REGULAR COUNCIL MEETING
MONDAY, MARCH 2, 2026 – 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 Nick Augustine, Lori DiNallo, Jim Fodor, and Christine Shoop were present. Derrick Abney, Paul Hach and Mario Rodriguez were not able to attend.

Mrs. Shoop moved to excuse Mr. Abney, Mr. Hach and Mr. Rodriguez 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, Finance Director Bill Parkinson, and Clerk of Council Samantha Danielson.

APPROVE AGENDA AS SUBMITTED

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

Mr. Augustine moved 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 02.17.26

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on February 17, 2026.

Mrs. Shoop moved to approve the minutes from the Regular Meeting on February 17, 2026, seconded by Mrs. DiNallo. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

PUBLIC COMMENTS

Samantha Davis, of Carmody Drive, addressed Council regarding parking restrictions recently implemented on her street. She explained her household has one driveway but four vehicles due to three adults living in the home, including backup cars and individual vehicles. Ms. Davis expressed safety concerns about having to leave her children at home while walking a block away to retrieve her car. She also mentioned that an older gentleman living with her has severe back problems, making the walk difficult for him. Additionally, Ms. Davis noted her own physical limitations which makes carrying groceries a challenge. Ms. Davis explained that a police officer who was ticketing cars told her to move them and directed her to contact City Council, though she was uncertain of the exact procedure. Ms. Davis had emailed the Administration, and her inquiry was forwarded to several Council Members. City Manager Lewis confirmed he had received Ms. Davis's email and had personally visited the location that day to assess the situation. He assured her that she would receive a response. It was suggested she could contact her local council representative or call him directly if needed.

COMMITTEE REPORT: BZA, Finance Committee

BZA

City Manager Doug Lewis gave a report for this meeting which was held on February 18, 2026. The following items were discussed: Variance Request: 2572. The City of Painesville received an application from Jeff Monreal requesting a variance to allow a wall sign on the front façade of his building in addition to the existing freestanding sign. Section 1127.10 only permits either a freestanding sign or a wall sign for non-residential uses in residential zoning districts. By a vote of 1-4, the variance request was denied to allow a wall sign on the front façade of his building in addition to the existing freestanding sign; and Variance Request: 2579. Location: 154 Main Street. The City of Painesville received an application from Twin Legacy Investments LLC requesting permission to renovate the existing 1,675 square foot 2nd floor apartment into two apartment units. The first unit is proposed as a one-bedroom, 707.06 square foot apartment. The second unit is proposed as a two-bedroom apartment at 701.66 square feet. Per the Unified Development Code, one-bedroom apartments are required to have 850 square feet minimum, and two-bedroom apartments are required to have 1,000 square feet minimum. By a vote of 3-2 the variance request was approved to allow renovation of the existing 1,675 square foot 2nd floor

apartment into two apartment units with reduced 1- and 2-bedroom square footage. There being no further matters, the meeting was adjourned.

Finance Committee

Mrs. Shoop gave a report for this meeting which was held on February 23, 2026. She reported the following items: The Committee discussed and established future 2026 committee meeting dates; Tuesday, May 26th, and Monday, August 24th. Pre-Budget Work Session Monday November 9th Time TBD; Cash balances and cash projections of various funds were reviewed. Income Tax collections and projections were also reviewed. 2025 final closing should be at the end of March; An update on the status of the RFI sent to Software Solutions was discussed and sent out February 27, 2026. Review expectation end of March, Budget set for 450K- $350K for implementation, $100K maintenance fees, and $50K in reserve; The process on how change orders are managed were updated and reviewed. Change orders are approved up to the full budgeted amount of the project. Any change order received after the full project budget is used must come to Council for approval; The proposition of creating a 3-year financial plan was discussed. A draft will be available for next Finance Committee meeting; An update was given on the City's current sewer tap-in fees, which have not changed since 1967 and updating these fees to reflect current costs. The proposed fee increases were compared to similar public sewer organizations. A presentation will be made to Council; and Fire and Road Levy need to/should be on the November 2026 Ballot. The meeting adjourned.

