REGULAR COUNCIL MEETING
MONDAY, OCTOBER 5, 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 Derrick Abney, Nick Augustine, Lori DiNallo, Jim Fodor, Paul Hach, and Christine Shoop were present. Mario Rodriguez arrived at 7:15 PM.

Other City Staff in attendance: City Manager Doug Lewis, Assistant City Manager Tony Zampedro, Law Director Jim Lyons, Economic Development Director Susan Crotty, Finance Director Bill Parkinson, Water Pollution Control Superintendent Kevin Aiken, Fire Chief Tom Hummel, 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 Mr. Augustine. 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 09.21.26

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on September 21, 2026.

Mrs. Shoop moved to approve the minutes from the Regular Meeting on September 21, 2026, seconded by Mr. Augustine. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

SPECIAL PRESENTATION: Lake County General Health District

Lake County General Health District Commissioner Adam Litke addressed Council. Mr. Litke recounted that when the Health District relocated to Mentor, it was in severe financial distress—unable to meet payroll at one point. Through diligent budgeting and contractual arrangements, the District has since achieved strong financial footing, with reserves now exceeding 50 percent. Following discussions with County Auditor Galloway and the Board of Health, the District determined that excess reserves, largely consisting of unspent COVID-era grant funds, should be returned to the contributing subdivisions rather than sit idle in an account earning no interest. He announced that in 2027, the Health District will return $1,000,000 distributed proportionally to all subdivisions. The City of Painesville's share will be $60,288. He further indicated the hope that a similar return would occur for 2028, bringing Painesville's total potential refund to approximately $120,000. The mechanism for this return is a reduction of the city's standard contractual payment to the Health District. He noted that the District's philosophy going forward will be to maintain approximately 50 percent carryover reserves, and that at the end of each year, any unspent balance from what was billed to subdivisions would similarly be returned, less a 10 percent holdback for bills payable in the following year. He expressed the hope that the returned funds would be directed toward health and recreation initiatives, though he acknowledged it was ultimately Council's decision. He also praised the newly completed skate park and noted that pickleball courts appeared to be the next community priority.

PUBLIC COMMENTS:

Ray Sternot, of Birchwood Drive, addressed Council regarding concerns stemming from the previous meeting's approval of an $88,000 expenditure to cover cost overruns associated with ODOT road projects. Mr. Sternot indicated he had previously communicated these concerns in a letter to Council and the Clerk of Council. He questioned why there was no discussion at the prior meeting of what process improvements would be implemented to prevent future unanticipated overruns. He asked specifically: "Why wasn't there oversight? Will it happen again? Why shouldn't there be a more effective oversight and cost overrun mechanism in the ODOT agreement and bid process with contractors?" Mr. Sternot also raised a broader procedural concern, noting that as a former planner, project, and process engineer and regular meeting attendee, he found it troubling that residents cannot comment on agenda items as they are being discussed—only on pending

legislation. He formally requested that Council consider a meeting process revision that would allow residents to raise their hands and offer questions and comments on items as they arise.

Council President Mr. Fodor responded to both points. On the road overruns, he explained that Painesville is an older city, and that many of its streets have brick foundations beneath the asphalt. When contractors mill and repave, unevenness in the base can cause the apron and road surface to settle differently, creating a lift. Historically, the City treated driveway aprons as the resident's responsibility since they are within an easement; however, on West Eagle and Saint Clair Street, the City proactively chose to make those aprons whole as part of the larger project. He acknowledged that overruns of this nature could recur given the age of the City's infrastructure but affirmed that the administration and department heads are continuously looking for ways to improve. He encouraged Mr. Sternot to call him directly to discuss the matter further. On the question of resident participation during the legislative portion of the meeting, Council President Fodor explained that this is a representative democracy, and that the seven elected council members are responsible for doing their homework. Council receives its packets on Thursdays, and a pre-council meeting is typically held the same day, lasting one to one-and-a-half hours. Opening the floor to real-time resident commentary during the legislative session would, in his view, make the business portion of the meeting ineffective, as it would require continuously bringing residents up to speed on information council members had already reviewed in advance.

