REGULAR COUNCIL MEETING
MONDAY, SEPTEMBER 15, 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, Lori DiNallo, Jim Fodor, Mario Rodriguez, and Christine Shoop were present. Nick Augustine was not in attendance. Paul Hach arrived at 7:03 PM.

Other City Staff in attendance: City Manager Doug Lewis, Assistant City Manager Tony Zampedro, Law Director Jim Lyons, Economic Development Director Susan Crotty, City Engineer Leanne Exum, Director of Planning Sarah Sitterle, Finance Director Bill Parkinson, Public Service Director Jarod McCrone, Fire Chief Tom Hummel, and Clerk of Council Samantha Danielson.

APPROVE AGENDA AS SUBMITTED: AMENDED

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

Mrs. Shoop made a motion to amend the agenda to add to the Executive Session Article II, Section 6(6) To discuss details of security arrangements, seconded by Mr. Rodriguez. 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 Lori DiNallo.

PLEDGE OF ALLEGIANCE was recited.

MINUTES: Regular Meeting 09.02.25

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on September 2, 2025.

Mrs. Shoop moved to approve the minutes from the Regular Meeting on September 2, 2025, seconded by Mr. Rodriguez. Mrs. DiNallo, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, and Mr. Fodor were in favor by answering "Aye". Mr. Hach abstained. Motion carried. Minutes approved.

PUBLIC COMMENTS: None

COMMITTEE REPORT: Planning Commission

Planning Commission

Director of Planning Sarah Sitterle gave a report on this meeting which was held on September 11, 2025. She reported on the following items: The City of Painesville has received an application from Carlos Gomez requesting a Conditional Use Permit to allow a restaurant to operate at 180 S. State Street. By a vote of 5-0, the request for the Conditional Use Permit for the restaurant use located at 180 S. State Street was approved with the six conditions. There were no oppositions or public comments. The applicant will be brought back after a year and assess the condition of the property and non-conforming parking. The City of Painesville has received an application from Reynard McPherson, Renewable Energy, requesting the installation of a 9.84kW roof mounted solar array system at 927 Skinner Avenue. Section 1119.18(d)(2) gives the Design Review Board, which is the Planning Commission, the authority to review renewable energy systems for compliance with design standards with the Unified Development Code. By a vote of 5-0, the request for the Solar Array System located at 927 Skinner Avenue was approved with the applicant agreeing to obtain and acknowledge that they will meet all the city's requirements of the installation of the solar panel system and automatic disconnect for residential property.

City a Doug Lewis stated with the Conditional Use Permit or Refusal No. 2567, Council has 15 days to decide if they would like to hold a public hearing on the CUP that was approved for Campos Holdings LLC restaurant for the B-1 District at 180 S. State Street.

Mrs. Shoop made a motion to hold the 15-day right to review the Conditional Use Permit for Refusal No. 2567, that was approved by the Planning Commission on September 11, 2025, seconded by Mr. Hach.

On roll call, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mrs. DiNallo, and Mr. Fodor answered "No". Motion not carried. No public hearing will be held for Refusal No. 2567.

Law Director Mr. Lyons clarified that Council does not have to make a motion unless Council wants to have a public hearing and vote on it. If Council does not request a public hearing within 15 days, the decision of the Planning Commission shall be final.

LEGISLATION:

ITEM #1 ORDINANCE

2nd 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.** ***(1st Reading 09.02.25)

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated the location of this property is at the northeast corner of Richmond Street and Sanford Street. This property has split zoning. The front 65 feet of the parcel is zoned B-2 General Business. The remainder of the parcel is zoned R-1 Single Family Residential. The front B-2 Zoning is also located within the Richmond Street Design Review District. The property has had partial commercial zoning since at least 1960s. This is a vacant parcel that has a steep slope adjacent to the Richmond Street right-of-way. The surrounding property is slightly higher than the existing highest grade of the parcel. The Planning Commission held a Public Hearing on August 14, 2025. There were concerns with the Conditional Use Permit. The applicant will be attending the Planning Commission on October 9. 2025 to reconsider the CUP. Ms. Sitterle described and provided a visual of location. The property owner wishes to prepare the site for marketing to sale and have to go through the City's design review process. As for zoning, staff does recommend approval and a public hearing will be on October 6, 2025. She continued that the adjacent neighbor did have concerns regarding the applicants intentions with buffering and the slope so his property would not be negatively affected. Planning Commission wants to see those changes to the plan.

