**REGULAR COUNCIL MEETING**
**TUESDAY, FEBRUARY 17, 2026 – 7:00 PM**
**PUBLIC HEARING – 7:15 PM**

**CALL TO ORDER**

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

**ROLL CALL FOR ATTENDANCE**

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

Mrs. Shoop moved to excuse Mr. Augustine from tonight's meeting, seconded by Mrs. DiNallo. 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, Law Director Jim Lyons, Economic Development Director Susan Crotty, Police Chief Dan Waterman, Director of Planning Sarah Sitterle, Finance Director Bill Parkinson, Human Resources Director Kris Young, 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 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 Mario Rodriguez.

**PLEDGE OF ALLEGIANCE** was recited.

**MINUTES:** Regular Meeting 01.20.26

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on February 2, 2026.

Mrs. Shoop moved to approve the minutes from the Regular Meeting on February 2, 2026, seconded by Mr. Abney. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

**SPECIAL PRESENTATION:** Life-Saving Awards

Fire Chief Hummel presented Life-Saving Medals to Firefighters Ryan Jeric and Kyle Friebertshauser for their actions during a structure fire at 991 Robinhood Lane on September 27, 2025. The firefighters, along with Lieutenant Chris Young (who could not attend), responded to assist Painesville Township Fire Department where they entered a burning structure without protection of their own hose line and helped locate and remove an adult female victim. The victim survived after a long hospital stay and has recovered from her injuries. Council President Fodor expressed the Council's pride in the fire department, noting the sacrifices made by firefighters and their families, and commended their commitment to the community through mutual aid and their inspiring example for both young and old.

**COMMITTEE REPORT:** Fairport Senior Board

Mrs. Shoop gave a report for this meeting which was held on February 13, 2026. She reported the following items: The treasurer provided January and December reports, along with a summary from the village, noting that Lake Tran fees had increased by 30% due to increased trip offerings. The director was not present at the meeting, resulting in four agenda items being tabled until the next meeting. There will another report next month.

**PUBLIC COMMENTS**

Ray Sternot, President of the Heisley Park HOA, addressed Council to follow up on his recent comments about the City replacing mailbox posts in Heisley Park with cheap unpainted wooden posts rather than the vinyl covered 4x4 posts that have been knocked down by city snowplows. He was wondering where the City is relative to the discussion that he had with Mr. Lewis about a month ago where they discussed the City storing some white vinyl covered posts to be used in Heisley Park. He indicated that like-for-like replacements should be provided given that this is a requirement of the Heisley Park design guidelines. He stated that these design guidelines were reviewed and approved by the Planning Commission and the City when the development was established. The discussion also suggested that residents of Heisley Park could be charged the current price difference of about $30 between the cheap unpainted wood ones and

the while vinyl ones. He was also wondering if Council and the Administration gave any additional thoughts about standardizing the use of white vinyl ones throughout the City to improve the aesthetics of all neighborhoods as he suggested at the last meeting? That, in his opinion, might also lower the average $30 cost difference. It was asked to research the minutes on conversations regarding this matter, and Mr. Lewis will be in contact with him.

***PUBLIC HEARING***

Mr. Fodor asked for a motion to move out of the Regular Meeting for the Public Hearing.

Mr. Hach moved to move out of the Regular Meeting for the Public Hearing, seconded by Mrs. Shoop. All Council members were in favor by answering "Aye". Motion carried at 7:15 PM.

Mr. Fodor asked for a motion to move into the Public Hearing for Item #1.

Mr. Hach moved to move into the Public Hearing for Item #1, seconded by Mrs. Shoop. All Council members were in favor by answering "Aye". Motion carried at 7:16 PM.

Director of Planning Sarah Sitterle presented information regarding the rezoning request for a 5-acre parcel from B-2 to B-1 to accommodate an age-restricted assisted living facility. She explained since the introduction of the agenda item, there had been a lot consolidation resulting in two parcels rather than an assortment. Out of these two parcels, a 5-acre portion will be subdivided for the assisted living facility. She showed the Council aerial views, plat drawings, and the footprint of the proposed facility with its parking lot and access point to Shamrock Boulevard. The Conditional Use Permit request is pending and under review with the Planning Commission. Ms. Sitterle also mentioned that amendments were needed to correct the listed PPN numbers and to fix a typographical error in the ordinance, and adding an Exhibit A.

