# REGULAR COUNCIL MEETING
# MONDAY, MARCH 17, 2025 – 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, Jim Fodor, and Mario Rodriguez were present. Christine Shoop and Paul Hach was not able to attend.

Mr. Fodor asked for a motion to excuse Christine Shoop and Paul Hach from tonight's meeting.

Mr. Augustine made a motion to excuse Christine Shoop and Paul Hach from tonight's meeting, seconded by Mr. Rodriguez. All Council Members were in favor by answering "Aye". Motion carried.

Other City Staff in attendance: City Manager Doug Lewis, Assistant City Manager Tony Zampedro, Law Director Jim Lyons, Economic Development Director Susan Crotty, Police Chief Dan Waterman, Water Pollution Control Superintendent Kevin Aiken, WCPC Lab/Tech Services Supervisor Max Mendoza, Recreation & Public Lands Director Michelle LaPuma, Electric Superintendent Joe Price, Electric Plant Supervisor Paul Morton, and Clerk of Council Samantha Danielson.

**APPROVE AGENDA AS SUBMITTED**

Mr. Rodriguez made a motion to amend the agenda to add an item to the 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 Mr. Augustine. All Council members were in favor by answering "Aye". Motion carried.

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

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

**INVOCATION** was given by Councilperson Mario Rodriguez.

**PLEDGE OF ALLEGIANCE** was recited.

**MINUTES:** Regular Meeting 03.03.25

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on March 3, 2025.

Mrs. DiNallo moved to approve the minutes from the Regular Meeting on March 3, 2025, seconded by Mr. Rodriguez. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

**PUBLIC COMMENTS**: None

**COMMITTEE REPORT:** APPA Legislative Rally

This item was tabled until a further time.

**LEGISLATION:**

**ITEM #1 ORDINANCE**

***1st Reading* – An Ordinance amending Chapter 943 "Illicit Discharge and Illegal Connection Control" of the Painesville Code of 1998, and declaring an emergency.**

This will go to second reading.

**ITEM #2 ORDINANCE**

***1st Reading* – An Ordinance amending Chapter 941 "Storm Water Utility and Storm Water Management" of the Painesville Code of 1998, and declaring an emergency.**

This will go to second reading.

**ITEM #3 ORDINANCE**
***1st Reading* – An Ordinance amending Chapter 1143 "Erosion and Sediment Control" of the Painesville Code of 1998, and declaring an emergency.**

Mrs. DiNallo asked for clarification regarding the process and procedure for keeping the ordinances updated since the City was audited and found not in compliance. Staff is working with Lake County Storm Water to update the language and to bring the City into compliance. Typically, the City has received notification from Lake County Storm Water. Administration was asked to look into improving the process so the City is not in this situation again.

This will go to second reading.

**ITEM #4 ORDINANCE**
***1st Reading* – An Ordinance amending Chapter 909 – Sidewalks by repealing Ordinance 909.07 – Prosecution of Violations and also amending Ordinance 1349.231 – Sidewalks, and declaring an emergency.**

This will go to second reading.

**ITEM #5 RESOLUTION**
***1st Reading* – A Resolution authorizing and directing the City Manager to approve advertising for bid the purchase of two (2) 4x4 electric utility trucks for Painesville Electric Distribution and the City of Painesville, Ohio, and declaring an emergency.**

Electric Superintendent Joe Price spoke on this piece of legislation. He stated these were included in the 2025 budget to be purchased to replace two that have reached a serviceable end of life reliability. Because of the monetary amount, the City has to take it out to bid. It is ready to go forward with Council approval. Law Director Mr. Lyons clarified this resolution is in two parts. - one, to put it out to bid, and second, to authorize the City Manager to accept the lowest and best bid. Mr. Lyons suggested to make a motion tonight to authorize the bidding and then revisit the resolution. The city can go forward with the bidding process by way of a motion, which does not take a formal resolution. Then, still pass this resolution at the next meeting. The motion verbiage would *be authorizing and directing the City Manager to advertise for bids for the purchase of two 4x4 electric utility trucks per the specifications that are on file with the City Manager's Office and/or Electric Utility Department.*

Mr. Abney made a motion (as recommended by Mr. Lyons), seconded by Mr. Augustine.
On roll call, Mr. Rodriguez, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried.