LEGISLATION:

ITEM #1 ORDINANCE

2nd Reading* – An Ordinance establishing a schedule of fees for reviews, approvals and other procedures pertaining to the administration and enforcement relating to the Unified Development Code of the City of Painesville, and declaring an emergency. *(1st Reading 02.17.26)

City Manager Doug Lewis spoke on this piece of legislation. He explained that this legislation would update the schedule of fees in Ordinance 04-20 to include permits for private flatwork, driveways, patios, private sidewalks, and fees for subdivisions including minor subdivisions such as minor lot splits or consolidations and preliminary plats. To allow public comment, it was recommended this go three readings. Mrs. DiNallo raised questions about not seeing the visual changes being made, noting they usually receive such documentation with legislation like this. She asked about the previous fees and questioned why the fence fee was only $40 when all other fees were $45, asking why they dropped $5 for fences when other fees appeared uniform. Mr. Lewis responded that at the next meeting, Ms. Sitterle would address these questions and provide information discussed at the Finance Committee meeting, including comparisons to other communities and rationale for how the fees were determined. DiNallo requested this information be included in their packets prior to the third reading to allow proper consideration.

This will go to third reading.

ITEM #2 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 2026 Asphalt Resurfacing of Various Roads Project, and declaring an emergency.**

City Manager Doug Lewis spoke on this piece of legislation. He presented the asphalt resurfacing program, proposing to bid out Richmond Street from Mentor Avenue to Erie Street, Tiber Drive (which needs replacement due to water line work), Oak Street, and South Saint Clair Street. The project will go out to bid with an engineer's estimate of $1,215,000.00. Mr. Lewis noted this is probably one of the largest street improvement programs they've had, explaining they would also be doing additional streets beyond this particular bid package. He detailed the comprehensive program:

- West Eagle reconstruction from West Jackson Street to Newell Street for $1,690,000.00 paid through OPWC, levy, general fund, and stormwater fund.
- Resurfacing South State Street from High Street to High-Tech Avenue for $422,229.00 paid through NOACA and levy.
- Resurfacing East Walnut Street from Liberty Street to the bridge over Grand River for $422,229.00 paid through NOACA and levy.
- Resurfacing of Oak Street from Elm Street to the end for $155,000.00 paid through the general fund and levy.

- Resurfacing of Richmond Street from Mentor Avenue to East Erie Street for $110,000.00 paid through the general fund and levy.
- Rehabilitation of South Saint Clair Street from Washington Street to East Walnut Street (the brick portion) for $760,000.00 paid through the general fund and levy.
- Resurfacing of Tiber Drive (currently having water line replaced) from West South Street to cul-de-sacs for $190,000.00 paid through the general fund and levy
- Reconstruction of Mill and Latimore Street for $2,157,000.00 paid through OPWC grant funding, general fund, and stormwater fund.
- Colonial Bridge repairs for $350,000.00 paid through the general fund.
- Elm Street Safe Routes to School Sidewalks for $310,000.00 paid through SRTS and ODOT (fully grant funded)

The total program represents approximately $8.5 million worth of street improvements, with about $2 million in additional projects beyond the main bid items due to NOACA qualifying projects where the City only pays a portion. Mrs. DiNallo asked why Richmond Street was selected, noting its rating of 71.4 when other streets had lower ratings. Mr. Lewis explained it would complete the rest of the street, as the City had paved from Mentor Avenue to the state route last year, and the remaining section is starting to show significant alligator cracking indicating imminent deterioration. There was some confusion about the Richmond Street location, with DiNallo asking about the relationship between Mentor Avenue and East Erie Street. Mr. Lewis clarified that Mentor Avenue runs in front of the church near city hall, while East Erie Street starts at Wood Street. Regarding Tiber Drive, Mr. Lewis confirmed the street condition was extremely poor, joking "you could plant corn in that street" and "we had to mow that street," explaining the deterioration was largely due to water main breaks, which is why they're replacing the water main first before repaving.

This will go to second reading.

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 the 2026 Rehabilitation of Various Sanitary and Storm Sewers, and declaring an emergency.**

City Manager Doug Lewis spoke on this piece of legislation. He explained that with the paving of South State Street and East Walnut Avenue, the City camera all lines to ensure sanitary and storm sewers are in good condition prior to paving. When they performed this inspection, they determined improvements were needed. The project proposes lining 988 feet of sanitary sewer and 488 feet of storm sewer on South State Street, plus 224 feet of sanitary sewer and 744 feet of storm sewers on East Walnut Avenue. The project will go out to bid with an engineer's estimate of $400,000.00. The costs have been budgeted for lining storm sewers in the 2026 budget, and staff recommended this go to second reading.

This will go to second reading.

