# REGULAR COUNCIL MEETING
# TUESDAY, JANUARY 20, 2026 – 7:00 PM
# EXECUTIVE SESSION IMMEDIATELY FOLLOWING

## CALL TO ORDER

President Jim Fodor called the Regular Council Meeting to order at 7:00 PM. City Council convened for a regular meeting in Council Chambers – Courtroom #1.

## ROLL CALL FOR ATTENDANCE

Councilpersons Derrick Abney, Nick Augustine, Lori DiNallo, Jim Fodor, and Christine Shoop were present. Paul Hach and Mario Rodriguez were not able to attend.

Mrs. Shoop moved to excuse Mr. Hach from tonight's meeting, seconded by Mr. Augustine. All Council members were in favor by answering "Aye". Motion carried.

Other City Staff in attendance: City Manager Doug Lewis, Assistant City Manager Tony Zampedro, Joseph Hada (in for Law Director Jim Lyons), Economic Development Director Susan Crotty, City Engineer Leanne Exum, Director of Planning Sarah Sitterle, Finance Director Bill Parkinson, Fire Chief Tom Hummel, Water Superintendent Orin McMonigle, and Clerk of Council Samantha Danielson.

## APPROVE AGENDA AS SUBMITTED

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

Mrs. Shoop 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 Jim Fodor.

**PLEDGE OF ALLEGIANCE** was recited.

**MINUTES:** Regular Meeting 01.05.26

Mrs. DiNallo made a motion to amend the minutes of the effective term dates of Mrs. DiNallo to January 2, 2026 and Mr. Fodor to January 3, 2026, seconded by Mrs. Shoop. All Council members were in favor by answering "Aye". Motion carried.

Mr. Fodor asked for a motion to approve the amended minutes from the Regular Meeting on January 5, 2026.

Mrs. Shoop moved to approve the amended minutes from the Regular Meeting on January 5 2026, seconded by Mrs. DiNallo. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

## SPECIAL PRESENTATION: DPO

Charlie Johnson, acting President of Downtown Painesville Organization (DPO), addressed the Council. He stated the organization is alive and well despite their Executive Director leaving unexpectedly. The current board is actively planning events, and they are in the process of interviewing for a new Executive Director. Mr. Johnson requested that the City continue to provide funding support for the organization, noting that this would help them secure a new Executive Director. He emphasized that the DPO does not plan on going anywhere, business as usual, and is working for the betterment of the city. President Mr. Fodor acknowledged that 2025 had been difficult for the DPO but expressed that the Council looked forward to working with them and getting back to where they should be.

## PUBLIC COMMENTS:

Ray Sternot, President of the Heisley Park HOA, addressed the Council regarding pond dredging in the area. He indicated that he had provided a letter to Mr. Lewis and the Clerk of Council from the dredging company that identified anomalies discovered during the dredging process. Mr. Sternot stated that he wanted to make the Council aware of these findings. If Council has any questions, the company Gradeworks Inc., could attend to answer any questions if needed, and know the status of the meeting and noted that City Manager Doug Lewis had mentioned before the meeting that some information would be coming out shortly. Mr. Lewis stated the City asked the court to look into some information provided and are supposed to get back to him.

**COMMITTEE REPORT:** Planning Commission, Parks & Recreation Commission, Fairport Senior Board

**Planning Commission**

Director of Planning Sarah Sitterle gave a report for this meeting which was held on January 8, 2026. The following items were discussed: The first was a rezoning and a conditional use permit for age restricted housing over on Shamrock Boulevard. This would be a 5-acre partial rezone of a couple parcels from B-2 to B-1 to accommodate age restricted housing. Both, rezone and conditional use permit, were approved with 5 conditions. There was a second request for conditional use permit for the Business Park Development with the remaining parcels owned by Shamrock Commercial LLC and Shamrock North Commercial LLC. The applicant had requested a continuation on the matter for another meeting. There are some issues still being developed with this project, and the covenants, conditions, restrictions and development agreement for the project are currently working on. The applicant will be back before the Commission to readdress those items and get it moving forward. The conditions are included in the memo sent by the Planning Commission.