This will go to second reading.

**ITEM #6 RESOLUTION**
***1st Reading* – A Resolution authorizing and directing the City Manager to sign the amended Subgrant between the City of Painesville and Cuyahoga County, and declaring an emergency.**

City Manager Doug Lewis spoke on this piece of legislation. He stated this legislation is a modification to the subrecipient agreement with Cuyahoga County. They have requested a couple of changes to be placed in the subrecipient agreement: *All payments to Subrecipient are contingent upon the continued availability of funding from the EPA under the CPRG Grant*, and *Notwithstanding anything to the contrary in this Agreement, the County may terminate this Agreement effective immediately in the event that the EPA withdraws or denies funding for any portion of the CPRG Grant.* Mrs. DiNallo expressed concerns regarding the City spending money should the funds get withdrawn based on the changes. If the legislation is amended, she was concerned that the City would not get compensated for the money spent. It was clarified that funds are available to be spent, and a reimbursement has been submitted and will be paid out after this piece of legislation is approved. Electric Superintendent Joe Price explained the process for spending funds and disbursement of the funds. Mrs. Dinallo's concern was that the changed language of the contract would give them any ability not to reimburse the city if money has been spent. Law Director Jim Lyons explained that the grant is a reimbursement grant. It was clarified that the government has released funds to Cuyahoga County, and the money that the city has spend already ($10,000) has been submitted and will be reimbursed. This grant is where the city pays in advance then gets a reimbursement; this is where the city is at risk, in terms, of using city money as Mrs. DiNallo expressed. He continues that if Cuyahoga County does not have the

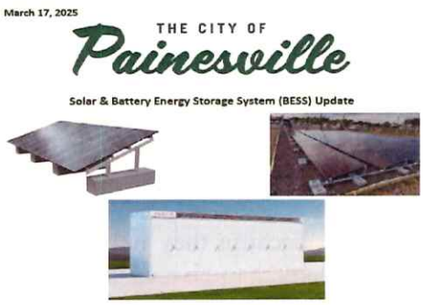
money to pay us and the city has spent money, then we are at risk because Cuyahoga has not received funds from the federal government. They want not to be able to pay Painesville, if they don't receive the funds. He continued the reason we are in this situation is that Cuyahoga County has explained to the city that their council will not approve the subrecipient grant with Painesville unless this language is included. If our council does not approve this, funding will not be available through this grant. Mrs. DiNallo further expresses that this language protects Cuyahoga but puts Painesville more at risk of losing the money we have spent. Mr. Price clarified that he has been told the City will get reimbursed according to a signed contract from the federal government. He continues that for large purchase amounts, they are working with a third-party that will provide low-interest financing for a period of time before the contractor gets paid. There may be some risk involved and need to discuss when the information is received. All parties can be at risk, however, the city is being cautious, before we move into next steps; the city will do everything we can to make sure the funds are locked in and secure. It was clarified that Council would have to approve the funds being spent. Mrs. DiNallo asked if this was going to go before the Utility Committee and for the law director to consider any advice for council in regards of making sure the city is protected understanding everyone is taken risks. Mr. Lyons commented with the current environment with the federal government, with many executive orders and being challenged by the courts, that there is no guarantee that the money would be available now or in the near future without court challenge. The risk is at obtaining the low-interest financing, in order to fund the projects pending the government paying the city back, because there is no guarantee, from the government the city get paid the money. It is uncertain times for government to government transfers regarding green energy. Mr. Price stated the city has other options and are keeping them in house until it is necessary to discuss with Council. Mrs. DiNallo wanted council to recognize that it will be council's responsible when or if the city should lose money and does not get reimbursed and have to go out and get a loan to pay for something. She stated the Cleveland's Council did their job in protecting themselves better in saying to us that they have to have this contract language or they're not going to move forward. Mr. Lewis stated they are not in any better position than we are. If they spend money, the funding gets cut-off, they are not going to get reimbursed either. The city chose to be the subrecipient because they have the staff to oversee distribution of funding. They are obligated under the agreement to give us the money, and we will receive money as long the federal government is providing funding. If they decide not to, all parties will not see the money until they decide the project can go forward, and then submit for reimbursement. Mr. Augustine summarized that if they don't receive the money, they are not obligated to pay the city and had concerns that we would go after them. Mr. Lyons stated they are a pass-through in turns of this money for the city and the want the legal language and concern that the federal government is going to honor the grant. It was reiterated that the funds are available and a request for reimbursement has been made. The city has been told by legal counsel that could tap the brakes, and administration could throw a lot of executive orders out there to tap the brakes, but the obligations will be to reimburse the project. The city has received a strong support for this project from the Senate and the House. The matter regarding funding ensued and concerns that the city would end up in debt or end up without a project. Mr. Fodor commented we want to continue moving forward and see where the federal government is going. It was clarified that this project has not been stopped and funding is still available. However, Cuyahoga County is worried that it could change and that is the genesis of this language. The city has legal funds for any challenges. Until this is settled during this uncertain time, there is some risk. This is for any federal grant. In regarding to the grant requirements, timelines and projects are needed to be completed. Mr. Price explains the timeline and that if Painesville does not show activity; the federal government may pull funds. It was asked for the Utility Committee to review, which will be held on March 31st. It was reiterated that Cuyahoga County will not approve this subgrant without this language in it, and be a pure pass-through. The essence of this change is that if they don't receive the money from the federal government, they don't have to pay us. Several Council Members would like to move forward. Mr. Lewis clarified that he thought this language did not needed to be put into the agreement because it was assumed or automatic that if they don't receive the money, they are not going to pay us. It is a given. It is assumed from the beginning that if they are receiving any of the money, they are not going to reimburse us. This language was not thought to be necessary and does not change their obligation as a pass-through. It was asked to be brought forth before the Utility Committee, and a special meeting may need scheduled to keep it moving forward.