PUBLIC COMMENTS **FOR**: Darrin Jolas

Darrin Jolas, Managing Director at Vermillion Development (operating as Silver Birch), presented information about the proposed assisted living facility. He explained that Vermillion is a Chicago-based real estate development company with expertise in housing, public-private partnerships, and assisted living facilities. The proposed project would allow seniors to age in place while maintaining connections to their doctors, churches, family and friends. The company would invest $36 to 37 million in the project, create approximately 225 construction jobs over 13 months, and ultimately provide 45 full-time jobs with an annual payroll of $2.5 million. Mr. Jolas described the assisted living facility as a midpoint between independent living and skilled nursing, with residents maintaining autonomy while receiving meals, housekeeping, laundry services, medical support, and activities for seniors. He explained the design concept of the building and its location.

PUBLIC COMMENTS **AGAINST**: None

Mr. Fodor asked for a motion to close the Public Hearing.

Mrs. Shoop moved to close the Public Hearing, seconded by Mr. Rodriguez. All Council members were in favor by answering "Aye". Motion carried at 7:26 PM.

Mrs. Shoop made a motion to go back into regular session, seconded by Mrs. DiNallo. All Council members were in favor by answering "Aye". Motion carried at 7:26 PM.

***REGULAR MEETING***

**PUBLIC COMMENTS continued**

Joseph Haug, of Laurel Court, addressed Council regarding road conditions on his street. He explained that the industrial traffic has caused road deterioration that is now causing sewer issues at his residence. The sewage company suggested the problem might be related to the sewer main line that runs through the middle of the street. Mr. Haug noted that he had contacted someone at the City about a month ago but had not heard back. City Manager Doug Lewis offered to investigate the issue and contact Mr. Haug to resolve the problem.

**LEGISLATION:**

**ITEM #1 ORDINANCE**

Mrs. Shoop made a motion to update the Permanent Parcel Numbers to 35-A-001-0-00-019-0, and 15-C-036-H-00-036-0 in the title and in Section I of the legislation, and in Section I of the legislation, correct a typographical error from R-1 Single-Family Residential to B-2, General Business District, to B-2 General Business to B-1, Business/Residential District and attaching an Exhibit A, seconded by Mrs. DiNallo.

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

***3rd 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-001-0-00-019-0, and 15-C-036-H-00-036-0 located at Shamrock Boulevard, from B-2, General Business District, to B-1, Business/Residential District. *(1st Reading 01.20.26, 2nd Reading 02.02.26)***

Mrs. DiNallo asked whether the facility would accept Medicare and the response to residents for emergency care. Mr. Jolas confirmed that they would accept all forms of reimbursement including Medicare and Medicaid. He stated Ohio has passed a federal waiver which allows the payment for services under Medicaid in a home and community based setting to be covered through Medicaid if that resident qualifies. He explained that 24-hour healthcare professionals would be on site to triage and respond to resident needs, potentially reducing strain on local emergency services. They will have the infrastructure to allow an ambulance to pull up in the central drive and elevators will have gurney accessibility.

Mrs. Shoop moved to adopt the amended legislation, seconded by Mr. Hach.
On roll call, Mr. Abney, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, and Mr. Fodor answered "Yes". Motion carried 6-0.

**ORDINANCE 03-26 is ADOPTED.**

**ITEM #2 ORDINANCE**

***1st 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.**

Director of Planning Sarah Sitterle spoke on this piece of legislation. She stated this ordinance would update the fee schedule for the Unified Development Code, which was last done in 2020. The updates include separately tracking private flat work (concrete work like driveways, driveway expansions, patios) which would have a $45 fee, similar to accessory buildings. The ordinance also updates preliminary plat fees based on lot numbers, following a structure similar to Lake County Community Development's schedule. This can go three readings since it does not require a public hearing.

This will go to second reading.

**ITEM #3 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 explained that the amended appropriations had two parts. First, the fire department received a $21,052.00 reimbursement from a natural gas company related to an incident where excessive amount of chemical caused widespread gas odor concerns. The fire department wants to use these funds to purchase new gas meters. Second, the ordinance addresses $370,815.00 in change orders needed for the amphitheater project, including waterline size adjustments, soil needs, lighted handrails, larger conduit, lighted fencing, and a larger contingency fund. The changes would be funded from the Capital Fund $225,745.00, Water Construction Fund $3,680.00, and Electric Fund $141,390.00. The Finance Director noted that while the ordinance could go through three readings, it would be preferable to suspend the rules because the lighted rails for the amphitheater would take 18 weeks to construct, putting them close to the project deadline. Mrs. DiNallo asked for clarification on the gas meters, confirming they were for the fire department's use in detecting gas leaks, not residential meters.

