REGULAR COUNCIL MEETING
MONDAY, APRIL 7, 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, Mario Rodrigue, and Christine Shoop were present. Paul Hach was not able to attend.

Mrs. Shoop made a motion to excuse Paul Hach from tonight's meeting, seconded by Mr. Augustine. 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, Police Administrative Lieutenant Toby Burgett, City Engineer Leanne Exum, Director of Planning Sarah Sitterle, Recreation & Public Lands Director Michelle LaPuma, and Clerk of Council Samantha Danielson.

APPROVE AGENDA AS SUBMITTED/AMENDED

Mr. Augustine made a motion to amend the agenda to add an item to the Executive Session in accordance with Article II, Section 6(3) to discuss pending or potential litigation involving the City, seconded by Mrs. Shoop. All Council members were in favor by answering "Aye". Motion carried.

Mrs. Shoop made a motion to approve the amended agenda, seconded by Mr. Rodriguez. 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 03.17.25

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on March 17, 2025.

Mr. Augustine moved to approve the minutes from the Regular Meeting on March 17, 2025, seconded by Mrs. Shoop. Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Fodor and Mr. Rodriguez were in favor by answering "Aye". Mrs. Shoop abstained. Motion carried. Minutes approved.

PUBLIC COMMENTS: None

COMMITTEE REPORT: JEDD

Mrs. Shoop reported for this meeting which was held on March 31, 2025. She reported on the following items: Department Reports: Finance - Revenue and Expense Worksheet Receipt Distribution – JEDD = $34,490; Painesville = $99,159; Concord Township = $297,474; STAR Ohio Investment Worksheet The total balance of the account as of 3/15/25 – $240,524; YTD Interest - $1,751; and 2024 Annual Financial Statements – VOTE – voted to accept. Economic Development Committee: Quail Hollow Project Update Auction took place. Final bid was accepted at $3M including fees. There is a redemption period where the Property Owners can pay off the outstanding taxes and fees of $800,00 to keep the property. The Auction receiver official filed a motion to limit the number of days for the redemption period. The potential new owner is a local couple is not sure of what the property will become but expressed a desire to open a hotel. Old Business: JEDD Membership Recruitment: There is a manufacturing company interested in part the Concord Restate property. They are moving slowly; ICSC 2024 – May 18-20, 2025: Registered Two People - Morgan Macintosh and Rita McMahon; and NextSite – This company is not performing. Requested Reports are not being processed or sent. Legal council and the Board chairman suggested the JEDD withhold our June installment payment. It was discussed that the JEDD may take a break on signing with a new company for this type of service; and Financial Policy Review – Travel Expenses – VOTE – Accepted pending the addition of a Rideshare inclusion language. New Business: Draft Incentive and Grant Application – JEDD has applied; Bylaws – Virtual Meeting Amendment – VOTE – approved; Establishing Rules for Meeting

Procedures and Methods of Notification - Tabled; PEP Grant Application – VOTE – Accepted; and Website Update access to the JEDD Business Link was moved to the Concord Township Website Economic Development Tab. Executive Session with Legal Counsel for the Purpose of Pending Litigation; and JEDD v. Ames Settlement - Motion approved and authorized for the Board Chairman execute the settlement and release.

LEGISLATION:
ITEM #1 RESOLUTION
***1st Reading* – A Resolution authorizing and directing the City Manager to advertise for bids and enter into a contract, including any and all ensuing change orders, with the lowest and best bidder for the Rehabilitation of Various Sanitary and Storm Sewers, and declaring an emergency.**

City Engineer Leanne Exum spoke on this piece of legislation. She stated this resolution is to advertise for bids and award for the sewer lining sanitary and storm sewers on Harmon Avenue, Lincoln Avenue, North St. Clair Street and East Walnut Street ahead of the paving projects. The Public Works televised and issues were found. It was being asked to pass tonight so to advertise for bids. The cost associated with this project are accounted for in the Sanitary and Stormwater Capital budget under the sanitary fund in the amount of $100,000.00 for the lining of the sanitary sewer and $100,000.00 for the lining of the storm sewer. This project will go out to bid with an updated engineer's estimate of $200,000.00.

Mr. Abney moved to suspend, seconded by Mrs. DiNallo.
On roll call, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried.

Mr. Rodriguez 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". Motion carried 6-0.
RESOLUTION 26-25 is ADOPTED.