David Biro Sr., of Thornwood Lane, addressed Council regarding the selection of a consultant for the Heisley Park Stormwater Review Project. Mr. Biro expressed concern that neither he nor other residents had any input into either the project's scope or the consultant selection process. He respectfully requested confirmation that the selected consultant possesses verifiable experience working directly with ODNR, FEMA, and Ohio Emergency Management, stating that such expertise would help ensure accurate guidance, proper root cause analysis, and the ability to maximize any available assistance or funding for which the city may qualify. Mr. Biro further questioned the value of the anticipated $125,000–$129,000 contract, asserting that based on his research, this would be the fourth consultant retained by the City in connection with matters related to this area.

Council President Mr. Fodor responded, stating that he would respectfully disagree with the characterization that the HOA or Mr. Biro had been excluded from the process, noting that the City's engineer had provided copies of all relevant information to Mr. Biro. He indicated that City Manager Mr. Lewis has issued a Request for Qualifications (RFQ), will be interviewing firms that have submitted applications, and will incorporate the guidance provided by Mr. Biro and other residents. Mr. Fodor acknowledged that a degree of trust in the administration was required and noted that Mr. Lewis has been involved since the area's inception. Mr. Fodor informed Mr. Biro that a consultant recommendation is expected to be brought before Council at the next meeting on October 19th, at which time the selection and the firm's qualifications would be explained publicly.

COMMITTEE REPORT: Finance Committee – Executive Session, Parks & Recreation Commission

Finance Committee

Mrs. Shoop reported on the Finance Committee meeting of September 24, 2026. The meeting was called to order at 8:04 AM. The committee voted to enter executive session at 8:05 AM for the purpose of Article II, Section 6(1) To consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of an employee or official of the City; the session concluded at 9:08 AM. The meeting adjourned at 9:09 AM.

Parks & Recreation Commission

Mrs. Shoop reported on the Parks & Recreation Commission meeting of September 29, 2026. The following items were discussed: Justin Gollin introduced the Commission to the City's newest Recreation Coordinator, Marco Formicelli; 2026 Summer Events Review: The 2026 summer concert series at the amphitheater was reviewed and deemed very successful. Alcohol sales performed well, and it was anticipated that sales would increase as visitors became more familiar with the option. The fireworks display on July 1st was well-received and will continue annually at the concert closest to the Fourth of July. Concert times have already been adjusted for 2027, shifting from the current schedule to 6:30–8:30 PM to allow for better sun conditions for the audience. Booking of bands for the 2027 season has already commenced; Regarding the 2026 Farmers Market, the Commission acknowledged difficulty in attracting farmers this year, as the market's anchor farms experienced staffing issues and were unable to participate. Despite reduced farmer participation, the market otherwise performed adequately. Staff are already actively pursuing farmers for the 2027 season and plan to add children's activities to increase shopper attendance; The recent Chili Cook-Off was noted as a success despite drizzly weather, with an Ohio State football game broadcast on a large screen. Local restaurants were invited to participate, and the event is expected to build further in 2027; Upcoming Events: Fall Fest – October 10th: Event hours

shifted to 2:00–5:00 PM to allow staff sufficient time for setup and breakdown before dark. Sponsors include Marlborough, Painesville Dental, Marous Management Services, and Grand Riverwalk; Spirit of the Season – November 20th: Will feature an ice-skating rink and the return of horse and carriage rides; and Senior Holiday Luncheon – December 2nd: Held in partnership with the Fairport Senior Center at the Senior Center facility. The Painesville Senior Organization has committed to funding this event at $2,000 per year for the next five years. Mrs. Shoop noted with particular emphasis that Councilmember Mrs. DiNallo had proposed using the "Plus-Delta" method to evaluate and obtain feedback from the activities, with the goal of continuously improving them. The Commission embraced the idea enthusiastically. Commission member Brian Jones offered kudos to the City's park staff for their maintenance of Kiwanis Field. The next meeting is scheduled for January 12, 2027.