This will go to third reading.

ITEM #2 RESOLUTION

2nd 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.** ***(1st Reading 09.02.25)

City Engineer Leanne Exum spoke on this piece of legislation. She stated the City applied and made the cut for the OPWC application. The final application needs to be submitted. The City's portion of the costs are $1,144,200.00 with a total project cost of $2,157,000.00. This project is funded with a grant from OPWC in the amount of $862,800.00 and a loan from OPWC in the amount of $150,000.00, and our Lake County Level 2 Stormwater Fund will subsidize the City's cost at $500,000.00 and the road levy fund $644,200 will pay the balance. It was being asked to be passed tonight so the application can be completed and submitted to the county. Mrs. Exum explained road construction/resurfacing and budget/funding for 2026.

Mr. Abney moved to suspend, seconded by Mr. Hach.

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

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

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

RESOLUTION 49-25 is ADOPTED.

ITEM #3 RESOLUTION

2nd 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.** ***(1st Reading 09.02.25)

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated the property is located at 737 E. Erie Street. It has been through the process to notify the owner, inspections by Lake County Building Official and Lake County General Health District and the property notification of the findings, a title search and advertised for seven weeks in the News

Herald. This property has been declared condemned and needs to be demolished. The City is requesting this property to be turned over to the Lake County Land Reutilization Corporation for their funding from their demolition program to take this structure down.

This will go to third reading.

ITEM #4 RESOLUTION
2nd 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.** ***(1st Reading 09.02.25)

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated the heir did not want the property, and it had gone through probate. It is an abandoned structure and is in a condemned condition that needs to be taken down. The City is requesting the Lake County Land Reutilization Corporation to include this property with their funding for demolition. This will need to go three readings.

This will go to third reading.

ITEM #5 RESOLUTION
2nd 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.** ***(1st Reading 09.02.25)

City Manager Doug Lewis spoke on this piece of legislation. He stated the City of Painesville issued an RFQ for consulting services and one vendor, Power Up Local, responded. The consultant is highly qualified and previously assisted the City of Painesville in the writing of the grant. They would be providing consulting services for compliance with the requirements of the grant and tax credits, and conducting public meetings for input. The City has received the proposal, and it was recommended that council approve it this evening. The function is to communicate with the project manager regarding deadline and specific requirements to meet those deadlines, and the expenses are reimbursable through the CPRG Grant.

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

Mrs. Shoop moved to adopt, seconded by Mr. Rodriguez.
On roll call, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried 6-0.
RESOLUTION 50-25 is ADOPTED.

ITEM #6 RESOLUTION
2nd 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.** ***(1st Reading 09.02.25)

City Manager Doug Lewis spoke on this piece of legislation. He stated the City applied for an OPWC grant. The project consists of completing the building and installing a redundant feed system for industrial strength sodium hypochlorite (liquid bleach) which is far safer than chlorine gas and will eliminate the need for federal risk management oversight in the future at the plant. The City's portion of the costs are $467,000.00 with a total project cost of $934,000.00. This project is funded with a grant from OPWC in the amount of $317,000.00 and a loan from OPWC in the amount of $150,000.00. It was asked to pass at tonight's meeting, so to submit the final application in order to meet the deadline.

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

Mr. Abney moved to adopt, seconded by Mrs. Shoop.
On roll call, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried 6-0.
RESOLUTION 51-25 is ADOPTED.

ITEM #7 RESOLUTION

2nd 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.** ***(1st Reading 09.02.25)

City Engineer Leanne Exum spoke on this piece of legislation. She stated this legislation is for the City to out for the RFQ. It has been posted on the ODOT website. The RFQ are due on September 30th. It was being asked to pass tonight so to move forward with the design of St. Clair Street. It was clarified that the City does not have a grant for this project as of yet. The engineering and design need to be completed for the project, and then it will be resubmitted in October. This gives the City time to advertise and hire an engineering firm to complete by May of 2026. This will show ODOT that the City is compliant with the requirements. It was reiterated, at this time, the City does not have a grant to construct this project. In order to get the grant, the City has to have an engineer.