**Parks & Recreation Commission**

Mrs. Shoop gave a report for this meeting which was held on January 13, 2026. The following items were discussed: Vacant Commission Position - Brianna Tavares' term has expired and has moved out of the City, and Michelle LaPuma will request Clerk of Council post for the open position; Stephen Hubbell provided an update on the projects currently being worked on in Public Lands: Installation of new trail and zipline area in Kiwanis Recreation Park. Staff has cleared an area along the woods line to create a "hands on" adventure area similar to Jordan Creek Park. Lake Metro Park assisted in the layout; Administration brought in a contractor to clean up large overgrown plant material along the Riverwalk in Kiwanis Recreation Park to open the view to the river. Staff is now starting on a second phase to assist with maintenance to keep the vegetation down; There were three large trees come down in Evergreen Cemetery. Staff are accessing the trees to determine if we need to be proactive and remove any before they fall on their own. The City is also addressing overgrown plant material in both cemeteries; Partnered with Harvey High Schools students in the construction class they offer. Students are painting and repairing boards for benches in Kiwanis Recreation Park and welding/repairing grill grates; City received an Urban Tree Planting grant and is working with ODNR, Lake County Soil and Water, and a contractor. Trees have been installed at Huntington Park, Richmond Street median, the hillside on Richmond Street by the railroad overpass and in front of cooling towers on Richmond Street. Final trees will be planted this spring by the hillside on State Street by the railroad overpass; and working on ball diamond improvements. Justin Gollin provided an update on what Recreation is currently working on: Staff have been sending out packets to past sponsors and new organizations to receive sponsorship funds for events and programs for 2026; Bands for Summer Concert Series at the Amphitheater have been booked. Staff is working on booking food trucks at this time. Commission members are excited for the new amphitheater and eager to volunteer and assist; and the Egg Hunt is scheduled for Saturday, March 28 at 10:00 AM in Veteran's Park; Shared with Commission that the City is in the process of obtaining a 501(C)3 for sponsorships and donations; Strategic Plan for Public Lands and Recreation preliminary outline was reviewed. The next meeting will be April 14, 2026.

**Fairport Senior Board**

Mrs. Shoop gave a report for the Fairport Senior Center Board Meeting which was held on January 9, 2026. The following items were discussed: Treasure's Report: October, November, and December finances were distributed and discussed. The year-end December Treasurer's report as of 12-28-25 has the checking account balance at $35,561.52. The savings account balance was $26,854.40. A distribution to Laketran of $10,000 was requested and approved from the unrestricted account. This pays for all 2026 trip bus services; New business: 2026 Board Officer Elections: President – Sid Rose; Vice President - Lois Orosz; Treasurer - Terry Wodrarski; Secretary - Dusty Stroud. A suggestion was made to change the regular meeting date. However, the vote was to stay the same - the second Friday of each month at 9:00 AM; Old Business: The individual working on the wall repairs and the painting of the building is working on Sundays when attendance is low. There is still no final completion as yet. 10 Individuals entered Riverview Senior Center for the DBA of the Fairport Senior Center. Choosing the winner of the $50 gift card still needs to be determined; Director's report: The $25,000 award for 2026 from Painesville will be billed this month. Grants: All ODNR grants were discussed but they require a matching component. The Board will be requesting an appraisal of the available land next to the Center before deciding what to do about filing for grants. Judy Klotzbach mentioned an article from "The Senior Bridge Newsletter" about grants the Osborne Trust offers. It was discussed to possible applying for specific expense that would meet any qualifications. The Center's Audit for 2026 will be conducted again this year by Lori Guzzi, Painesville Credit Union

CEO; Open Board discussion: Suzanne Parrigan offered to put up, at her own expense, reflectors marking the driveway entrance to the Center; and meeting was adjourned.

