REGULAR COUNCIL MEETING
TUESDAY, SEPTEMBER 2, 2025 – 7:00 PM

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, Lori DiNallo, Jim Fodor, Mario Rodriguez, and Christine Shoop were present. Nick Augustine and Paul Hach were not in attendance.

Mrs. Shoop made a motion to excuse Nick Augustine 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, Law Director Jim Lyons, Economic Development Director Susan Crotty, Police Chief Dan Waterman, City Engineer Leanne Exum, Director of Planning Sarah Sitterle, Public Service Director Jarod McCrone, and Water Superintendent Orin McMonigle, and Clerk of Council Samantha Danielson.

APPROVE AGENDA AS SUBMITTED

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

Mrs. Shoop made a motion to approve the agenda, seconded by Mrs. DiNallo. All Council members were in favor by answering "Aye". Motion carried. Agenda approved.

INVOCATION was given by Councilperson Christine Shoop.

PLEDGE OF ALLEGIANCE was recited.

MINUTES: Regular Meeting 08.18.25

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on August 18, 2025.

Mrs. DiNallo moved to approve the minutes from the Regular Meeting on August 18, 2025, seconded by Mrs. Shoop. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

PUBLIC COMMENTS:

Ray Sternot, of Birchwood Lane, Heisley Park HOA President, addressed Council regarding mailbox replacements. He wanted to reinforce some of the points the HOA Board made in the letter to the City Manager and President of Council reiterating our request for the city to stop replacing vinyl clad mailbox posts in Heisley Park with cheap wooden ones when damages by the city snow plows and drivers. He requested the council clerk officially enter the letter into the meeting minutes.

Letter/Email sent on August 26, 2025:

Dear Doug,

Over the years during snow storms many mailboxes and mailbox posts have been damaged by city or contracted snowplow drivers. When the development went in around 2001, the developer provided vinyl covered posts and vinyl mailboxes and put into our neighborhood guidelines that require that all modifications to property should be made equally and approved by the HOA. That requirement assumes that mailboxes/posts would be replaced, if necessary, with a like for like replacement and in accordance with the city development plans and guidelines approved by the City and its legal department. However, the city we assume in order to save costs have been replacing damaged posts with cheap wooden posts, instead of providing residents with a like for like replacement post/mailbox. These wooden posts do not maintain the aesthetic value to the neighborhood because of natural wood deterioration.

The board finds that wooden posts are not in accordance with HOA and city approved guidelines. Hence, going forward the HOA will not allow residents to replace mailbox posts that any city plow/driver damages with a wooden post. Rather it will require residents to have a vinyl covered replacement post. As such we will be recommending to residents that they require the city to replace any damaged post with a like for like replacement. Or seek financial assistance from the city regarding mailbox post replacement and, if necessary, seek assistance with small claims court for any said damages.

Thank you,
The Heisley Park HOA Board

Mr. Sternot continued the placement of wooden mailbox posts is in clear violation of the design standards of Heisley Park and its covenants as established for Heisley Park circa 2000 or so by the Painesville City Council, the Painesville City Planning Commission and in conjunction with the original developer. The cheap wooden posts are degrading to the neighborhood and in constant need of maintenance. Thus, the HOA has requested that the city provide white vinyl posts that are

either damaged or destroyed by city personnel or its contracted city snowplow drivers. Heisley Park residents have been reminded of the design requirements and that the Heisley Park HOA Board has stated that going forward wooden mailbox posts will not be allowed in the neighborhood. And if damaged or destroyed by city plows, they must be replaced with white vinyl clad posts as originally approved for the development. We have suggested that the contact the city to follow up and seek any financial compensation for damage caused by the city snowplows and its drivers should the city provided replacement not meets original design standards. And if necessary, we suggested that residents seek compensation for damages via appropriate legal remedies in order to obtain the required like-for-like replacement.

Discussion ensued regarding the cost of replacements and the city procedure of replacements. It was clarified that the city has a standard replacement of a wooden post and white plastic mailbox. It was unclear if the city is obligated to replace the mailboxes and has a legal responsibility. The Administration will investigate this matter further.