Mrs. Shoop questioned the grant funding amount. Mr. Lewis clarified that the amount will need to be looked at when the City re-applies. He continues to explain that part of the portion is actually the roadway and part of the portion is the streetscape project. These are two projects that go together and need an engineer's final estimate. Concerns regarding the effect this construction will have on the local businesses was brought forth for Council to consider. It was clarified that parking will be available for consumers during the construction time. The City Administration has talked to the local businesses regarding construction. Mr. Lewis explained past funding for streetscape projects.

Mrs. Exum explained the process and possible timeline of the grant process which would most likely be for 2027.

Law Director Mr. Lyons stated that the first Whereas in the legislation needed to be modified to read that, "the City of Painesville desires to receive a grant through ODOT…"

Mrs. Shoop moved to change the wording on Resolution #7 to say the first "Whereas, the City of Painesville desires to receive a grant through ODOT Transportation Alternatives Program for the Downtown Safety and Streetscape Improvement Project for St. Clair Street", seconded by Mrs. DiNallo.

On roll call, Mrs. Shoop, Mr. Abney, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried to amend the legislation.

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

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

Mrs. Shoop moved to adopt the amended legislation, seconded by Mr. Rodriguez.

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

RESOLUTION 52-25 is ADOPTED.

ITEM #8 RESOLUTION

***1st Reading* – A Resolution authorizing and directing the City Manager to apply for and accept funding from the Ohio State Fire Marshal MARCS Radio Grant, for the purpose of purchasing portable 800mhz radios and accessories, and declaring an emergency.**

Fire Chief Tom Hummel spoke on this piece of legislation. He stated every year the Ohio Fire Marshall offers a series of grants. This one is for MARCS radios which can be used anywhere in the State of Ohio. Currently, the firefighters use portable radios that are 10 plus years and are starting to break down. This grant will cover the cost of a MARCS capable portable radio up to $3000.00 per unit and will cover the cost of required accessories such as batteries, chargers, antennas, and microphones. Costs over $3000.00 per radio will come from our fire levies and will have no impact on the General Fund. This grant has a cap of $50,000.00. 10 to 12 radios need to be replaced. It was being asked to be passed at tonight's meeting.

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

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

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

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

RESOLUTION 53-25 is ADOPTED.

UNFINISHED BUSINESS: Mailbox Replacements

Public Service Director Jarod McCrone stated at the last meeting Council was presented with a letter from Heisley Park in regards to mailboxes and would like to see a like-for-like replacement program as opposed to what the City provides, a standard 4x4 wooden post and a US Post Office approved mailbox. Information was provided to Council from surrounding local communities and statewide, and a few policy suggestions. From a separate mailbox issue investigation, Unified Development Code 1119.16 Mailbox Placement (Ord. 16-19. Passed 9-16-19) does speak to mailbox replacement.

(c) Wood or iron break-away mailboxes are permitted in the public right-of-way provided that there is a distance of 12 inches to 18 inches from the face of the mailbox to the vertical plane of the back of curb or edge of pavement if no curb is present.

He pointed out that some of the mailboxes at Heisley Park are installed right at the curb so the installation is an issue, and damage can occur when the plow markers hits plastic during cold weather.

(e) When City maintenance of the right-of-way is undertaken and any mailbox is damaged or removed, the restoration of such mailbox shall be the responsibility of the owner.

He pointed out that the City does install the post and the mailbox, just not like-for-like.