**LEGISLATION:**
**ITEM #1 ORDINANCE**
***1st Reading* – An Ordinance amending the District Map and the Setback Map referred to in Section 1113.03 of the Painesville Code of 1998 Rezoning a 5-acre portion of Permanent Parcel Numbers 35-A-001-0-00-004-0, and 35-A-001-0-00-011-0 located at Shamrock Boulevard, from B-2, General Business District, to B-1, Business/Residential District.**

Director of Planning Sarah Sitterle spoke on this piece of legislation and presented the information regarding rezoning. See slide presentation of the various maps, diagrams and examples of architectural renderings. She stated the 5-acre portion of the 2 parcels is currently zoned B-2, and the request is to rezone to B-1 to accommodate an age restricted housing facility, an assisted living facility called Silver Birch. An official legal description and a plat for this subdivision is currently under review by the Planning Commission. She showed a preliminary site plan of the potential uses for the remaining property. Proposed representative examples of the architectural renderings, example of the exterior, and the materials chosen for the design, as well as some representative interior photographs were shown. There is a public hearing scheduled for Tuesday, February 17, 2026. There is an associated conditional use permit request that will be approved once those conditions are met and pending the successful rezoning of the 5-acre parcel. President Fodor wanted the community to recognize the location that this is the parcel of land south of the railroad tracks and west of 44. A question of does this meet our comprehensive plan was brought forth. Ms. Sitterle explained that our current comprehensive plan doesn't address this area. The new comprehensive plan has this listed as a growth area. This would be part of the overall business park which would be a combination of light industrial and commercial uses. The rest of would stay B-2. George Davis, one of the developers addressed Council with further information. The operators of the assisted living could not make this meeting but will be at the next meeting and third meeting. He stated that he preferred to save the majority of the presentation for the third reading when the public hearing would take place. He explained the overall vision that this project completes the lifecycle of housing in the area, following their previous development of single-family homes and a senior apartment building. This assisted living facility would be the next step for seniors who need assistance. The rest of the land will be developed as a business park with deed restrictions being created in collaboration with city staff. Mr. Davis indicated that the business park would likely contain light industrial uses rather than offices, which would be beneficial for the city.

This will go to second reading.

**ITEM #2 ORDINANCE**
***1st Reading* – An Ordinance amending appropriations for the current expenses and expenditures of the City of Painesville, State of Ohio for the fiscal year beginning January 1, 2026 and adopting the operating budget, and declaring an emergency.**

Finance Director Bill Parkinson spoke on this piece of legislation. He stated there were a few budget adjustments: 1.) An adjustment to the Fire Levy Fund of moving $40,000 from a capital account (ambulance remount project) to a contractual service for pest control, AED maintenance, and fire/EMS records maintenance. This was missed during 2026 budget; 2.) Adding $28,000.00 for DPO to the general fund budget; 3.) Allocating $1,500,000.00 for sewer plant fire repairs due to a fire, with $1,400,000.00 expected from insurance (the City has a $100,000 deductible). This would increase the revenue line item in the sewer fund by $1,400,000.00 and increase expenditure lines by $1,500,000.00 ($100,000.00 for supplies and $1,400,000.00 for professional services); and 4.) Adding $2,700,000.00 to the federal grant fund for the solar field project, which is fully reimbursable by the solar grant. This is related to the E-Tree Consulting contract for the construction of the solar field. Mr. Parkinson explained this was for consulting services to prepare bid documents, construction documents, engineering procurement documents, and advice on how the battery and solar panel should connect. It will be fully reimbursable.

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 Elm Street SRTS Sidewalk Installation, and declaring an emergency.**

City Engineer Leanne Exum spoke on this piece of legislation. She stated this is second phase of the Safe Routes to School sidewalks to connect Lighthouse Point to North State Street. The City will connect to the sidewalks on North State Street creating sidewalks all the way to the school. The City received a $310,000.00 grant from ODOT which will cover the cost. It was noted that this phase is not as long as the first phase, which received $400,000.00. Council members commented on the high cost of sidewalk installation but acknowledged that the sidewalks have changed the quality of life in the community and have received positive feedback.