LEGISLATION:
ITEM #1 RESOLUTION
3rd Reading* – A Resolution authorizing the City to purchase an Employee Dishonesty and Faithful Performance of Duty Insurance Policy in lieu of a Surety Bond, and declaring an emergency.** ***(1st Reading 09.08.26, 2nd Reading 09.21.26)

Finance Director Bill Parkinson presented the resolution on its third and final reading. He explained that the purpose of the resolution is to replace existing Surety Bonds with a comprehensive insurance policy. He emphasized that there is no additional cost to the city: Surety Bonds currently cost approximately $900 per year, and the new policy carries the same expense. A key advantage of the insurance policy over Surety Bonds is coverage breadth—the policy covers all City employees, whereas Surety Bonds cover only specific named individuals. Mr. Parkinson addressed potential claims scenarios, noting that in the event of a covered loss, the City would be reimbursed for the full amount owed, less a $2,500 deductible. If a loss were severe enough, the police department would investigate, and the legal process would take its course. It was asked whether there was a cap on payouts. Mr. Parkinson confirmed that umbrella coverage under the policy is approximately $1,000,000.

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

On roll call, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 48-26 is ADOPTED.

ITEM #2 RESOLUTION
***1st Reading* – A Resolution authorizing the City Manager of the City of Painesville to apply for and accept funding through the Ohio Department of Natural Resources Land and Conservation Fund Program for Pickleball Courts at Kiwanis Recreation Park, and declaring an emergency.**

City Manager Doug Lewis presented this resolution, acknowledging Commissioner Adam Litke's earlier remark that pickleball is "all the rage." The legislation would authorize the City to apply for an Ohio Department of Natural Resources (ODNR) Land, Water, and Conservation Fund grant in the amount of $80,000. The grant requires a 50 percent local match. Mr. Lewis outlined the sources of the required match: $40,000 in remaining funds from the skate park project, $30,000 donated by the Painesville Senior Organization, specifically earmarked for the pickleball courts (a check that had already been received), a donation from GD3 Ventures (George Davis and Loretto), and additional funds budgeted in the 2027 budget for match purposes. He noted that the grant application deadline is October 30, 2026, necessitating adoption by emergency on the first reading. Mrs. DiNallo inquired about the $30,000 Senior Organization contribution, noting it was the first she had heard of it and asking whether Council had formally decided how that money would be used. Mr. Lewis clarified that the City had specifically requested $30,000 from the Senior Organization for this purpose—knowing a local match would be needed—and that the organization made the award with that explicit understanding. He also noted a separate $10,000 donation from the Painesville Senior Organization for senior holiday luncheons, structured at $2,000 per year for five years.

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

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

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

On roll call, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 49-26 is ADOPTED.

ITEM #3 RESOLUTION

***1st Reading* – A Resolution consenting to the proposed annexation of land located at the intersection of State Route 86 and Bank Street that consists of 27.91 acres, more or less, from Painesville Township, Lake County to the City of Painesville, Ohio, and declaring an emergency.**

Economic Development Director Susan Crotty presented this resolution as the first of three items pertaining to a pending annexation petition. She explained that the City received notice that JJJ Properties, owner of approximately 27.91 acres adjacent to the City on Bank Street—commonly known as the Union Sand or Allego property—filed a petition for annexation on September 28, 2026. The annexation is sought by Redwood USA, a nationally recognized developer, to support the construction of a market-rate, multifamily residential development requiring municipal utility services. She described Redwood USA's proposed development as consisting of single-story apartment homes—a housing type frequently requested by Painesville residents wishing to remain in the city but unable to navigate multi-story homes. A comparable Redwood development already exists in Chardon, Ohio. The project is anticipated to generate new income and property tax revenue for the City. Pursuant to ORC Section 709.023(d), the City must adopt a consent resolution and file it with the Lake County Board of County Commissioners within 20 days of the petition filing date of September 28th. She requested that Council pass the resolution by emergency on the first reading to meet this statutory deadline. She also noted that while the territory will be annexed into the City, it will remain within Painesville Township, which will continue to receive property tax (inside millage).