Law Director Mr. Lyons commented that the City is operating the vehicle, it is matter of negligence, referring to Section (c.) Most communities have decided that if a snowplow hits a mailbox, the snowplow operator was negligent in some manner and without necessitating proof by the owner. If it is the cause of snow pushing up against the mailbox and knocking it over, most communities think that it is not negligent act and don't pay for replacement. He continued that the fact the placement of mailboxes in our code, this would show as a zoning manner that the City could go out and identify all those residents that would have to move their mailbox back and much likely be damaged if they were 18 inches from the curb. As for Section (e), according to Mr. Lyons, it is meaningless. The City cannot pass a zoning law that takes away our legal responsibility. If the City is negligent by hitting the mailbox that is 18 inches from the curb, it is the City's responsibility to replace it. The City can make a policy approved by Administration and or Council regarding funding for replacements. Discussion ensued regarding funding. Mr. Lyons clarified the mailbox is in the City's right-of-way and can control what is allowed to be installed. No residents have a right to put a $500.00 mailbox on our right-of-way. They have the right, according to our zoning code, to have a standard mailbox. He reiterated that if the mailbox is placed 18 inches from the curb, and it gets hit, the City is responsible for replacing it. Mr. Lyons pointed out that the discussion of legal liabilities for the City is best not to be discussed at an open meeting but in an executive session. Negligence is measured on a case-by-case basis. A City policy is needed. Mr. McCrone explained the process the City currently does to replace a mailbox damage by a snowplow and clarified the distance that is in the City code (*12 inches to 18 inches*) and recommendation of the US Post Office (*6 inches to 8 inches).* It was suggested that the City continues with our current practice and when it is replaced, to move it back 18 inches. It was clarified that City has not required a specific kind of mailbox or suggest a specific kind of post for Heisley Park, however, the City did have a requirement of the HOA regulations be approved through the Planning Commission.

Mr. McCrone discussed the two options for a policy.

PROPOSED POLICY ONE:

1. Purpose: *The purpose of this policy is to establish the City of Painesville's procedures and responsibilities regarding the removal of snow and ice from municipal roadways, and to clarify the City's position on mailbox damage that may occur during snow plowing operations.*

2. Importance of Snow Plowing: *Snow plowing is an essential public safety service that ensures emergency vehicles, school buses, and the general public can safely access roads during and after winter storms. Timely and efficient snow removal reduces accidents, maintains emergency response capabilities, and supports the overall functioning of the community. The City of Painesville is committed to maintaining safe and passable streets for all residents and snow removal operations are carried out with this priority in mind.*

3. Mailbox Damage Policy: *While snow plow operators make every effort to avoid damage to private property, mailboxes located within the public right-of-way may occasionally be damaged due to the force of snow being discharged or by direct contact with plowing equipment.* ***If a mailbox is damaged as a direct result of contact with City snow removal equipment,*** *the City of Painesville will replace it with a* ***standard wooden post and mailbox*** *as specified below.*

- *The replacement will be installed by the City or a designated contractor.*
- *Custom, decorative, or non-standard mailboxes will not be replaced with equivalent models.*
- *Mailboxes damaged by the force of snow (rather than direct contact with equipment) are generally not eligible for replacement, as they are considered to be outside the City's liability.*

Verbiage may change due to the information discussed at tonight meeting regarding the Unified Code. The City may use set back 6 to 8 inches from the curb or 12 to 18 inches from the curb.

4. Mailbox Placement Guidelines (Per USPS Recommendations): *Residents are encouraged to follow* ***United States Postal Service (USPS)*** *guidelines when installing or replacing a mailbox to minimize the risk of damage and ensure mail delivery. The USPS recommends:*

- *The* ***mailbox should be placed 41 to 45 inches from the road surface to the bottom of the mailbox*** *or point of mail entry.*
- *The* ***mailbox should be set back 6 to 8 inches from the curb*** *or edge of the road.*
- *Use a sturdy wooden or metal post (no concrete-filled containers, heavy steel pipes, or other potentially dangerous materials).*
- *The post should be no more than* ***4x4 inches for wooden posts*** *or* ***2 inches in diameter for steel/aluminum pipes.***

Residents are responsible for ensuring that mailboxes are installed securely and are capable of withstanding typical winter conditions.

For full USPS mailbox guidelines, visit: https://www.usps.com/manage/mailboxes.htm

5. Reporting Mailbox Damage*: If a resident believes their mailbox was damaged by City of Painesville plowing operations, they should:*

1. *Contact the Department of Public Works within* ***48 hours*** *of the incident.*
2. *Provide the location, a description of the damage, and (if possible) photographs.*
3. *City personnel will inspect the damage and determine eligibility for replacement based on this policy.*

6. Disclaimer: *Mailboxes are considered an encroachment in the public right-of-way and are installed at the owner's risk. This policy does not imply liability on the part of the City of Painesville for all mailbox damage, but rather outlines a fair and consistent method for addressing incidents that meet the criteria described herein.*

Mr. McCrone explained the replacement process and work detail, and gave a cost estimate of full replacement of $130.00. The like-for-like replacement for be additional $35.00 to $40.00. Approximately 10 mailboxes are damaged yearly.