This will go to second reading.

**ITEM #4 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 Auburn Water Tank repairs and painting, and declaring an emergency.**

Water Superintendent Orin McMonigle spoke on this piece of legislation. He stated the Auburn water tank was last painted in 1992 and requires structural changes to comply with OSHA regulations. The coating has failed, which typically happens after 20-30 years, and needs to be repainted to prevent damage to the steel. The plan is to paint it Painesville green. The tank is a half-million-gallon tank located on Auburn Road in front of the hospital. It was noted that service would not be disrupted during the work because the area is served by two tanks.

This will go to second reading.

**ITEM #5 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 Chlorine Room Building and Feed System, and declaring an emergency.**

Water Superintendent Orin McMonigle spoke on this piece of legislation. He stated that when the plant was upgraded in 1972, chlorine storage was placed outside for the big cylinders. Fifty years later, the EPA issued a violation requiring improvements. The new system will use sodium hypochlorite, which is safer than the current two-ton gas cylinders that pose a severe safety hazard in case of emergency. The change will eliminate the need for a risk management plan under federal clean air regulations. The project has an OPWC grant for a portion of the cost. The funding won't be available until July 1, but the City wants to bid the project a month ahead to potentially get it done this year. The EPA deadline is early 2027, and the City has been working with the EPA on a timeline that includes identifying grant funding and completing construction.

This will go to second reading.

**ITEM #6 RESOLUTION**
***1st Reading* – A Resolution authorizing and directing the City Manager to take all actions necessary to effect an Opt-Out Natural Gas Aggregation Program pursuant to Section 4929.26, Ohio Revised Code, directing the County Board of Elections to submit a ballot question to the electors, and declaring an emergency.**

Ross McDonald, Director of Community Expansion – NOPEC (Northeast Ohio Public Energy Council), presented the following information regarding the merits of proposing opt-out natural gas aggregation to the voters. This legislation is for City Council to seek permission from its residents to aggregate the retail loads of natural gas, so the voters give permission to conduct this process of aggregating and potentially creating a program. Mr. McDonald discussed what was opt-out natural gas aggregation, why communities do it, what it does not do, and ballot timing. Mr. McDonald stated it's a state authorized program that allows communities to competitive competitively bid natural gas supply on behalf of the residents. Customers are automatically enrolled. However, they retain their full opt-out rights. A letter goes out to every household that's eligible, and they have a 21-day period to say no, if they don't want to be in the program. If they do nothing, then they're automatically enrolled into the program. They can, at any time during the program's life, they can come and go for no cost. The city does not purchase gas, set prices, or assume any financial risk whatsoever. He continued to explain why communities create programs stating that natural gas prices are highly seasonal and volatile during winter heating months. Individual households typically have no leverage in the gas market. However, if the community

pulls together, it can start to have leverage, and depending on the service provider the City chooses, you can either join a council of governments or you can hire a broker on your own to help create a fixed term rate for residents. Aggregation allows the city to pull the demand, procure supply during lower risk market windows. It can prioritize stability or expected price speculation over short-term speculation. When the city creates its own program, those riskier elements are neutralized, thereby allowing some form of consumer protection of a basic expectation of what gas rates ought to look like. He explained what the program would not do stating it does not cost the city money, is not going to create a city utility, is not going to add staff workload, and does not lock residents into a long-term contract. The City is not financially responsible for the program, and administration, customer service, and opt outs are handled externally. He discussed the timing of having it on the ballot because May is a better time for a ballot measure than November because it allows for program creation in August/September, which is a better purchasing window than January. Mr. McDonald answered several questions asked regarding managing the program, rate comparison and options, existing contracts, and pricing. He explained that NOPEC will provide an outreach/education for residents before the election in May. He noted that NOPEC serves nearly 250 communities in Northeast Ohio, including most of Lake County except Painesville. Participation rates in NOPEC programs typically range from 70-85%. The program can be dormant, even though the voters authorized Council to implement the program. See slide presentation.