ITEM #4 RESOLUTION

***1st Reading* – A Resolution declaring the official intent and reasonable expectation of the City of Painesville on behalf of the State of Ohio (the Borrower) to reimburse its water fund for the CG54AB/CG55AB, West Eagle Street Waterline Replacement with the proceeds of tax exempt debt of the State of Ohio, and declaring an emergency.**

City Manager Doug Lewis spoke on this piece of legislation. He explained that the City received a grant and loan from OPWC for West Eagle Street waterline replacement. They replaced the waterline in 2025, but OPWC has made modifications requiring this legislation to request reimbursement. The project costs are accounted for in the capital budget: $150,000.00 grant, $50,000.00 loan, and $223,000.00 from the water fund. This legislation will allow them to request reimbursement for the grant funding the City paid upfront and receive the loan for $50,000.00.

This will go to second reading.

ITEM #5 RESOLUTION

***1st Reading* – A Resolution declaring the official intent and reasonable expectation of the City of Painesville on behalf of the State of Ohio (the Borrower) to reimburse its general fund and stormwater fund for the CG28AC/CG29AC, West Eagle Street Roadway Reconstruction with the proceeds of tax exempt debt of the State of Ohio, and declaring an emergency.**

City Manager Doug Lewis spoke on this piece of legislation. He explained this resolution is to get ahead of OPWC's new requirement for legislation to request reimbursement. The City received grants and loans from OPWC for West Eagle Street Roadway Reconstruction. After completing the waterline replacement last year, this year they will do the complete roadway reconstruction. The project costs are accounted for in the capital budget: $655,000.00 OPWC grant, $150,00.000 OPWC loan, $505,000.00 from general fund, and $300,000.00 from stormwater fund. Mrs. DiNallo asked about the rationale for OPWC's change, describing it as "red tape." Mr. Lewis was unsure of the specific reason, noting they just said modifications were made requiring legislation. Law Director Mr. Lyons explained that the state loans tax-exempt money from tax-exempt bonds, and the IRS and state want to ensure the money is used to reimburse the same fund rather than being placed in interest-bearing accounts where there might be interest arbitration. The state is trying to comply with federal IRS regulations.

This will go to second reading.

ITEM #6 RESOLUTION
***1st Reading* – A Resolution requesting the County Auditor to make advance payments of taxes, and declaring an emergency.**

Finance Director Bill Parkinson spoke on this piece of legislation. He explained this is an annual agenda item requested for property tax advances from the County Auditor's Office. This falls under the Ohio Revised Code 321.34. The City ask the County Auditor to advance property taxes collected, which are then remitted back to the City, with final settlement occurring at the end of March or early April. The legislation should go at least two readings.

This will go to second reading.

UNFINISHED BUSINESS: Letter to Painesville Senior Leadership Team

President Mr. Fodor reported that last fall, the Painesville Senior Leadership Team indicated they may be willing to meet in the spring once they had crossed some T's and dotted some I's and some members returned from Florida. The letter is going to be put on hold and try to schedule a meeting to discuss their plans and how they'll communicate those plans to the seniors in the Painesville area.

NEW BUSINESS: None

DEPARTMENTAL PRESENTATIONS: Finance

Finance Director Bill Parkinson gave a presentation on the following items including an overview of the Finance Department and of the Utilities Department. He reviewed the City's revenues for income taxes, interest revenues, and the total revenue for the General Fund, Water Fund, Sewer Fund, and Electric Fund. A question was asked regarding the new electric meters, having been under the impression that they could be controlled remotely and wouldn't need meter readers. It was clarified that the newer electric meters can be controlled from City Hall, but meter readers still go out because many electric meters still need manual reading, and all water meters require manual reading. It was asked about the $66 million in investments, whether the City could spend that money if needed. It was confirmed the City could access it. See slide presentation.

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: Mike Cook, the new Public Information Officer, began last week. He comes from University Heights where he served 7 1/2 years as communications director. He also has experience with Cuyahoga Community College Police Court, American Red Cross, and Ohio General Assembly. Mr. Cook is an award-winning professional photographer and sent photos from the Stop the Violence event. He will be introduced to City Council and the public at the next meeting; There was a meeting Thursday for the Stop the Violence event. Mr. Lewis thanked Chris Lee and Council Member Derrick Abney regarding the event, noting several Council Members attended; Plans are underway to launch a weekly newsletter for the public about various events for those who sign up for the email list; Council passed the lodging tax previously and the City should receive first payments beginning this month. The revenue will support recreation, arts, and community events; The Economic Development Committee will meet on Tuesday, March 3rd at 5:00 PM. They will discuss the John F. Clair Award, having received four nominations, and will select a winner to present at a future Council Meeting; The Downtown Painesville Organization had an organizational meeting discussing a compensation package for an Executive Director. They have started interviewing candidates; Mr. Lewis reported the City is looking to fill available downtown space and targeting