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

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

**ORDINANCE 04-26 is ADOPTED.**

**ITEM #4 RESOLUTION**

***3rd 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.** ***(1st Reading 01.20.26, 2nd Reading 02.02.26)***

Mrs. Shoop made a motion to accept all the changes in the proposed amended legislation, seconded by Mr. Abney.

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

Assistant City Manager Tony presented information about the opt-out natural gas aggregation program. He explained that the resolution would place the ballot issue on the November general election. The Administration recommended going with NOPEC if the ballot issue passed due to their experience with opt-out programs and expertise.

Ray Sternot, President of the Heisley Park HOA, attended tonight's meeting to follow up on his recent comments about the proposed opt-out gas aggregation program resolution. He is in favor of passing this legislation as it offers all Painesville residential customers to participate in the proposed aggregation plan with the possibility of lowering their gas costs as originally proposed in the January 15, 2025, memorandum to Mr. Lewis and contained in the 1-20-26 CM Reports where Mr. Zampedro stated, "If approved, it would result in all city residential and small business gas accounts being aggregated into the NOPEC pool of communities, currently at 240 Northeast Ohio communities. The idea behind aggregation is the bigger the bulk purchase the greater the rate savings." While this legislation might benefit residents such as Mr. Lewis and Ms. Shoop, who currently have an Ohio Energy Choice capability, it will not benefit ALL residents as advertised. The reason is Heisley Park, Encore Estates and many other Lake County residents today that are served by Hope Gas of Indiana cannot participate in Ohio Energy Choice. Given that the City should strive to treat citizens equally without fear or favor to some, he was requesting that the City Council and Administration officially take action and request that our legislators, Senator Cirino and Representative Callender, create legislation that requires all independent companies like Hope Gas of Indiana to participate in the Ohio Energy Choice program. As the Heisley Park HOA Board President, he had made that request to our legislators. He believes all Heisley Park and Encore Estates residents would appreciate their official support in officially supporting that request. Administration was asked to investigate and inquire information on this matter on relegation or legal mandates specific to those particular communities.

Considerable discussion ensued among Council Members about the program details regarding education/information for residents, broker aggregators/providers, and voting process. Several Council Members expressed concerns about residents not fully understanding what they would be voting on.

Mrs. DiNallo made a motion to table this resolution to allow for better education on the matter, seconded by Mrs. Shoop.

On roll call, Mr. Rodriguez, Mrs. Shoop, and Mrs. DiNallo, answered "Yes". Mr. Hach, Mr. Abney, and Mr. Fodor, answered "No". Motioned failed 3-3.

Mr. Hach moved to adopt the amended resolution, seconded by Mr. Abney.

On roll call, Mr. Hach and Mr. Abney answered "Yes". Mr. Rodriguez, Mrs. Shoop, Mrs. DiNallo, and Mr. Fodor, answered "No". Motioned failed 2-4.

**ITEM #5 RESOLUTION**

***1st Reading* – A Resolution approving the creation of the PACE Equity Assessment Agency Fund for the 2026 Operating Budget, and declaring an emergency.**

Finance Director Bill Parkinson spoke on this piece of legislation. He explained that this resolution would create a new fund, Fund #951 PACE Equity Assessment Fund, for PACE Equity related to the former Chase Bank building, which is now the Tower for Lake Erie College. The Commercial Property Assessed Clean Energy (C-PACE) financing mechanism allows funding of energy-efficient projects through a self-imposed property tax assessment. This assessment is paid to the County Auditor, who remits it to the City, which then remits it to PACE Equity for debt repayment. The Auditor recommended creating a separate agency fund rather than recording these transactions in the general fund.