COMMITTEE REPORT: BZA

BZA

Director of Planning Sarah Sitterle gave a report on this meeting which was held on August 21, 2025. She reported on the following item: An application has been submitted by Jacob C. Thomas of 203 Tinker Ave. requesting a variance (1119.04(a)) to construct a third accessory structure on his residential lot. The proposed accessory structure is a 10'x19' greenhouse to be used for personal gardening. The Unified Development Code only permits two accessory structures per lot in residential districts. By a vote of 4-0 the variance request was approved to allow for the construction of a fourth accessory structure on the residential lot. The proposed accessory structure is a 10'x19' greenhouse to be used for personal gardening.

LEGISLATION:

ITEM #1 ORDINANCE

3rd Reading* – An Ordinance amending Sections 955.02, 955.03 and 955.16, of the Painesville Code of 1998, relating to Definitions, Collection by Contractor, and Delinquent Accounts, and declaring an emergency. *(1st Reading 07.21.25, 2nd Reading 08.18.25)

Mrs. Shoop made a motion to amend Section 955.16 (b) to change from the current 90 days to 120 days, seconded by Mrs. DiNallo

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

Mrs. Shoop made a motion to amend Section 955.16 (e) to change Section 955.01 (typo) to 955.02, seconded by Mrs. DiNallo.

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

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

On roll call, Mrs. Shoop, Mr. Abney, Mrs. DiNallo, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried 5-0.

ORDINANCE 28-25 is ADOPTED.

ITEM #2 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 a portion of permanent parcel number 15-D-021-B-00-036-0, located at Sanford and Richmond Streets, from R-1, Single Family Residential, to B-2, General Business District.**

President Fodor announced the rest of tonight's legislation cannot be suspended due to only having five Council Members in attendance. Legislation will be going to second reading. Mrs. DiNallo clarified the location of the property and the rezoning of surrounding property being referenced.

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated there is a public hearing scheduled for October 6th at 7:15 PM. This property located at the corner of Richmond and Sanford Streets has a back portion that is currently zoned R-1 Resident. The applicant has requested that the parcel be completely rezoned to B-2 General Business. The intent of the applicant is to prepare this site for marketing, for sale, and as part of it falls under Section 1115.32 Manufacturing Extractive/Deposit which would require the B-2 zoning for the entire property. The Planning Commission did initially consider that Conditional Use Permit at the same time as this rezoning request at their last meeting on August 14, 2025. They did table the request

pending some items that needed to be provided for the Conditional Use Permit since it is not adequate to meet the requirements of the various code sections under 1111.08 for Conditional Use Permit, for 1111.03 General Application Requirements, and 1111.06 Site Plans. This rezoning request does require a public hearing that has been advertised for 7:15 PM on Monday, October 6, 2025. There were a number of concerns with particular site that are being worked through as part of that Planning Commission application, and for reasons explained in the memo. The City has discovered that the Lake County Soil and Water Department will be holding their plan approval until this rezoning is completed.

It was clarified this rezoning would make the entire lot consistent for commercial use. No residents have objected to this, however, Mr. Fialko, who is on the Planning Commission and is an adjacent property owner, did recuse himself as part of that action. Mr. Fialko had concerns regarding having a 20-foot buffer along his property. Currently, the plan does not show that, and the developer will need to address the buffer and prepare the site for a retaining wall.

This will go to second reading.

ITEM #3 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 Mill Street and Latimore Street Roadway Reconstruction, and declaring an emergency.**

City engineer Leanne Exum spoke on this piece of legislation. She stated the City did their preliminary application to OPWC in May and scored high which means that we are on the list to be funded. The final application for OPWC needs to be submitted. This legislation is so we can move forward. The application is due around the beginning of October.

This will go to second reading.

ITEM #4 RESOLUTION

***1st Reading* – A Resolution authorizing the City of Painesville, Ohio to proceed with the demolition of an unsafe structure located at 737 E. Erie Street, in the City of Painesville, Lake County, Ohio, and to request the assistance and cooperation of the Lake County Land Reutilization Corporation in effecting the same, and declaring an emergency.**

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated this property has been a code enforcement issue for a while. It is vacant and is in serious deteriorated state. The City has gone through the process for identifying properties for the Lake County Land Reutilization Corporation and through the process of attempting to notify the current property owner which has unsuccessful. The City has notified the property owner of the intent to access the property. Upon inspection and evaluation of the structure, letters have ben issued condemning the structure because of its deteriorating condition. A title search was conducted in attempt to find all potential owners of the property. None has been found. The City advertised for seven weeks in the News Herald so they could contact the City before demolition. Before it is demolished, it is turned over to the Lake County Land Reutilization Corporation for that purpose, and when they have money through their grant funding of Ohio Department of Development's, Brownfield and/or the Demolition and Revitalization Grant Program. The fees for demolition get added to the assessment for the property. Then, the fees get paid when the property is foreclosed upon.