PROPOSED POLICY TWO:

Purpose: *The purpose of this policy is to outline the City's responsibilities regarding damage to mailboxes caused by municipal snow plowing activities, while also emphasizing the importance of snow plowing for public safety and providing guidance on proper mailbox installation to prevent unnecessary damage.*

Scope: *This policy applies to all residential properties within the City of Painesville and addresses the circumstances under which the city will be responsible for mailbox damage due to snow plowing operations.*

1. Snow Plowing and Public Safety: *The City of Painesville prioritizes the safe and efficient clearing of roads during winter months to ensure public safety. Snow plowing operations are necessary to maintain safe travel routes, prevent accidents, and allow emergency services to access all areas of the community. While the City makes every effort to avoid damage to private property during plowing, occasional damage may occur, particularly in areas where snow is pushed to the edges of the road.*

2. Mailbox Damage Responsibility: *The City of Painesville is* ***only*** *responsible for damage to mailboxes that occurs* ***directly as a result of being struck*** *by snow plowing equipment. This means that if a mailbox is damaged because it was physically hit by the snow plow or snow being pushed onto the property, the City will provide reimbursement, subject to the conditions outlined below.*

The City will ***not*** *be responsible for damage that occurs due to:*

- *The mailbox being located in a position that does not conform to the United States Postal Service (USPS) guidelines for mailbox installation.*
- *Wear and tear from repeated exposure to snow and ice accumulation.*
- *Mailboxes that are in poor condition, improperly installed, or non-compliant with USPS regulations.*

3. Reimbursement Process: *If your mailbox is damaged as a result of a snow plowing operation, the City of Painesville will reimburse the cost of repairing or replacing the mailbox, up to a maximum of $50.00. Although decorative or expensive mailboxes are permitted within the City, and may be required by individual homeowner's associations, they are not required by the City. To request reimbursement:*

- ***Step 1:*** *Report the damage to the City within* ***5 business days*** *of the incident.*
- ***Step 2:*** *Provide photographs of the damaged mailbox and a description of the damage.*
- ***Step 3:*** *Submit a copy of the repair or replacement receipt or a reasonable estimate of the repair costs.*

The reimbursement will be processed once the claim is reviewed and deemed eligible.
The homeowner would be responsible to install the mailbox.

4. Mailbox Installation Recommendations: *To minimize the risk of mailbox damage during snow plowing, the USPS recommends the following mailbox installation guidelines:*

- ***Height:*** *Mailboxes should be installed at a height of* ***41 to 45 inches*** *from the ground to the bottom of the mailbox.*
- ***Setback:*** *The mailbox should be set back* ***6 to 8 inches*** *from the curb or edge of the road to allow snowplows to pass by without striking it.*
- ***Placement:*** *Ensure the mailbox is sturdy and able to withstand snow and ice impacts. Mailboxes should be securely mounted to prevent them from being easily knocked over by snowbanks or snow plows.*

Following these recommendations can help avoid unnecessary damage to your mailbox and ensure smooth mail delivery.

5. Conclusion: *The City of Painesville is committed to providing efficient snow removal services while minimizing property damage. While the City will reimburse residents for mailbox damage resulting from direct contact with snow plowing equipment, it is important that all mailboxes are installed in compliance with USPS guidelines to reduce the likelihood of damage. We appreciate your understanding and cooperation in helping us maintain safe, clear roads for all residents. This policy will be reviewed and updated annually to ensure its continued effectiveness in managing snow removal and property damage concerns.*

Concerns about residents having the equipment or tools or know-how to install a mailbox were brought forth, as well as time spent searching for like-to-like mailboxes. Mr. McCrone reiterated the process of replacing damage mailboxes. It was suggested that the City purchase extra mailbox posts that meet the requirements of the HOA along with the City's standard supplies. Mr. Lewis stated this would not be a hardship for the City to accommodate this request.