This will go to second reading.

**UNFINISHED BUSINESS:** Letter to Painesville Senior Leadership Team

This was put on hold until the next meeting.

**NEW BUSINESS:** None

**DEPARTMENTAL PRESENTATIONS:** None

**ADMINISTRATIVE REPORTS:** Law Director and City Manager

Mr. Joseph Hada had no report at this time.

City Manager Doug Lewis reported on the following items: The City is experiencing a salt shortage and is receiving only about 50 tons per delivery despite having ordered 800 tons. As a result, the city is rationing salt and only treating hills, curves, and critical areas. The City does have orders placed and is waiting for the salt to be delivered. This shortage is affecting many communities in Northeast Ohio. The City is working with Painesville Township to use brine to pretreat road; Code Blue is in effect due to cold weather, with Sub-0 Mission serving as the warming station. Pickup is every day that the Code Blue is in effect at 6 PM at St. James Church for homeless individuals; and Mr. Lewis acknowledged receiving the letter from Ray Sternot regarding drainage issues at Heisley Park and indicated that the City would review it and provide a response.

**CORRESPONDENCE:** Clerk of Council

The next regular Council meeting will be held on Monday, February 2nd at 7:00 PM.

**CLOSING COMMENTS:** Members of Council

Mr. Augustine had no comments at this time.

Mr. Abney thanked everyone who presented at tonight's meeting.

Mrs. Shoop reminded everyone to take care of their fire hydrants after a snowfall and thanked everyone for coming out.

Mrs. DiNallo re-stated that the salt shortage is not just in Painesville. She questioned how the City received notification regarding Code Blue and how it is distributed. The alert comes to the police department. She thanked Charlie Johnson for stepping up as the interim executive director of the DPO and expressed appreciation for the legislation supporting the organization. She also mentioned the Chamber of Commerce's award event and the good job of creating videos showing award presentations. She expressed appreciation of all the Board Members being sworn-in, and their service to the community, and all the sponsors.

Mr. Fodor had no comments at this time.

**EXECUTIVE SESSION**

Mr. Augustine made a motion to move into an Executive Session being held in accordance with Article II, Section 6(1) To consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of an employee or official of the City, seconded by Mrs. Shoop.

All Council Members were in favor by answering "Aye". Motion carried to move into the Executive Session at 8:24 PM.

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

Mrs. Shoop moved to adjourn the Executive Session, seconded by Mr. Augustine. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Executive Session at 8:42 PM.

**ADJOURNMENT**

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

Mrs. Shoop moved to adjourn the Regular Meeting, seconded by Mr. Abney. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 8:43 PM.

Meeting adjourned at 8:43 PM

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

# City of Painesville City Council

JANUARY 20, 2026

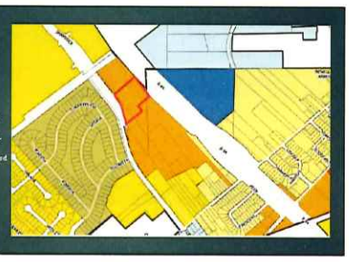
REZONE NO. 001.21
Re-Zone for Age-Restricted Housing
Applicant/Owner: Richard Choi, Vermilion Ohio Acquisitions (c/o Vermilion Development)
Location: PPN: 31-A-001-0-00-004-0 (partial)
District: B-2 General Business
Section: 1111.11 Rezoning and Amendment.

