
- Water Rate Study



LICENSING AND REGULATORY

Green Operations License for Public Water System. ORC with Class IV and three backup Class III's. Distribution service/maintenance staffing full, two Distribution II's.

Consumer Confidence Report distributed.

Monthly plant and distribution reports and staffing reports to meet OEPA regulations.

Asset management and Metrics submission due by 11-15-2024

Service line inventory due by October 2024. Customer and city for all 11,600 services must be documented. Working hard on project since 2022!


Environmental Protection Agency

Triennial Lead and Copper Monitoring Application



THE CITY OF PAINESVILLE