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

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

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

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

**RESOLUTION 08-26 is ADOPTED.**

**ITEM #6 RESOLUTION**

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

Finance Director Bill Parkinson spoke on this piece of legislation. He explained that under Ohio Revised Code 5705.41(D), a Fiscal Officer's Certificate must accompany any expenditure made by the City and an obligation. The Fiscal Officer can attach a fix, a Fiscal Officer Certificate to that obligation after the fact up to $3,000.00, and if an obligation occurs in a prior fiscal year, the obligation must be paid in the current fiscal year, regardless of the dollar amount, it must go to legislative body for approval. The invoices in the resolution were made without a purchase order, including the Maple Health Fair ($5,176.00), two Aaron Renee photography invoices ($375.00 and $125.00), a city employee examination ($48.41) were obligated in 2025 and need to be paid in 2026, and two Fund Our Economic Future invoices ($15,376.00 and $7,481.12) which exceeded the $3,000.00 threshold and are related to the solar grant and are reimbursable. The Finance Director recommended a blanket purchase order for future Fund Our Economic Future expenditures to avoid this situation in the future.

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

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

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

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

**RESOLUTION 09-26 is ADOPTED.**

**ITEM #7 RESOLUTION**

***1st Reading* – A Resolution authorizing and directing the City Manager to apply for and accept funding from the Ohio Department of Transportation Safe Routes to Schools Grant, for the purpose of supporting a Safety Town Program, and declaring an emergency.**

Fire Chief Tom Hummel spoke on this piece of legislation. He presented information about applying for the Safe Routes to Schools Grant to support the City's Safety Town program. The grant has a ceiling of $150,000.00 per award with no required match. Now in its third year, Safety Town educates kindergartners about safety with participation from the Lions Club, Maple Elementary Boosters, Painesville City Schools, Police and Fire Departments, the Railroad, the Health District, and the YMCA. The program currently accommodates 30 students annually with a waiting list. The grant could help defray costs and potentially fund a permanent Safety Town site.

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

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

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

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

**RESOLUTION 10-26 is ADOPTED.**

**ITEM #8 RESOLUTION**

***1st Reading* – A Resolution authorizing and directing the City Manager to advertise and to enter into a contract, including any and all ensuing change orders, with the lowest and best bidder for police patrol car upfitting and outfitting, and declaring an emergency.**

Police Chief Dan Waterman spoke on this piece of legislation. He explained that the department is replacing four cars and purchasing three, resulting in a net reduction of one vehicle. The vehicles being replaced include two 2018 models, one 2017 model, and one 2020 model that was totaled in an accident in July 2025. The vehicles are priced at approximately $83,500.00 each with equipment, and this expenditure was included in the budget.

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

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

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

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

**RESOLUTION 11-26 is ADOPTED.**

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

President Mr. Fodor presented a draft letter to the Painesville Senior Leadership Team, a nonprofit organization that has represented Painesville Seniors, but is currently not providing seniors with any services. The letter ask for the Painesville Area Senior Organization to clarify it current goals and objectives and to complete the following actions: Change the name of the Painesville Area Senior Organization; submit a press release to clarify their new commitment to Painesville area seniors; attend a council meeting to explain their new commitment to Painesville area seniors; and give a presentation at the Fairport Senior Center on their new commitment to Painesville area seniors. The letter questioned the usage of its funds as intended for Painesville area seniors. Law Director Mr. Lyons recommended removing language about "considering legal actions" from the letter but keeping the reference to a potential referral to the Ohio Attorney General's Office, which oversees nonprofit corporations. Mrs. DiNallo expressed concern that sending the letter might increase tensions rather than resolve issues, noting the organization's desire for autonomy and its contentious relationship with the Fairport Senior Center. Mr. Fodor agreed to revise the letter and share it with Council Members for further review before taking any formal action.

**NEW BUSINESS:** None

**DEPARTMENTAL PRESENTATIONS:** None

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

Law Director Jim Lyons addressed the unusual situation of having 3-3 votes on the Natural Gas Aggregation Resolution. He explained that under Robert's Rules of Order, a motion to reconsider could be made by someone on the prevailing side, but this did not occur.

City Manager Doug Lewis had no report at this time.

**CORRESPONDENCE:** Clerk of Council

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

**CLOSING COMMENTS:** Members of Council

Mr. Rodriguez thanked everyone for attending and watching tonight's meeting.

Mr. Abney had no comments at this time.

Mrs. Shoop congratulated the firefighters on their life-saving awards and thanked everyone for attending tonight's meeting.