Mr. Abney made a motion to continue the practice of putting in the wooden post and with the current policy and not including the vinyl, seconded by Mrs. Shoop.

On roll call, Mr. Abney, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop answered "Yes". Mr. Fodor answered "No". Motion carried 5-1 to continue with our current practice.

Mrs. Shoop made a motion to excuse Nick Augustine from tonight's meeting, seconded by Mr. Abney. Council Members were in favor by answering "Aye". Motion carried.

NEW BUSINESS: Appointment of Christine Shoop as a liaison to the Senior Advisory Board

President Fodor stated the City is in partnership with the Fairport Seniors and part of the agreement was to have a Council Person on the advisory board as a liaison. Mrs. Shoop was asked if she would accept the appointment as a liaison to the Fairport Senior Advisory Board.

Mr. Rodriguez made a motion to appoint Christine Shoop as a liaison to the Senior Advisory Board until December 31, 2026, seconded by Mrs. DiNallo. Mrs. Shoop abstained. The other members were in favor by answering "Aye". Motion carried.

DEPARTMENTAL PRESENTATIONS: Economic Development

Economic Development Director Susan Crotty gave a presentation for the Economic Development Department. She discussed the following items: She gave an overview of what the department has done and what developments has taken place over the past year. She gave updates on the following projects: Vic Place Renovation and Grand River Walk, the new and additional restaurants in the city, Highland Park Development and proposed townhouses on Liberty and High Street, Townplace Suites by Marriott, and various industrial developments. She gave an account of the department's activities regarding businesses, partnerships, grants, and event planning, and the department's overall goals. 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: He congratulated staff for their role in the 225th Birthday Bash was Saturday, September 6th and was well attended; the Taco and Margarita Festival on Saturday, September 13th by HOLA was well attended as well. There was a ribbon cutting for Posh Cuts which is a men's barbershop in the square. He gave an update on the hotel which will be opening in late October to early November, and the amphitheater should be starting construction this week and a groundbreaking will be scheduled soon.

CORRESPONDENCE: Clerk of Council

The next regular Council meeting will be held on Monday, October 6th at 7:00 PM; Thursday is the last Farmers Market from 11:00 AM to 3:00 PM; Friday is the last Car Cruise at

5:00 PM; and Painesville Community Chili Cook Off Event will be on Saturday, September 20th from 1:00 to 3:00 PM at the Painesville Square.

CLOSING COMMENTS: Members of Council

Mr. Rodriguez thanked everyone who attended and watched tonight's meeting.
Mr. Abney had no comments at this time.
Mrs. Shoop had no comments at this time.
Mr. Hach had no comments at this time.
Mrs. DiNallo had no comments at this time.
Mr. Fodor had no comments at this time.

EXECUTIVE SESSION

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

Mrs. Shoop motioned to move into Executive Session being held 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(6) To discuss details of security arrangements, seconded by Mr. Abney.

All Council Members were in favor by answering "Aye". Motion carried to move into the Executive Session at 8:41 PM.

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

Mrs. Shoop 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 9:38 PM.

ADJOURNMENT

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

Mrs. Shoop moved to adjourn the Regular Meeting, seconded by Mrs. DiNallo. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 9:38 PM.

Meeting adjourned at 9:38 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council




It's Happening in Painesville!

ECONOMIC DEVELOPMENT UPDATE

September 2025

Development Project Updates



02

Vic Place Renovation





- Groundbreaking took place this year for 191,000 SF, approximately $32 million mixed-use project
- Two ground floor restaurant opportunities available; 78 market-rate apartments above
- 35,000± sq. ft. new Class B Office Space
- Brings vibrancy to Downtown Painesville by renovating a vacant building
- Estimated Completion: 2027
- Developer: Renew Partners LLC

03

Grand River Walk

- Groundbreaking event for new $24± million development in June
- Attracted Burgers 2 Beer for ground floor restaurant space
- 111 residential units (studio, 1 bed, 2 bed)
- Adjacent to $2.1 million amphitheater generating 100,000 new visits to Painesville per year
- Kiwanis Recreation Park attracts approximately 250,000 visitors per year annually
- Developer: Marous Development Group