Rad Schneider, Vice President of Acquisitions for Redwood USA LLC, addressed Council. He expressed gratitude for the opportunity and affirmed that significant due diligence had already been completed given the site's industrial history—more than is typical for a Redwood project—and that the company had determined the site is developable. He noted the scarcity of 25–30-acre developable parcels on the east side of the Cleveland metropolitan area as a key factor in selecting this location.

It was asked why Redwood was drawn to this specific property. Mr. Schneider emphasized the difficulty of finding suitable acreage east of I-90 and expressed that the Chardon project had performed very well, motivating pursuit of a Painesville location. He noted that Redwood builds, owns, and manages all of its properties in-house through Redwood Construction Company and Redwood Living, and has never sold a development. Mr. Fodor noted the property's appeal in terms of its adjacency to parkland and proximity to Route 44 and State Route 86. He also highlighted the community need for single-story, two-bedroom, two-bath homes with attached two-car garages—the Redwood standard unit at approximately 1,300 square feet—citing resident feedback expressing a desire to age in place within the city. It was asked about the unit cap and whether future zoning and other discussions would follow. Mr. Schneider confirmed the development agreement caps units at 102, with the current site plan at 97. It was also asked for clarification on the annexation's effect on township boundaries; it was confirmed the territory remains within the township for tax purposes. It was further highlighted that the prior industrial use of the site—zoned industrial by the township—had generated significant complaints from surrounding residents regarding dust and noise, over which the City had no control. This annexation, noted, would bring the property under the City's zoning authority going forward. In response to a question about police and fire service impacts, City Manager Mr. Lewis indicated that a check with the Chardon Police Department revealed minimal calls for service at the Chardon Redwood location, primarily suspicious persons calls, and no significant concerns were anticipated. It was asked about utility connections. Mr. Schneider explained that roads, water, and sewer lines within the development will be private, maintained by Redwood. Master meters will be installed on both sides of State Route 86 where the development connects to the City's public utility infrastructure. In response to questions about mail and trash, Mr. Schneider confirmed that there will be a covered, ADA-compliant central mail kiosk, and that each individual unit will have its own trash and recycling bins, maintaining a "home-like experience." Regarding the Township's reaction, Mr. Fodor noted he had spoken with one trustee, who was not enthusiastic about the annexation, but that he had explained both the prior negative impact of the industrial use on the neighborhood and the type of housing being added.

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

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

Mrs. DiNallo moved to adopt, seconded by Mr. Augustine.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 50-26 is ADOPTED.

ITEM #4 RESOLUTION

***1st Reading* – A Resolution adopting a Statement of Services and Zoning Buffer requirement for a proposed annexation of land located at the intersection of State Route 86 and Bank Street that consists of 27.91 acres, more or less, from Painesville Township, Lake County to the City of Painesville, Ohio, and declaring an emergency.**