prospects. Anyone interested in opening a business downtown should contact Susan Crotty, the Economic Development Director. Several sites are opening, and it's exciting that two buildings were recently purchased with new business owners spending significant money on renovations; The Fire Department is interviewing five applicants on the eligibility list for an opening position. They will also have an open lateral entrance process on the 26th running for 45 days, with good interest in the lateral entrance process; Mr. Lewis thanked Water Distribution and Public Works for handling a large water main break on Saint Clair Street. The City had trouble locating it but were able to make repairs without shutting off water to businesses like Crowley's, FATS, and the Towers, allowing them to stay open during cold weather repairs; The RFQ deadline for the Battery Energy Storage System was last week. The City is reviewing applicants and will make a decision on the engineering company for design and construction and then bring it back to City Council for approval; Sewer Fees were discussed at the Finance Committee. Legislation will be brought forward to increase sewer fees to align with Lake County sewer fees and surrounding communities; and the City is taking summer camp registrations for children up to 12 years old and seeking sponsorships for various city activities and events. They are preparing for the egg hunt with information coming soon.

CORRESPONDENCE: Clerk of Council

The next regular Council meeting will be held on Monday, March 16th at 7:00 PM.

CLOSING COMMENTS: Members of Council

Mr. Augustine had no comments at this time.

Mrs. DiNallo noted she attended the Stop the Violence panel discussion, praising the organizers' work and noting the passion and energy in the room. She thanked Commissioner Plecnik for attending and mentioned new ideas and resources that were shared, with community members offering existing resources. She anticipated new ideas coming their way requiring support and consideration. Mrs. DiNallo then addressed the current state of war, suggesting they take time to be silent and think about those in service putting their lives on the line, encouraging prayer and consideration of war's gravity and aftermath. President Fodor called for 30 seconds of silence for those far from home and those whose land is being devastated.

Mrs. Shoop also attended Stop the Violence, calling it an excellent job. She praised the panelists who shared life experiences, some humorous and some tragic, noting they are fighting through their challenges. She looks forward to the next event, which Councilman Abney indicated will feature younger people sharing experiences. Mrs. Shoop mentioned the many social services available in Lake County, specifically highlighting 2-1-1 as the helpline for social services run by Lifeline. She explained they have an excellent database for Lake County that can triage people into needed services. She urged people experiencing violence or any type of violence in their homes to call 2-1-1 for help, emphasizing that reaching out is the first step. She thanked those people for attending tonight's meeting.

Mr. Fodor thanked everyone for attending and noted Thursday's event was an hour and a half well spent, looking forward to the next one. He shared pictures from walking around the city, highlighting Recreation Park's new amphitheater nearing completion with windows installed and concrete being poured around the building. He jokingly mentioned they wouldn't let him put his handprint in the concrete, suggesting maybe Council could get their handprints and initials when more concrete is poured. He also showed a picture from Rec Park looking up the hill at the new apartment complex, noting it's really taking shape and imposing in size - comparing it to the Grand Canyon in that you don't get a sense of its scale unless you're there. He encouraged everyone to visit if they haven't, noting it's remarkable watching it rise from the ground. It was confirmed the apartments will have balconies, with nothing at ground level.

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 7:55 PM.

Meeting adjourned at 7:55 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

FINANCE – REVIEW

MARCH 2, 2026

FINANCE DEPARTMENT

FINANCE DEPARTMENT OVERVIEW

Safekeeping and Investing of Cash

Investments with Dollar Bank, Hilltop Securities, Huntington (Argent), Meeder, STAR Ohio

Preparation and Maintenance of Appropriations

Assists the Auditor of State with Annual Financial Audits

Assists Schonhardt & Associates with Annual Financial Statement Preparation

In process of moving financial software from Tyler Munis to Software Solutions

- Includes utility billing

UTILITIES BILLING DEPARTMENT

UTILITIES DEPARTMENT OVERVIEW

Tri-Monthly Read of all Utility Meters within Three Zones

- Zone 1 – Bill on First Due on Fifth
- Zone 2 – Bill on Tenth Due on Fifteenth
- Zone 3 – Bill on Twentieth Due on Twenty-Fifth