04



Crowley's

Winner of Cleveland.com 2024 Best Burgers in Greater Cleveland

- Ribbon Cutting in April 2025
- Approximately $550,000± in investment
- Repurposed former office building into destination restaurant at 77 S. St. Clair Street in Downtown Painesville
- Creates new evening/weekend dining opportunity (location depended on Sunday liquor sales)

05



Wingstop

- Attracted new Wingstop restaurant to 70 Richmond Street
- Hosted Ribbon Cutting in June 2025
- Project has revitalized corner of Richmond and Erie Streets and provides a desired and popular restaurant use in the Downtown
- Returns a 1,920 sf vacant building to productive use
- Developer: Peter Patel

06

More Restaurants

- Held Ribbon Cutting for new **Jimmy John's** in May
- New Mexican/American/ Puerto Rican restaurant **Johnny Gringo** opened in former Local Tavern space
- **Dale Come** restaurant featuring Puerto Rican Cuisine opened in evenings in FATS space

Jimmy John's



Johnny Gringo



Dale Come



And more restaurants are on the way!

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Highland Park

- Two homes have been completed on South Street; first sold in 2025
- Brings single-family residential development to downtown Painesville
- $350,000 - $400,000 price point
- 44 Single-family, 25 Townhomes planned
- Developer: Payne & Payne Builders, Inc.







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Liberty & High Streets

Proposed Townhome Development

- Commissioned concept plan from Onyx Creative for City-owned property at SW corner of Liberty & High Streets
- Prepared marketing materials for developer outreach
- Seeking developer for proposed townhome development
- Concept plan includes 14 units









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TownePlace Suites by Marriott





- 96-suite lodging facility located on Brookstone Boulevard
- Currently under construction; anticipated completion Fall 2025
- Formerly vacant land in PUD
- No incentives requested
- Outlot available for restaurant

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Industrial Development

- Master-planned business park on 401 acres of prime property at new SR 44 interchange
- Available for industrial and commercial development
- Owner/developer acquired additional industrial ground east of SR 44 in Renaissance Park
- Coordinating with owner/developer on Build-to-suit opportunities

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Industrial Development

- Weaver Meats completed 18,500 sf expansion on W. Prospect St.
- Created additional industrial jobs for the City
- Utilized Community Reinvestment Area (CRA) program to incentivize expansion project
- Working with other companies on potential expansions

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Other Department Activities

Business Retention & Expansion	Partnership/Support of Local Organizations	Incentive & Grant Management

• *Meeting with large employers to discuss status of business and identify future needs*
• *Includes discussion with manufacturers such as PCC Airfoils and Grand Rock regarding future expansions*
• *Meet regularly with small businesses for support and to identify issues*
	• *Downtown Painesville Organization*
	• *Eastern Lake County Chamber of Commerce*
	• *HOLA Ohio*
	• *TeamNEO*
	• *Heritage Ohio*
	• *Lake County Development Council*
	• *Lake Development Authority*
		• *Community Reinvestment Areas*
		  ◦ *Process and manage applications*
		  ◦ *Evaluate and amend districts*
		• *TIFs*
		• *Brownfield Grants*
		• *Commercial Retention and Redevelopment Grant Program*

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Other Department Activities

Event Planning & Management	Site Development and Business Attraction	Small Business Resources
• *Holiday Shop and Stroll (November 20, 2025)* • *Business Appreciation Night (November 6, 2025)* • *Assistance with Ribbon Cutting / Groundbreaking events*	• *Marketing and outreach* • *Assessment of available sites and collection of information* • *Submit eligible sites for State inquiries* • *Continuing to work with owners of available space for office, retail users by making referrals and arranging site visits*	• *Provide information on available resources for small businesses* • *Work with Small Business Development Center to raise awareness of Painesville opportunities with entrepreneurs*

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Goals

1	2	3	4	5
Continue to encourage attraction, retention, and expansion of businesses within the City	Improve data collection and use of technology to enhance service delivery and increase efficiency	Develop information resources for businesses and to promote the City of Painesville internally and externally	Evaluate events, programs, and processes and identify opportunities for improvement	Identify grant opportunities and make application to support development projects

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THANK YOU

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