This will go to second reading.

ITEM #5 RESOLUTION

***1st Reading* – A Resolution authorizing the City of Painesville, Ohio to proceed with the demolition of an unsafe structure located at 1189 Crescent Drive, in the City of Painesville, Lake County, Ohio, and to request the assistance and cooperation of the Lake County Land Reutilization Corporation in effecting the same, and declaring an emergency.**

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated this is the same story for this property on Crescent Drive. The owner has unfortunately passed away in 2017, and there are no heirs that have been able to be contacted to deal with the property. This property has fallen into great disrepair. This property has also gone through the process, but no one has come forward to claim the property. Law Director Mr. Lyons explained the details of the property further in trying to contact the heirs, and the process of the land bank and taxes.

This will go to second reading.

ITEM #6 RESOLUTION
***1st Reading* – A Resolution authorizing and directing the City Manager to enter into agreement for consultant services directly associated with and funded by the 2024 CPRG Grant Award, and declaring an emergency.**

City Manager Doug Lewis spoke on this piece of legislation. He stated City Council approved an ordinance for the City to go out for a Request for Qualifications (RFQ) for consulting services for the CPRG Project. This legislation would allow the City to enter into a contract with the vendor to provide consulting services for the CPRG Project. One vendor, Power Up Local, responded which the Administration is recommending to enter into an agreement with them. The consultant is highly qualified and previously assisted the City of Painesville in the writing of the grant. They would provide consulting services regarding the tax credits and to make sure the city is in compliance with the grant. Climate Pollution Reduction Grant (CRPG) award is for Solar and BESS project. Their services are reimbursable through the grant. It is estimated to be around $160,000.00. Their recommendation is to review various documents with the City as we enter into the various agreements and to purchase items associated with the project. Their job is to assist us with the tax credits.

This will go to second reading.

ITEM #7 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 Chlorine Feed Building Phase II, and declaring an emergency.**

Water Superintendent Orin McMonigle spoke on this piece of legislation. He stated this is OPWC Grant that we scored well on and is the same time frame for the Mill and Latimore Streets. This is to finish the chlorine building at the water plant. This is the final application to be submitted.

This will go to second reading.

ITEM #8 RESOLUTION
***1st Reading* – A Resolution authorizing and directing the City Manager to solicit a Request for Qualification (RFQ), evaluate and enter into an agreement with a qualified engineering firm to design and engineer the Downtown Safety and Streetscape Improvement Project for St. Clair Street, and declaring an emergency.**

City Engineer Leanne Exum spoke on this piece of legislation. She stated the City has currently received a grant for this project and are going out for our RFQ to do the design. It gets advertised on ODOT's website on September 8th. Law Director Mr. Lyons clarified that the Administration has the right to advertise for it without the approval of Council but entering into an agreement is part of the resolution. It will sufficient if it is passed at the next meeting. The advertising will be for two weeks.

This will go to second reading.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

DEPARTMENTAL PRESENTATIONS: Water

Water Superintendent Orin McMonigle gave a presentation on the Water Department. He discussed the following items: He gave an overview of the 2025 projects; listed the key infrastructure improvements for the water plant and water distribution; discussed the facilities and equipment upgrades and repairs; listed the various ways of their community outreach; and discussed their licensing and regulatory requirements. See attached slides.

ADMINISTRATIVE REPORTS: Law Director and City Manager

Law Director Jim Lyons had no report at this time.