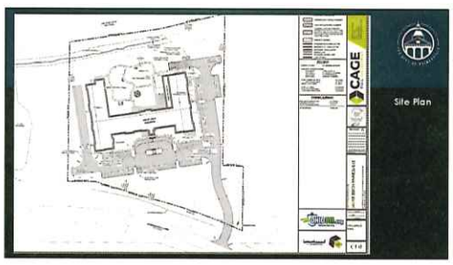
The applicant is requesting a 5-acre partial rezone of PPN: 35-A-001-0-00-004-0 and 35-A-001-0-00-011-0 from B-2 General Business to B-1 Business/Residential

Location: Shamrock Boulevard
Owner: Shamrock North Commercial
Lot Area: Proposed for 5-acre parcel
Current Use: Undeveloped

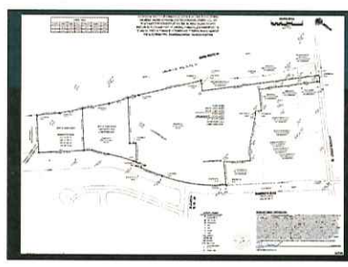


Location: Shamrock Boulevard
Owner: Shamrock North Commercial
Lot Area: Proposed for 5-acre parcel
Current Use: Undeveloped

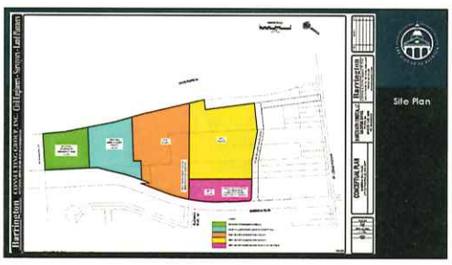




Site Plan



Lot Split Plat



Site Plan



Architectural Drawings



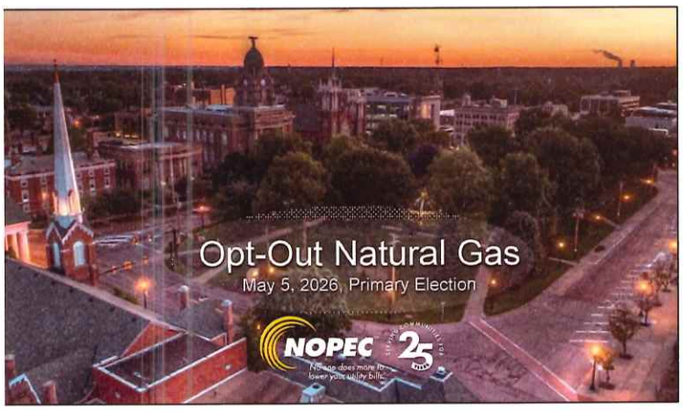
Architectural Drawings



Representative Interiors



Representative Interiors




## Agenda

- Why is this before Council?
- What is Opt-Out Gas?
- Why communities do it.
- What it does *not* do.
- Why May -vs- November?

## Why is this before Council?

- Tonight's discussion is **not** about selecting a supplier or setting rates
- It is about whether the City should:
  - Ask voters for permission
  - To consider an opt-out natural gas aggregation program
- Council retains full authority at every step

## What is Opt-Out Gas Aggregation?

- A state-authorized program that allows the City to:
  - Competitively bid natural gas supply on behalf of residents
  - Enroll customers automatically with full opt-out rights
- Residents:
  - Can opt out at any time
  - Can return to utility default service
- The City does not purchase gas, set prices, or assume risk

## Why do Communities Create Programs?

- Natural gas prices are:
  - Highly seasonal
  - Volatile during winter heating months
- Individual households have **no leverage** in the gas market
- Aggregation allows the City to:
  - Pool demand
  - Procure supply during lower-risk market windows
  - Prioritize price stability over short-term speculation

## What the Program *does not* do.

- Does not:
  - Cost the City money
  - Create a City utility
  - Add staff workload
  - Lock residents into long-term contracts
- The City is not financially responsible for the program
- Administration, customer service, and opt-outs are handled externally

## Why Timing Matters (May -vs- November Election

- Does not:
  - Cost the City money
  - Create a City utility
  - Add staff workload
  - Lock residents into long-term contracts
- The City is not financially responsible for the program
- Administration, customer service, and opt-outs are handled externally