Economic Development Director Suan Crotty presented the second of three annexation-related resolutions. She explained that upon consenting to an annexation under ORC Section 709.023(c), the City is required to adopt a resolution formally stating the municipal services it will provide to the annexed territory and establishing any required zoning buffers between new uses in the annexed area and adjacent incompatible uses. Much of the adjacent land is parkland, though the necessary buffers as required by code are included in the resolution. The resolution states that the City will provide the following services to the annexed territory: police, fire, EMS, zoning, electric, water, and sewer. Discussion followed regarding the specific delineation of maintenance responsibilities. City Manager Mr. Lewis clarified that the City will assume responsibility for plowing the portion of roadway in front of the development along Bank Street, which is currently maintained by Painesville Township. State Route 86, which he was advised by the City Engineer, was never formally dedicated, so the state will continue to maintain Route 86. The internal roads and drives within the development will be private and maintained entirely by Redwood, including snow plowing, sidewalk maintenance, and similar services. Regarding electrical service, it was noted that power lines will likely run along Route 86 to the driveway entrance and then go underground into and across the development, with Redwood responsible for the underground distribution within the site. It was asked whether plowing responsibilities needed to be formally included in the resolution; City Manager Lewis indicated these details are addressed in the development agreement.

Mr. Augustine moved to suspend, seconded by Mr. Rodriguez.

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

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

On roll call, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 51-26 is ADOPTED.

ITEM #5 RESOLUTION

***1st Reading* – A Resolution authorizing and directing the City Manager to enter into a Development Agreement with Redwood USA LLC for the purposes of development of 27.91± acres on Bank Street, and declaring an emergency.**

Economic Development Director Suan Crotty presented the third and final annexation-related resolution, explaining that a development agreement formally memorializes the utility service arrangement and other mutual obligations between the city and Redwood USA, ensuring all terms are in writing. The agreement is substantially in the form attached as Exhibit A to the legislation. Key elements include compliance with the City's zoning code, passing the Statement of Services, exploring the creation of a Community Reinvestment Area (CRA), and addressing street maintenance and the value of improvements. It was noted that unlike the prior two resolutions—which carried statutory deadlines—this item can proceed through three readings if Council chooses. It was asked about a provision in the agreement referencing stormwater management, specifically who bears responsibility for a wet or dry basin over the long term. Mr. Schneider responded that Redwood's standard practice is to install a stormwater pond with an aerator and fountain to prevent algae buildup. A long-term stormwater maintenance agreement would be executed with the appropriate governing authority, and Redwood remains responsible for maintaining those ponds. Final construction permits and grant closeout require inspection and approval of the stormwater facilities by the City's engineering department. Council moved to suspend the rules; however, Law Director Jim Lyons raised a procedural concern, noting he believed the development agreement was to have been signed by the developer and provided to the City before the Statement of Services was approved—language he recalled seeing within the legislation itself. He also questioned the value of rushing this item given that it was not subject to the same statutory deadline as items 3 and

4. Both moving and seconding members withdrew their motions. After brief discussion, Council agreed to allow Resolution 5 to proceed to a second reading at the next Council meeting, permitting time to confirm the proper sequencing of the development agreement execution.

This will go to second reading.

ITEM #6 RESOLUTION
***1st Reading* – A Resolution authorizing the payment of a specific invoices with "Then and Now" Certificates, and declaring an emergency.**

Finance Director Bill Parkinson presented a Then-and-Now certificate request for the Police Department relating to the renewal of a multi-factor authentication software package through the Lake County IT Department. The invoice amount is $4,025.35. Mr. Parkinson explained that under the Ohio Revised Code, as fiscal officer he may approve then-and-now certificates up to $3,000; any amount at or above $3,000 must come before the legislative body. Because this invoice exceeded that threshold, it was brought to Council. It was asked why a purchase order had not been issued in advance to avoid the Then-and-Now process. Mr. Parkinson acknowledged that a PO could and should have been issued beforehand and characterized the occurrence as an oversight. It was asked what was being done to prevent recurrence. Mr. Parkinson explained that he conducts semi-annual meetings with all City departments to review finance policies and procedures—including specific attention to then-and-now situations—the most recent of which had occurred just weeks prior. He indicated this type of review is a standing part of the department's audit preparation process.

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

Mr. Hach moved to adopt, seconded by Mr. Augustine.
On roll call, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, and Mr. Fodor answered "Yes". Motion carried 7-0.
RESOLUTION 52-26 is ADOPTED.