This will go to second reading.

**UNFINISHED BUSINESS:** Solar Battery Update

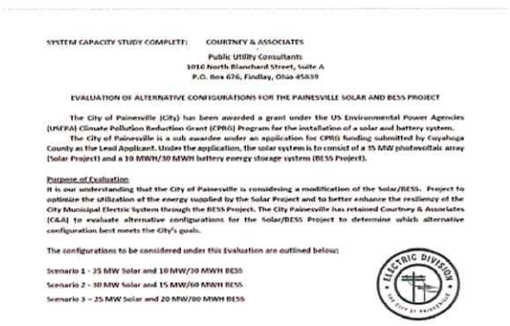
Electric Superintendent Joe Price gave an update on the Solar and Battery Storage System (BESS). He discussed the following items: the configurations which would best meet the City's goals and cost to the end-users such as Scenario 1 – 35 MW Solar and 10 MW/30 MWH BESS,

Scenario 2 – 30 MW Solar and 15 MW/60 MWH BESS, or Scenario 3 – 25 MW Solar and 20 MW/80 MWH BESS. The study and AMP report were sent to council to review. There are three Conclusions & Recommendations Based on the analyses discussed above, it is our conclusion that: 1.) Reducing the size of the Solar Project will improve the utilization of the solar output by reducing the amount of surplus energy that is sold to AMP; 2.) Reducing the size of the Solar Project will improve the utilization of the solar output by reducing the amount of energy that is delivered to ATSI; and 3.) Increasing the size of the BESS will improve the resiliency of the City's Electric System, which based on the conclusions was recommended that the City of Painesville modify the Solar/BESS Project to reflect the configurations in Scenario 3. He continued that on February 24 to 26, 2025, the City of Painesville participated in the APPA Legislative Rally in Washington DC. Both he and Councilman Paul Hach met face to face with Ohio Legislators regarding the importance of the Painesville Solar/BESS project and the need for continuing funding to complete the project as originally approved by the July 2024 USEPA Grant. On March 5, 2025, he attended the Cuyahoga County Council committee and spoke at the invitation of Cuyahoga County Green Energy, seeking continuing project support for all grant recipients. Future funding requests for council consideration will seek approval to engage an Electric System Engineer (grant reimbursable cost) to create and publish an RFQ / RFP seeking proposed project costs, supply chain availability, BABA compliance, needed area footprint demand, and estimated construction timeline. Mr. Price explained the proposal and the difference in cost.