ITEM #2 RESOLUTION
***1st Reading* – A Resolution authorizing and directing the City Manager to submit an application and enter into an agreement with the Northeast Ohio Areawide Coordinating Agency (NOACA) for funding for Congestion Mitigation and Air Quality (CMAQ) program, and declaring an emergency.**

City Engineer Leanne Exum spoke on this piece of legislation. She stated the City of Painesville has previously applied for NOACA CMAQ funding and was successful in receiving funding for the signal upgrade for Richmond Street and US Route 20 which were installed in 2023-2024. This grant is a federal funding opportunity for upgrading the remaining traffic signals in the City of Painesville. There are 17 locations to upgrade. The proposed project will replace traffic signal controllers and vehicle detection at intersections along Jackson Street, Liberty Street, Walnut Avenue, State Street, Main Street, and Chestnut Street. The vehicle detection upgrade will replace the existing inductive loops with signal pole mounted radar detector units. Fiber interconnect will be installed along the corridors and routed to the City Engineer's Office where it will be connected to the new Centracs system. The grant application for the CMAQ Program is due on May 2, 2025, therefore its passage was requested on first read.

Mrs. Shoop moved to suspend, seconded by Mr. Abney.
On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mrs. DiNallo.
On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried 6-0.
RESOLUTION 27-25 is ADOPTED.

ITEM #3 RESOLUTION
***1st Reading* – A Resolution authorizing and directing the City Manager to advertise for bids and enter into a contract, including any and all ensuing change orders, with the lowest and best bidder for construction of an amphitheater and related work, and declaring an emergency.**

City Manager Doug Lewis spoke on this piece of legislation. He stated in 2021, the City of Painesville created a concept plan that included the development of a mixed-use development

at the former hotel site located at 257 East Main Street. It also included an amphitheater that would be built at the bottom of the hill and serve as a focal point for the creation of the entertainment district. The seating for the amphitheater would be built into the hill and tied into the development. The City has worked for the past three years to enter into the final Development Agreement with Grand River Walk (Marous). Construction is anticipated to start within the next month. The City of Painesville has been working with B&N on the design and engineering of the amphitheater. Recently, the Adminsration took a trip to Mentor to get their input on what they would do differently and get some recommendations. As a result, we will be making some minor changes to the design. The plans are 90% complete. This project will go out to bid with an updated engineer's estimate of $1.86 million. This number will probably increase with the modifications that are being proposed, mainly electrical. The costs associated with this project are accounted for in the 2024 and 2025 Capital Improvement Budgets. A portion of the costs will be funded from the Water, Wastewater, Stormwater and Electric Capital Funds. The city also received various grants, ARPA funds, and State Capital Funding totaling approximately $1,350,000 for the project. The Administration would like this item to go at least two readings until the engineering and design are complete and the project is ready to bid. Administration was asked to provide an updated rendering of the design prior to third reading.

This will go to second reading.

UNFINISHED BUSINESS: Sidewalk Update

Recreation & Public Lands Director Michelle LaPuma gave an update regarding plowing sidewalks. The update included the following items: She gave an account of neighboring communities and plowing requirements; The City plows over 77 miles of sidewalk when the entire city is plowed. She stated if we were to plow all sidewalks with 2" of snow, we would need to change our operations to three routes requiring three machines with three employees out at midnight working until 8:00 a.m. and then another three employees working 8:00 a.m. to end of shift. Once all walks are plowed, staff will need to return to streets that either have no tree lawn or small tree lawns. These roads (Richmond Street is one of them) have the snow from the streets pushed onto the sidewalks by the street plows. When we go through with the sidewalk plows, the snow is pushed back onto the street. Public Works has no where to put the snow and either do we. We are not able to salt all city sidewalks. Current equipment will not last with the increased usage. Even with the purchase of new equipment, expect the need to purchase new equipment every 7 to 10 years due to the amount of use it will receive. Currently, our replacement is 12 to 15 years. Expect an increase in our operational budget for increased routine maintenance and fuel usage. Also, an increase in cost for spring sidewalk plow damage repairs. To do this, we will need to purchase: Two additional wheel loader with v-plows for sidewalk plowing – current cost approximately $120,000 each; additional bobcat loader – current cost approximately $58,000; additional implements for the bobcat (snow blower attachment/v-plow) – approximately $8,000; Additional standing plow for approximately $18,000. Approximately $320,000 plus any additional equipment. Plus add at least one additional employee. We would need sufficient staff to continue the sidewalk plow routes plus continue with our regular operations: We still need staff to clear the Downtown Business District. Clear the walkways for City Hall, Veteran's Park, Columbariums in the Cemeteries, and Morse Avenue Community Center. We plow the roadways in both Cemeteries, Kiwanis Recreation Park and the parking areas at Morse Avenue Community Center, Marine Park and Grand River Conservation. We also need staff to handle burial operations which takes longer during winter months because snow needs to be removed from the grave site, harder to locate, harder to dig, etc. She continued with a suggestion: The city would expand our current "Business District" which we plow with 2" of snow to included Richmond Street (still a challenge due to no tree lawn), Liberty Street, Mentor Avenue, Washington to Liberty, Erie Street to State Street and State Street to Chester. This will clear the main corridor walkways. We will need to add an additional standing plow for approximately $18,000 right now. We will need to look at replacing the sidewalk plow wheel loaders in the next few years. She also suggested we send out the sidewalk plows when 4" of snow or more is received even when it isn't a school day. We were directed in the past to only go out on school days since the children walking to school were the main priority for plowing the city sidewalks. So, if we received 4" of snow on a Saturday night, we wouldn't go out until Sunday night since there wasn't any school on Sunday. If we go out whether it is a weekend or holiday for the school, we will be able to be more on top of keeping the walks cleared. This will result in a significant increase in overtime. It was clarified that homeowners are responsible to clear their sidewalks per city ordinance, and budgetary issues were brought forth. Council asked for the information to be provided to the residents regarding the expectations that they are responsible for shoveling their sidewalk, and provide options such as poles, helping neighbors, and/or additional community resources. In conclusion, Council agreed to educate the community about their responsibility, purchase additional piece of equipment, and expand the downtown business district area.