ITEM #7 RESOLUTION
***1st Reading* – A Resolution authorizing the City Manager to execute change orders for work performed at the Painesville City Skatepark that exceeded twenty percent (20%) of the original bid, utilizing budgeted and outside funding, in order to close out the grant and pay the contactors for work performed, and declaring an emergency.**

City Manager Doug Lewis provided a comprehensive history of the Painesville City Skate Park project. Beginning in 2022, the City partnered with the Painesville Skateboard Association and the Painesville Community Improvement Corporation (PCIC), who raised private funds and collaborated with the skateboard community to develop a concept plan using nationally recognized designer Grindline Skate Parks. The City applied for and received a Land and Water Conservation Grant from ODNR in the amount of $237,500, requiring a 50 percent local match. Additional funding sources included: $150,000 in ARPA funding from the Lake County Commissioners, $30,000 committed by PCIC, and $7,000 additional from the Painesville Skateboard Association. In 2025, the City budgeted $125,000 for design and engineering. Grindline Skate Parks provided the lowest quote and completed the bid package in March 2026. In May 2026, the City awarded the construction of Phase 1 to Catamount Skate Parks as the best and lowest bidder, with a base bid of $424,674. Mr. Lewis explained that at the time of bid award, the administration was unaware that Finance had budgeted the full $237,500 as the local match, and consequently, an alternate bid of $89,562 from Catamount was not initially awarded. Once the available funds were confirmed, it was determined that adding the alternate while construction was already underway would be far more economical than rebidding it separately at a later date. Catamount agreed to honor the original alternate price. Because the cumulative change orders then exceeded the 20 percent threshold established under the Ohio Revised Code, the Law Director recommended that Council formally approve the change orders. Additional work beyond the alternate included approximately $30,000 in design changes that arose during construction and roughly $35,000 in work performed by City staff, including grading, seeding, and procurement of benches and garbage cans. The City also bid and awarded paving of the Morse Avenue parking lot to Ohio Paving, the lowest and best bidder, at $80,000. The total cost breakdown for Phase 1 was as follows: Total project cost: $661,484.48, Funded through grants and outside contributions: $402,500, and Change order authorization requested: $236,820.48. Mr. Lewis confirmed that the City's total budgeted amount for the project

was $662,000, meaning the project came in essentially on budget. He also confirmed that remaining funds from the Phase 1 design budget—approximately $40,000—would carry forward for future use, including as a potential match for the pickleball court grant discussed in Item 2. It was asked whether any contractors were still waiting to be paid. Mr. Lewis confirmed that the majority of bills had been paid, but that the remaining contractor invoices could not be processed until the change orders were formally authorized by Council, as Finance Director Parkinson would otherwise require a Then-and-Now certificate. Law Director confirmed he had recommended coming to Council given the size of the authorization. Mr. Lyons, while noting he had not been closely involved in the details, acknowledged the significance of the dollar amount and affirmed that seeking Council approval for change orders of this magnitude was the appropriate course of action, particularly given that it exceeded the $75,000 threshold. He stated he was not raising any issue with the City Manager's account, but simply affirmed the principle of council oversight for large expenditures.

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

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

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

On roll call, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried 7-0.

RESOLUTION 53-26 is ADOPTED.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