March 17, 2025

THE CITY OF Painesville

Solar & Battery Energy Storage System (BESS) Update


SYSTEM CAPACITY STUDY COMPLETE: COURTNEY & ASSOCIATES

Public Utility Consultants
1016 North Blanchard Street, Suite A
P.O. Box 676, Findlay, Ohio 45839

EVALUATION OF ALTERNATIVE CONFIGURATIONS FOR THE PAINESVILLE SOLAR AND BESS PROJECT

The City of Painesville (City) has been awarded a grant under the US Environmental Power Agencies (USEPA) Climate Pollution Reduction Grant (CPRG) Program for the installation of a solar and battery system.

The City of Painesville is a sub awardee under an application for CPRG funding submitted by Cuyahoga County as the Lead Applicant. Under the application, the solar system is to consist of a 15 MW photovoltaic array (Solar Project) and a 30 MWH/30 MWH battery energy storage system (BESS Project).

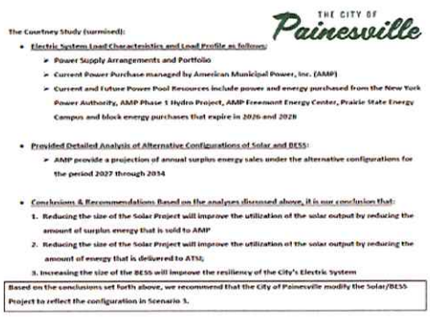
Purpose of Evaluation

It is our understanding that the City of Painesville is considering a modification of the Solar/BESS. Project to optimize the utilization of the energy supplied by the Solar Project and to better enhance the resiliency of the City Municipal Electric System through the BESS Project. The City Painesville has retained Courtney & Associates (C&A) to evaluate alternative configurations for the Solar/BESS Project to determine which alternative configuration best meets the City's goals.

The configurations to be considered under this Evaluation are outlined below:

Scenario 1 - 35 MW Solar and 10 MW/30 MWH BESS
Scenario 2 - 30 MW Solar and 15 MW/60 MWH BESS
Scenario 3 – 25 MW Solar and 20 MW/80 MWH BESS

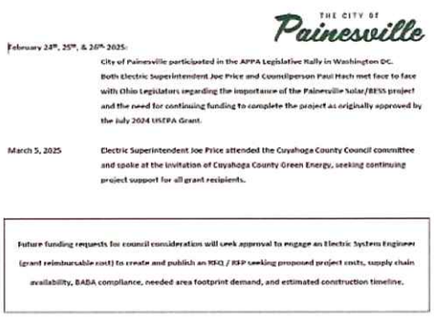




THE CITY OF Painesville

The Courtney Study (surmised):

- Electric System Load Characteristics and Load Profile as follows:
  - Power Supply Arrangements and Portfolio
  - Current Power Purchase managed by American Municipal Power, Inc. (AMP)
  - Current and Future Power Pool Resources include power and energy purchased from the New York Power Authority, AMP Phase 1 Hydro Project, AMP Freemont Energy Center, Prairie State Energy Campus and block energy purchases that expire in 2026 and 2028
- Provided Detailed Analysis of Alternative Configurations of Solar and BESS:
  - AMP provide a projection of annual surplus energy sales under the alternative configurations for the period 2027 through 2034
- Conclusions & Recommendations Based on the analyses discussed above, it is our conclusion that:
  1. Reducing the size of the Solar Project will improve the utilization of the solar output by reducing the amount of surplus energy that is sold to AMP
  2. Reducing the size of the Solar Project will improve the utilization of the solar output by reducing the amount of energy that is delivered to ATSI;
  3. Increasing the size of the BESS will improve the resiliency of the City's Electric System

Based on the conclusions set forth above, we recommend that the City of Painesville modify the Solar/BESS Project to reflect the configuration in Scenario 3.


THE CITY OF Painesville

February 24th, 25th, & 26th 2025:

City of Painesville participated in the APPA Legislative Rally in Washington DC. Both Electric Superintendent Joe Price and Councilperson Paul Hach met face to face with Ohio Legislators regarding the importance of the Painesville Solar/BESS project and the need for continuing funding to complete the project as originally approved by the July 2024 USEPA Grant.

March 5, 2025 Electric Superintendent Joe Price attended the Cuyahoga County Council committee and spoke at the invitation of Cuyahoga County Green Energy, seeking continuing project support for all grant recipients.