Responsible for Billing over 20,000 Utility Customers

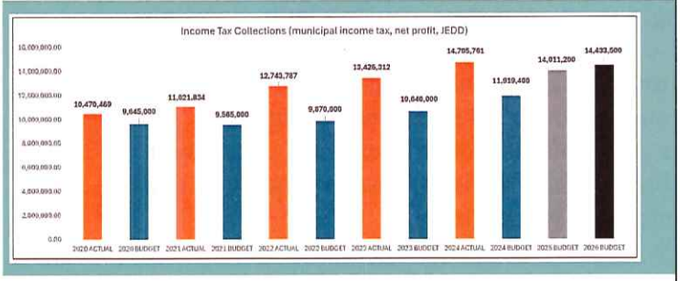
Manage Billing and Accounts Receivables

Converted from UTYX Billing Software to Tyler Munis Late July 2023

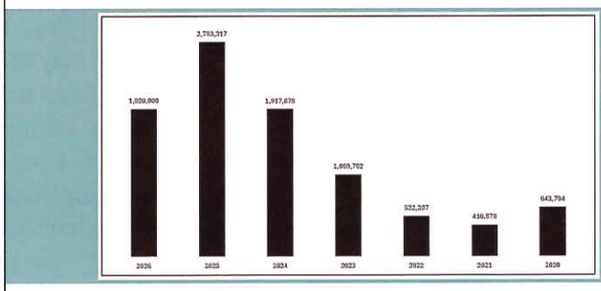
- Tyler Munis just completed integration of electric utility meters into the Tyler Munis software

REVIEW OF REVENUE

INCOME TAXES



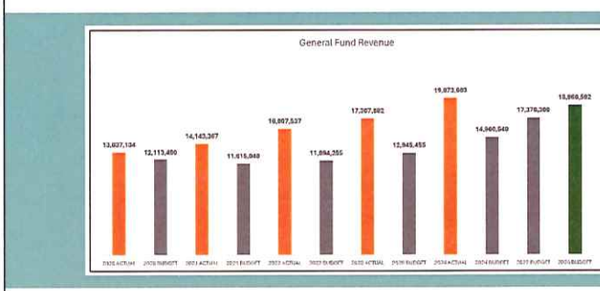
INTEREST REVENUES



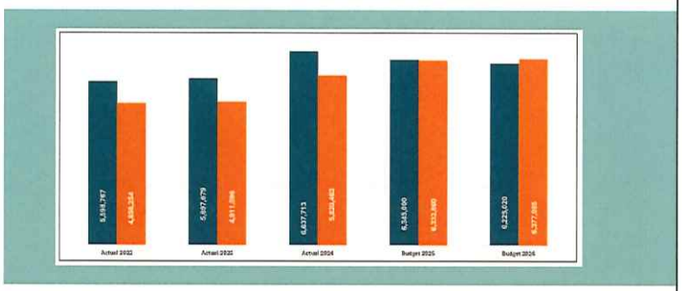
INTEREST REVENUES

INVESTMENT PORTFOLIO SUMMARY		
Meeder	21.3%	14,137,000
Dollar Bank	41.9%	27,804,390
STAR Ohio	11.5%	7,646,110
Huntington Investments	20.0%	13,300,000
Hilltop Securities	5.3%	3,500,000
Total Invested	100.0%	$ 66,387,500

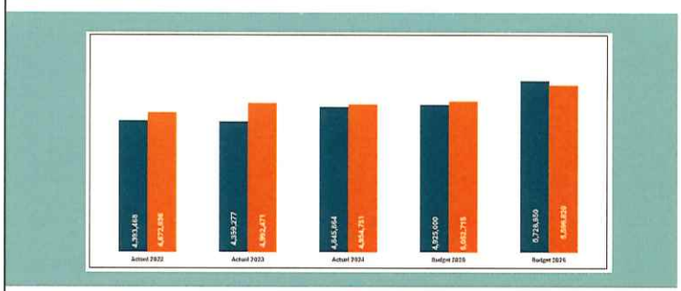
TOTAL REVENUE – GENERAL FUND



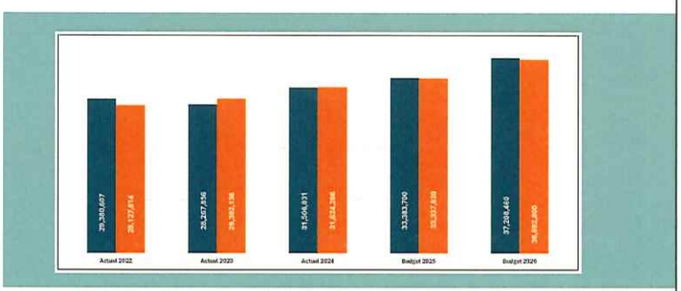
TOTAL REVENUE – WATER FUND



TOTAL REVENUE – SEWER FUND



TOTAL REVENUE – ELECTRIC FUND



THANK YOU