NEW BUSINESS: Short Term Rentals

Assistant City Manager Tony Zampedro talked about short-term rentals. There are a number of neighboring communities that have six-month short term moratoriums. He explained a short term rental is rental of a space, less than 30 days, less than 5 units, and not licensed and regulated by the state. Currently, there is legislation, which will take away home rule authority on short term rentals, at the state level. Recently, the City of Mentor passed a ban on short-term rentals. In our community, we do have zoning code that talks about inns, lodging houses, and bed and breakfasts. Painesville is already to some extent regulating short-term rentals locally. Most of the legislation being considered is involving the Airbnb's, online booking of individual rooms, or an entire house, which are less than 30 days. If communities decide to regulate short-term rentals, the rentals are in certain zones with certain restrictions and setbacks. Major concern is the impact of how many, various rooms, guest accommodations, parking issues, buffering and noise issues. Some of the communities have even adopted inspection processes and procedures of the accommodations. The city can, at our discretion level within the bounds of the law, but there is an attempt at the State House to ban local government from regulating short term rentals, currently. This issue has been brought before council because a number of residents are concerned about the short-term rental of overnight stays. There are concerns of safety, due to the rapid change overs, in a residential neighborhood. Council would like administration to investigate further and looking into other cities' ordinances and options.

DEPARTMENTAL PRESENTATIONS: Community Development

Director of Planning Sarah Sitterle gave a presentation on the following items: She gave an overview of the department: Code Enforcement, Planning Division, and Zoning Administration and their highlights; 2024 and 2025 Property Maintenance and Code Enforcement statistics; explained the Rank Vegetation (Weeds and Grass) requirements, cost, and changes for 2025; 2024-2025 Planning Commission and BZA statistics and request; listed the new developments (restaurants and projects) for the city, gave an overview of 2024-2025 zoning permits and cost; and staff members. 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: He thanked Helen Petersburg and Kathleen Sullivan for their part in establishing the Hometown Heroes Banner Program which is now accepting applications, and Mr. Abney as well; 311 launch date set for April 14 – working on a few minor tweaks; Jimmy John's is open for business and will have a ribbon cutting soon; Economic Development secured letter of support from property owner; T-Mobile grant application was submitted for project to enhance lot at corner of Main & St. Clair and install public art; CDBG applications will be due the near future. The city is applying for St. Clair Street improvements; Crowley's Restaurant has applied for D5/D6 liquor permits which are pending at Ohio Liquor Control, and anticipate an opening soon; Johnny Gringo's may have a ribbon cutting and opening this week or next week; Rider's Inn transferred back to the original owner and possibly rehabbing it; this year marks the 7th year we have partnered with Painesville PD to host the FBI-LEEDA Leadership training series. Several employees will be attending; new employees in the police department. There were two conditional offers of employment were accepted this week by two potential new hires. One already is a working full-time officer at another department, and the other will begin at the Police Academy in May. Officer Harris began his FTO program this week; the sidewalks on Elm Street's contract documents have been completed and a pre-construction meeting was held. The contractor is scheduled to start on April 14th; various roads will be bid out in the near future, as well as the sanitary and storm repairs; new violation letters will be sent out on April 8th to Ward 3 NE, Ward 3 NW, and Ward 4NE. These letters reflect the changes to the sidewalk program. Information on CDBG and the Bulk Price Program will also be included in these letters; Utility Committee met and discussed a variety of items regarding electric rates, water and sewer rates, and the subrecipient agreement with the City of Cuyahoga and the City of Cleveland for the CPRG grant; Recreation is working on getting boards together to take to Elm Street Elementary School for students to vote on new play equipment for Huntington Park. The Health Department will be working with the City for providing a grant to add additional playground equipment; registrations from Summer Camp and Farmer's Market are being taken and the egg Hunt us being prepared for on April 12th; he attended a conference in Washington DC for the purpose of meeting and talking with the congressional staff on a variety of items for upcoming projects and attended a conference in Columbus to meet with the state representatives regarding home rule and the disruption of local government and the best way to meet our resident's needs; he gave a presentation at the American Planning Association conference in Denver to discuss sustainability particularly with regards to the CPRG project, our solar and battery project; a senior staff retreat has been scheduled in May to discuss various items,