Future funding requests for council consideration will seek approval to engage an Electric System Engineer (grant reimbursable cost) to create and publish an RFQ / RFP seeking proposed project costs, supply chain availability, BABA compliance, needed area footprint demand, and estimated construction timeline.

**NEW BUSINESS:** Sidewalk Snow Plowing

Recreation & Public Lands Director Michelle LaPuma gave an overview the current process and procedure regarding plowing sidewalk in the winter. Questions were brought forth regarding why the City does not plow all the city sidewalks and the number regarding inches of snow for plowing. She explained their current process and the difficulty of plowing at 2 inches instead of current 4 inches. When there are 2 inches or more of snow coming down, not blowing snow, various areas of the downtown sidewalks are plowed. She listed those locations. This winter season, a crew was out a good part of week. She explained the time shifts for the staff and the duration of their shift. The first priorities are sidewalks for schools' areas. Decisions would need to be made if the City is to plow as often at 2 inches then 4 inches, and would require additional equipment, additional expense for repairs, and man hours. Some commercial snow plowers and some residents also contribute to the problem because they block the sidewalks. Then the City has to clear the sidewalk. Mr. Abney had concerns about ice on the sidewalks were brought forth and suggested to be address this problem at 2 inches and within 24 hours. Mr. Fodor asked for financial data of how many machines would be needed, the cost, and cost of labor so Council could make a decision. It was clarified that both sides of the street are plowed and that the plow cannot remove all the snow completely and does not salt behind it. Propriety is given to the roads, then to the sidewalks. This year's storm made things difficult. It was clarified that the sidewalks are cleared at 2 inches in the downtown area and 4 inches for the rest of the community. Additional data was requested on any injuries or accidents and complaints.

Suggestions were brought forth about alerting residents and residents could help. Private/Commercial plowing contractors will be contacted by the city if they block the sidewalk.

**DEPARTMENTAL PRESENTATIONS:** WPCP

WCPC Lab/Tech Services Supervisor Max Mendoza gave a presentation on the following items: He gave an overview the plant, defined what was wastewater treatment, outlined the treatment process, gave key statistics, listed the certified operators, outlined the key accomplishments, listed the challenges and needs, discussed Red Creek Sanitary Sewer improvement, and the facility's plans for the future. There was clarification regarding the wastewater process before it is sent to the river and the Red Creek Sanitary Sewer capacity concerns. Mr. Mendoza is currently working on his Class 4 License. See slide presentation.

**ADMINISTRATIVE REPORTS:** Law Director and City Manager

Law Director Jim Lyons had no comments at this time.

City Manager Doug Lewis reported on the following items: Communications/Public Information: State of the City earlier this week is available on our website and Facebook, and Speaking of Painesville delivered to residents; Finance: Tyler Munis has been making a positive improvement with payroll's financial software system; Economic Development: Received information on T-Mobile Grant. Application is due this month and plan to submit, Crowley's potential ribbon cutting/grand opening for April, Wingstop's grand opening/ribbon cutting with owner expect to take place in May, and the City inquired information for major manufacturing plant location. A lead through TeamNeo was received and discussed with the City of Mentor about submitting an application for the 200 acres in Mentor. The agreed to work with us to submit the application. Planning/Community Development: The City received one bid for a mowing contractor so far. The deadline for bids is Monday, March 24th, and the City is moving forward with the Comprehensive Plan. Interviews have been scheduled for the beginning of April to review their comprehensive plan in the Engineering Conference Room at Building 66, and then look at rewarding one of them. Engineering Department: SRTS Elm Street Sidewalks project will be advertised for bids starting on Tuesday February 4th with a bid opening date of February 26th. Bids were opened on February 26th. We received 3 bids all within the Engineer's estimate. This bid was awarded to C.A. Aggresta in the amount of $377,474.00. This will be funding 100% through the grants, the Engineering Department is finalizing the contract book and specs for the paving project and for the sewer lining project, working on updating sidewalk violation letters to reflect the changes in the sidewalk program, and approved the Grand River Walk plans that were submitted yesterday; Public Works Department: Road Repair was made on Oak St., sanitary sewer main was viewed with cameras on St. Clair Street from Main Street to East Erie Street Events: Painesville Egg Hunt will be Saturday, April 12th at 10 a.m. in Painesville Square.

**CORRESPONDENCE:** Clerk of Council

The next regular Council meeting will be held on Monday, April 7th at 7:00 PM.