City Manager Doug Lewis reported on the following items: Administration met with AMP Ohio regarding the AMI Media Project last week. A plan for implementation was discussed to install 1200 meters to complete the project; the purchase of the vacant property off East Erie Street has been finalized; the purchase of the solar panels has been completed. The funds used to

purchase the panels are from the CPRG grants. The money has been transferred, and the City has already received the reimbursement. No bonds had to be issued. He thanked Cuyahoga County for helping in the process and guidance. He also thanked Mr. Lyons, Mr. Zampedro, Mr. Price and Mr. Parkinson for their work in making this project move forward. The panels will be delivered between December 1st and the 15th. They will be stored at the Chester Street property. 5 megawatts need to be installed, not necessarily by working, by June 30th of 2026. The City wants to meet both the deadlines of purchasing and installation to make sure we safe harbor this project in order to receive the tax credits. The importance of the tax credit was explained by Mr. Lyons. Mr. Fodor acknowledged the individuals for their dedication to making this project happen; there was a pre-construction meeting for the amphitheater project. This is moving forward in the next two weeks. Town Center Construction was the contractor who was awarded the bid; and he thanked and congratulated Orin McMonigle and Leanne Exum for their part in receiving OPWC grants funding of $1.1 million.

CORRESPONDENCE: Clerk of Council

The next regular Council meeting will be held on Monday, September 15th at 7:00 PM; Car Cruise Fridays are on Fridays at 5:00 PM at Painesville Square until September 19th; Painesville Farmers Market is every Thursdays, from 11:00 AM to 3:00 PM until September 18th. City of Painesville 225th Birthday Bash will be Saturday, September 6th from 4:00 to 8:00 PM at the Painesville Square; Painesville Police C.O.P.P. Meeting will be Wednesday, September 10th at 5:30 PM at Morley Library. This is open to all Painesville City residents; 9/11 Ceremony will be Thursday, September 11th at 8:30 AM at the Square; and HOLA Taco Festival will be Saturday, September 13th from 10:30 AM to 8:00 PM at Veterans Park at the Square.

CLOSING COMMENTS: Members of Council

Mr. Abney had no comments at this time.

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

Mrs. DiNallo thanked Mr. Lewis and Ms. Sittterle for answering Council's questions regarding Ordinance #1.

Mrs. Shoop had concerns about traffic increase on Skinner Ave. due to the bridge closure and the truck weight limitation. An alternative route was discussed and the drivers will be informed. An additional concern was regarding safety. Extra police officers will patrol and place the temporary speed sign on Skinner Ave. She also thanked Mr. Lewis for the additional information on Ordinance #1.

Mr. Fodor had no comments at this time.

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 8:07 PM.

Meeting adjourned at 8:07 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

PAINESVILLE WATER

PROJECTS 2025

2025 PROJECTS OVERVIEW

- Infrastructure Improvements
- Facilities and Equipment Repairs and Replacements
- Community and Professional Outreach
- Regulatory and Licensing

KEY INFRASTRUCTURE IMPROVEMENTS

WATER PLANT

- Replace High Service #6 Engine that was removed.
- Begin building to house sodium hypochlorite to replace chlorine gas for a huge safety improvement.



New Concrete base for High Service Pump



#6 High Service Pump Replacement gas engine

KEY INFRASTRUCTURE IMPROVEMENTS

WATER DISTRIBUTION

- Repaint Crile Rd. Water Tank
- West Eagle Water Main Replacement.
- East Walnut Street Water Main Replacement
- Tiber Rd. Water Main Replacement
- Auburn Water Tank Repairs and Painting Design



Painting of Crile Rd. Water Tank

FACILITIES & EQUIPMENT

- Replace Old Sludge Truck
- Replace 1-Ton Dump Truck
- Plant Upgrades and Repairs
  - Filters
  - Roof
  - Window Replacement
  - Siding Replacement
- Window Replacement in Historical zone of Water Plant
- Upgrade Fire System at Water Distribution



OUTREACH

- Professional tours for up to 100 water operators planned for October
- Tour with Girl Scouts of Ohio
- Hosting NEDO Ohio American Waterworks meeting
- Class IV training classes for supervisor and other plants including Mansfield, Oregon, and Findlay.
- Hydrant maintenance coordination with Noble Ridge HOA





LICENSING AND REGULATORY

- Green Operations License for Public Water System ORC with Class IV and four 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 submitted 6-15-2025
- Service line inventory updated letters due by October 2025. Customer and city for all 11,600 services must be documented. Working hard on project since 2022!
  - Started with unearth labs in 2022
  - Converted and sent to customers in 2024
  - Updated inventory letters to be mailed in October 2025
  - On site visits



New signs incorporating source water protection information. Ohio EPA SWAP grant