DEPARTMENTAL PRESENTATIONS: Water Pollution Control Plant

The Water Pollution Control Superintendent, Kevin Aiken, delivered an annual year-in-review presentation covering equipment repairs and upgrades, significant operational challenges, employee development and certifications, and future improvements. Digester Cover Project: The Plant completed a major capital project replacing the cover on one of its anaerobic digesters, along with installation of a new mixing system, waste gas burner, new control panel, and all-new stainless steel digester gas piping throughout the building for all three digesters. Final sealing work was completed the day of the council meeting, and the Plant anticipated bringing the digester back into service within a few weeks; Step Screen Repair: The Plant's step screen required removal and repair. Plant maintenance staff completed all repairs in-house, saving an estimated $60,000–$70,000 in outside contractor costs; RTU Replacement: The building's approximately 20-year-old rooftop HVAC unit was replaced; Generator Fire: The Plant's 2.2-megawatt Caterpillar generator suffered a turbocharger seal failure that pumped oil into the muffler, igniting a fire on the side of the engine. The fire was contained before the generator could "run away." The generator remains out of service pending the arrival of four replacement turbochargers from Caterpillar, which have been on order since summer. Replacement of the unit would cost approximately $2,000,000. The electric distribution department identified an alternate circuit to provide emergency backup power to the plant in the interim. An insurance claim is pending, with coverage questions centered on the distinction between equipment failure and resulting property damage. The generator sits above a 4,000-gallon diesel fuel tank, and Mr. Aiken noted the situation could have been significantly worse; Press Room Fire: On January 4, the Plant's dump truck caught fire inside the belt press room. The two-foot concrete ceiling effectively turned the room into an oven, destroying the truck and damaging building systems throughout. The truck had already been scheduled for replacement in 2026. An emergency rental belt press was deployed in a semi-trailer and has been in continuous operation since January. Mr. Aiken credited his team for working through the difficulties without complaint. The press room has since been stripped, repainted, fitted with new lighting, a new garage door, and new air handlers. A new, larger permanent belt press arrived the day of the Council meeting, and installation was expected to be completed before freezing weather; and Employee Development: Staff accomplishments included Max Mendoza completing Leadership Lake County, Mike Goffos and Ben Pierce passing their Class 1 Wastewater exams, Eddie Esterhay completing his Class 3 Wastewater exam, and Cristobal Ruiz obtaining a CDL. The Superintendent noted that Randy Bruback, a long-time plant employee, would be retiring that Friday.

ADMINISTRATIVE REPORTS: Law Director and City Manager

Law Director Jim Lyons indicated he had no additional report.

City Manager Doug Lewis reported on the following items: Painesville Senior Organization: Mr. Lewis reiterated thanks for the $30,000 donation designated for pickleball courts and the $10,000 donation for senior holiday luncheons over five years. He noted that the Health

District refund, per Commissioner Litke's preference, should be directed toward health and recreation purposes; Skate Park Grand Opening: The ribbon cutting and grand opening were held the prior week to strong attendance, with 400–450 people attending the PSA's event the following Sunday, including skateboarders from across the Cleveland-Akron region. The bowl—which descends to 5, 7, and 10 feet—is among the largest in the region; Driveway Apron Estimates: Council was advised that estimates for the previously approved driveway apron remediation project came in substantially higher than anticipated: the lowest quote received was $165,920, compared to an initial estimate of approximately $80,000. Contributing factors included high mobilization and traffic control costs, elevated concrete prices attributable in part to tariffs on Canadian cement, and the compressed November 17 completion deadline. The administration recommended rebidding the project in early spring 2027 in hopes of receiving more favorable pricing, if Council wishes to proceed; Heisley Park Stormwater Management Study: A final proposal from the prospective consultant was received the prior Tuesday, too late for inclusion on the current agenda. The total estimated cost is approximately $130,000, with a project timeline of November 2026 through July 2027. The scope includes multiple public meetings, presentations, and a resident survey. The item is expected to be brought to Council at the October 19th meeting; ICMA Veterans Internship: Following the successful summer internship from ICMA, the City was invited to participate in an ICMA veterans transition program. Dorian Neuendorf, a United States Air Force veteran with a background in public affairs and a connection to the local area, will begin a 90-day internship this week at no cost to the City. She will work with the City's communications staff, Parks and Recreation, and will lead a parks site-mapping project using drone photography for the City website. Her background in music and prior work with the Hendersonville Symphony also raised the possibility of arranging a military band performance at the amphitheater; Major Waste Fuel Surcharge: Major Waste notified the City of an upcoming fuel service charge increase due to significant diesel fuel cost increases. Standard customer rates will increase by approximately $1.52 per month; senior citizen rates by approximately $1.46 per month, effective for the last quarter, with an evaluation to follow; and State Route 2 Maintenance Agreement: The City has been working for six months with the Lake County Engineers Office on a maintenance and service agreement covering State Route 2 and plowing responsibilities along State Route 44. Mr. Lewis reported the parties are close to a final agreement, which he anticipated bringing to Council at the next meeting.