Mr. Hach noted he would not be at the next council meeting.

Mrs. DiNallo also congratulated the firefighters on their life-saving awards and thanked everyone for attending tonight's meeting.

Mr. Fodor showed photos contrasting a snow-covered fire hydrant with a properly cleared one, emphasizing the importance of keeping hydrants accessible for emergency situations.

**ADJOURNMENT**

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

Mrs. Shoop moved to adjourn the Regular Meeting, seconded by Mr. Hach. 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
Clerk of Council

Jim Fodor
President of Council

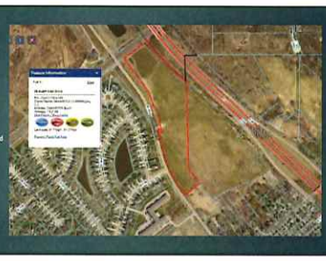
# City of Painesville City Council

FEBRUARY 17, 2026

REZONE NO. 101-25
Re-Zone for Age-Restricted Housing
Applicant/Owner: Richard Choi, Vermilion Ohio Acquisitions c/o Vermilion Development/Shamrock Commercial LLC
Location: PPN: 15-A-001-0-00-019-0, 15-C-036-H-00-036-0
District: B-2 General Business
Section: 1111.11 Rezoning and Amendment,

The applicant is requesting a 5-acre partial rezone of PPN: 15-A-001-0-00-019-0 and 15-C-036-H-00-036-0 from B-2 General Business to B-1 Business/Residential.

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

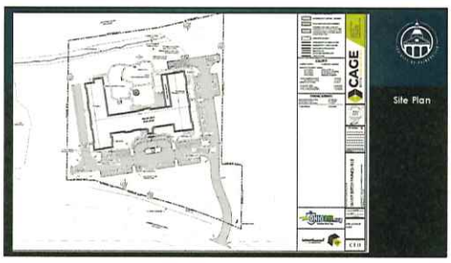


Location: Shamrock Boulevard
Owner: Shamrock Commercial LLC
Lot Area: Proposed for 5-acre parcel
Current Use: Undeveloped

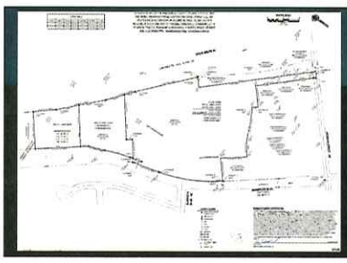


Location: Shamrock Boulevard
Owner: Shamrock Commercial LLC
Lot Area: Proposed for 5-acre parcel
Current Use: Undeveloped

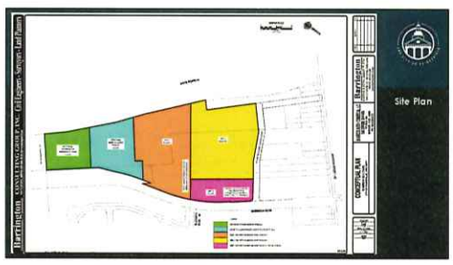





Site Plan



Lot Split Plat






Architectural Drawings






Representative Interiors



# Welcome to Silver Birch Living

How May We Inspire You Today?

SILVER BIRCH vermilion

## What We Do



## Benefits to the Community



"The true measure of any society can be found in how it treats it's most vulnerable members."
– Mahatma Ghandi

A. Seniors can Age in Place

B. Reduce Strain on the Healthcare System

C. Control Costs for Seniors and their Families

D. Economic Benefits for the entire Community

## Silver Birch Living by the Numbers



1,100+ Residents



550+ Employees



12 Communities
*and Growing!*



*7 Projects Under Construction*



$500M+ Invested



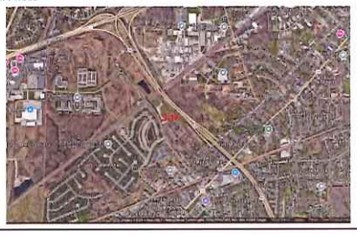
4 States







## Aerial Photo

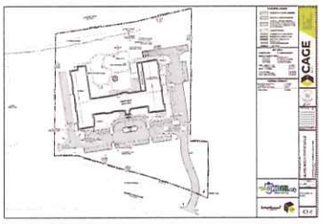


## Parcel Map

LOCATION MAP



## Site Plan




## Silver Birch of Painesville