**CLOSING COMMENTS:** Members of Council

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

Mr. Augustine thanked Mr. Price for his presentation and updates, and thanked Mr. Mendoza for his presentation and update. He wished Mr. Mendoza good luck with his class.

Mr. Abney thanked staff and colleagues for their opinions and the different viewpoints. He wished everyone a happy St. Patrick's Day.

Mrs. DiNallo commented that the News Herald wrote a nice article about the State of the City Address. She appreciated the positive language used about the city.

Mr. Fodor had no comments at this time.

**EXECUTIVE SESSION**

Mr. Augustine motioned to move into Executive Session being held in accordance with Article II, Section 6(1) To consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of an employee or official of the City, 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 Mr. Rodriguez.

On roll call, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried to move into the Executive Session at 8:47 PM.

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

Mr. Augustine moved to adjourn the Executive Session, seconded by Mr. Rodriguez. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Executive Session at 9:29 PM.

**ADJOURNMENT**

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

Mr. Abney moved to adjourn the Regular Meeting, seconded by Mr. Augustine. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 9:30 PM.

Meeting adjourned at 9:30 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

# Wastewater Treatment Overview

Max Mendoza
Lab/ Tech Services Supervisor

3/17/25

## Intro

- Overview of wastewater treatment.
- Current plant performance and future needs.
- Importance of wastewater treatment for public health and the environment





## What is Wastewater Treatment

Wastewater-
Used water from homes, businesses, and industries containing contaminants that require treatment before safe discharge.

Why wastewater treatment is essential:

- Protects public health
- Safeguards the environment
- Ensures clean water for the community



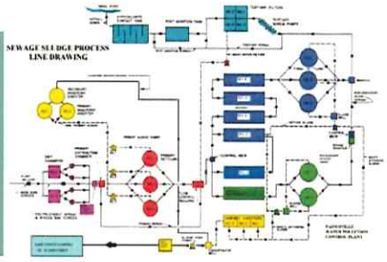




## The Treatment Process

Key steps in wastewater treatment:

1. Preliminary Treatment: Screening to remove large debris
2. Primary Treatment: Settling of solids
3. Secondary Treatment: Biological treatment to remove dissolved waste
4. Tertiary Treatment: Additional filtration
5. Disinfection






## City of Painesville WPCP Overview

Key statistics:

- Plant capacity-
  daily average 6 MGD
  daily peak 15 MGD
  maximum capacity of 28 MGD
- Number of residents served- 21,000
- Number of staff- 12





## Certified Operators

9 Certified Operators

Kevin Aiken- Class IV
Randy Bruback- Class IV
Max Mendoza- Class III
Graham Loftus- Class III
Eddie Esterhay- Class II
Chris Franz- Class I
Barron Wolfe- Class I
John Brady- Class I
John Caldwell- Class I





## Key Accomplishments

- Completed and passed Pretreatment Program Audit
- New Rotork valve actuators
- New NPDES Permit Issued
- Rec Park Pump Station Upgrade
- Local Limits Study
- New Maintenance vehicle purchased
- Poplar Pump Station Rail Replacement









## Challenges and Needs

- Aging infrastructure
- Regulatory changes (compliance requirements)
- Capacity concerns (future growth or peak demand)
- Equipment upgrades or maintenance needs





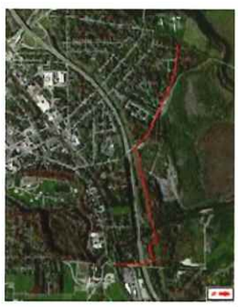






## Red Creek Sanitary Sewer Improvements

- The project will redirect wastewater from the Red Creek Service Area to the Painesville WWTP.
- The plan includes constructing gravity sewers, a lift station, and a force main, with most of the installation done via directional boring to minimize environmental impact.
- The project is expected to serve both existing and future developments, supporting approximately 2,300 new residential and business units with an estimated 3.2 MGD flow.
- Environmental assessments confirm no significant adverse impacts, and public participation has been ensured through meetings and a 30-day public comment period.





## Future Plans

- Elevator Replacement
- HVAC System Upgrade
- Aeration Diffusers
- New Dump Truck Bed
- Replace Filter Media












# THANK YOU

DATE AND LOCATION