CORRESPONDENCE: Clerk of Council

Clerk of Council Samantha Danielson had no correspondence.

CLOSING COMMENTS: Members of Council

Mr. Abney had no comment at this time.

Mr. Rodriguez thanked everyone for attending and those watching the meeting.

Mr. Hach expressed appreciation for the WPCP informative presentation.

Mr. Augustine had no comments at this time.

Mrs. DiNallo echoed Mr. Lewis's thanks to the Painesville Senior Organization, describing their donation as a welcome surprise, and further credited the administration's leadership in proactively identifying and communicating the City's needs to the organization as a resourceful approach to securing funding. She also expressed hope that some portion of the health district refund funds might be directed toward employee health and wellness programming.

Mrs. Shoop reminded all in attendance and those watching that Fall Fest is Saturday, October 10th, from 2:00–5:00 PM, a free community event featuring over 400 pumpkins for children to paint and 26,000 pieces of candy. She encouraged residents to attend in costume.

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. Augustine. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 8:46 PM.

Meeting adjourned at 8:46 PM.

Samantha Danielson

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

2026 WPCP Year in Review

Progress, Operations & Accomplishments

October 5, 2026

- Equipment Repairs & Upgrades
- Challenges We Faced
- Employee Development & Certifications
- Future Improvements



THE CITY OF PAINESVILLE

Equipment Repairs and Upgrades

Digester #1 Cleaning & Upgrades

- Cleaned digester for upcoming upgrades.
- Prepared for new mixing system, cover, and piping.
- Allowed installation work to proceed safely.







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Digester #1 Cover Replacement

- Replaced old, rusted digester cover.
- Improved safety and structural integrity.
- Extended the life of the digester system.





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New Methane Piping and Flare

- Installed new methane piping and flare.
- Completed to meet EPA requirements.
- Improved digester gas management.







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Step Screen Repaired In-House

- Repaired damaged steps in-house.
- Reduced outside repair costs.
- Returned equipment to service.









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New RTU System

- Installed a new RTU system.
- Provides heating and cooling for employees.
- Improves year-round working conditions.





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Challenges We Faced

Generator Fire

- Diesel generator experienced a runaway condition.
- Resulted in a generator fire.
- Required emergency response and repairs.









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Belt Press Room Fire

- Fire caused by a dump truck wiring defect.
- Damaged equipment and belt press room.
- Required cleanup, repairs, and temporary equipment.



Emergency Belt Press Rental

- Fire damaged our belt press.
- Rented a temporary belt press.
- Maintained sludge dewatering operations.
- Continued operations during repairs.



Belt Press Rental Cold Weather

- Winter temperatures created a risk of freezing in exposed equipment and piping.
- Installed insulation around critical components to help retain heat and prevent freezing.
- Added additional protection and monitoring to maintain reliable operation throughout the rental period.
- Successfully operated the belt press despite challenging winter conditions.



Employee Development and Certifications

Employee Development & Certifications

- Max Mendoza graduated from Leadership Lake County.
- Mike Goffos & Ben Pierce passed Class I Wastewater.
- Eddie Esterhay completed his Class III examination.
- Cristobal Ruiz passed his CDL examination.



Future Improvements

Future Improvements

- New belt filter press planned for late 2026.
- Press building to be restored.
- Upgraded dewatering operations.



THANK YOU

October 5, 2026