accomplishments, and morale; the city received a number of proposals for our comprehensive plan and three consultants are being looked into. The price for it will be between $100,000 to $150,000; Wing Stop is making progress and moving forward and should be opening soon; the city received several grants this week for cleaning and equipment, and the skate park; and he expressed his condolences to the family of Allen Nagy, a former Community Service Officer for the city.

CORRESPONDENCE: Clerk of Council

The next regular Council meeting will be held on Monday, April 21st at 7:00 PM; and We the People Day Public Hearing will be held on Monday, April 21st at 5:30 PM

CLOSING COMMENTS: Members of Council

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

Mr. Augustine had no comments at this time.

Mrs. Shoop mentioned an event taking place at Unique Like Me on Saturday, April 12th from 10 AM to 2 PM with a complimentary photo with a funny bunny.

Mrs. DiNallo mentioned attending the Adult Prom event sponsored by the Painesville Area Culture Council on April 5th, and a great turnout of people. She asked if the Utility Committee will have meeting minutes available to the public and posted on line. She reminded residents to be careful and safe in the volatile weather conditions.

Mr. Abney had no comments at this time

Mr. Fodor had no comments at this time.

EXECUTIVE SESSION

Mr. Fodor asked to move into the Executive Session.

Mr. Augustine motioned to move into 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; and 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, and in accordance with Article II, Section 6(3) To discuss pending or potential litigation involving the City, seconded by Mrs. Shoop.

All Council Members were in favor by answering "Aye". Motion carried to move into the Executive Session at 8:23 PM.

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

Mr. Abney 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 9:26 PM.

ADJOURNMENT

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

Mrs. Shoop 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 9:27 PM.

Meeting adjourned at 9:27 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

COMMUNITY DEVELOPMENT

Department Presentation 2025

April 2025

COMMUNITY DEVELOPMENT DEPARTMENT

- Code Enforcement
- Planning Division
- Zoning Administration

DEPARTMENT HIGHLIGHTS

The Community Development Department's mission is to guide the development of the City through effective measures of planning, design review, code compliance to preserve and enhance the quality of life for the residents of the City of Painesville.

• Reviewed and held pre-demolition meetings for the demolition of structures at 205 Mentor Avenue, and 512 Liberty Street. We are awaiting Ohio EPA and Lake County Health Department approval (10-day letter) prior to issuing the permits.
• Submitted 2 residential properties for demolition through the Lake County Land Reutilization Corporation (LCLRC). Administrative search warrants were issued, and inspections were conducted at the two properties. We are awaiting determinations from the Building Official and Health Department Official for condemnation. Next steps include title searches, additional owner notification, 7-week advertisement, and Council resolutions.
• Issued 0 permits for new residential construction between September and December 2024, and no new residential permits from January to March 2025. Issued 208 permits from September to December 2024, and 77 permits between January and March 2025.
• Issued 968 notices for violations, conducted 792 rechecks on violations, responded to 141 complaints, picked up 144 signs, registered 13 vacant properties, registered 38 rental properties, issued 175 grass violations, had 4 court cases, and responded to 1 zoning inspection call.
• Received and reviewed 9 RFQ/RFP proposals for the Comprehensive Plan Update. We are interviewing 3 firms and will select the top firm for a contract.
• Celina Sotka, Planner I took the exam and became certified as a Certified Planner through the American Planning Association's Institute of Certified Planners

CODE ENFORCEMENT

2024-2025 PROPERTY MAINTENANCE

PROPERTY MAINTENANCE/CODE ENFORCEMENT	DECEMBER 2024	MARCH 2025
PROP. MAINTENANCE (NEW)	519	449
EXT. REINSPECTION (PMC)	500	292
COURT CITATIONS	7	1
COURT APPEARANCES	2	2
SIGNS	127	17
FENCES	0	1
SWIMMING POOLS	0	0
VEHICLE – Parking, Overweight, Recreation, Junk	58	67
WEEDS – NEW	175	0
WEEDS – REINSPECT	132	0
COMPLAINTS	91	50
RENTAL REGISTRATION	28	10
VACANT PROPERTY REG.	7	6

RANK VEGATATION (Weeds & Grass)

- Requirements:
  1. Any growth of weeds or grass to a height of **six inches** or higher on any developed, residentially zoned property
  2. The City will provide **one notice per year** via certified and regular mail
  3. Residents are given **7 days** to mow before the lawn is ordered mowed by the City of Painesville
  4. Cost to remove the rank vegetation is the **cost to cut, remove or destruct plus $75.00 for re-inspections and administrative costs**
  5. If it is not paid within **30 days** of receipt of invoice, it is assessed to the property owner
- In 2024, 632 properties have been cut and $8,532 has been paid to date. Out of $32,616 that has been billed, $24,084 in invoices have been sent to the Auditor. The **average cost per mowing was $108.00**



RANK VEGATATION (Weeds & Grass)

- Changes for 2025:
  - A courtesy letter is being sent to properties with grass violations as a first step. The letter gives owners 14 days to respond before the first official violation letter is sent
  - The first notice of violation will give an additional 7 days for the owner to mow before the contractor is called in



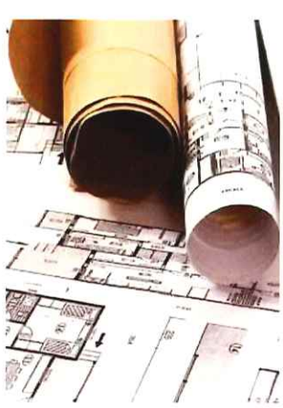
PLANNING & ZONING

2024-2025 PLANNING

Planning Commission	Sept-Dec 2024	Jan-Mar 2025	Board of Zoning Appeals	Sept-Dec 2024	Jan-Mar 2025
Times Met	3	2	Times Met	3	1
Rezoning	0	0	Variance Requests	9	1
Conditional Use Permit	1	2 renewals	Administrative Appeals	0	0
Temporary Use Permit	0	0	Most Heard Variance Types	Setbacks and garage type	Accessory structure size
Design Review	2	5			

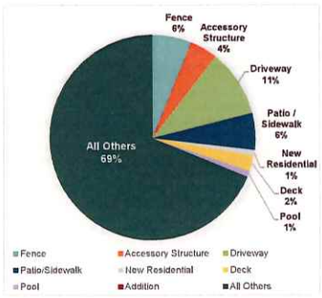
2024-2025 DEVELOPMENT

- WingStop
- Crowley's
- Jimmy John's
- Victoria Place *(site plan approval Fall 2024)*
- Grand River Walk *(site plan approval March 2025)*



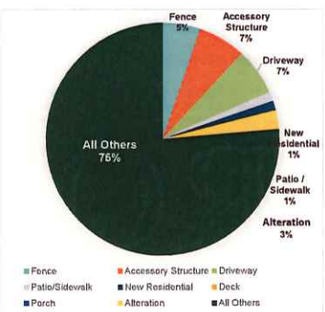
ZONING: SEPT – DEC 2024 PERMITS

Item	Count	Fee Total
Fence	13	$520
Accessory Structure	9	$405
Driveway	22	$990
Patio/Sidewalk	12	$540
New	2	$200
Deck	5	$225
Pool	2	$90
All Others	143	$9,536
Total	208	$12,506



ZONING: 2025 PERMITS

Item	Count	Fee Total
Fence	4	$180
Accessory Structure	5	$225
Driveway	5	$225
Patio/Sidewalk	1	$45
New	1	$100
Deck	1	$45
Pool	2	$90
All Others	58	$5,684
Total	77	$6,594



OUR TEAM

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Sarah Sitterle
Community Development Director



Celina Sotka
Planner I



Tina Pomfrey
Secretary I



Brian Rodgers
Sr. Code Enforcement Inspector



Kelly Bischoff
PT Secretary I



Dave Edwards
Code Enforcement Inspector



Debbie Warren
PT Secretary I

THANK YOU