

*As circulated* January 6, 2025  
*Jan 24, 2025* Regular Council Meeting  
Elyria City Council

**1. CALL TO ORDER:**

The regular meeting of Elyria City Council was called to order on January 6, 2025 at 7:00 p.m. by President Stewart. President Stewart opened the meeting requesting a moment of reflective silence, as well as thoughts and prayers to the victims and their families involved in the tragedy that happened in New Orleans. The Pledge of Allegiance was led by Council member Siwierka. President Stewart requested all cell phones please be turned off or placed on silent mode.

**2. ROLL CALL: COUNCIL MEMBERS**

PRESENT: Callahan, Cerra, Armstrong, Oswald, Mitchell, Tollett, Siwierka, Davis, Schneider, Stewart

Excused Absent: Lipian

Moved by Callahan, seconded by Mitchell to excuse Council member Lipian's absence.

MOTION CARRIED

OTHERS PRESENT: Mayor Brubaker, SSD Pyanowski, Fin. Dir. Pileski, Law Director Deery, Police Chief Pelko, Fire Chief Pronesti, BO Farkas, Engineer Schneider, City Planner Schoenig

**3. PUBLIC HEARINGS:**

The Regular Meeting recessed at 7:02 p.m.

**Clerk Lotko read the call to public hearing:**

You are hereby notified that a public hearing will be held Monday January 6, 2025 at 7:00p.m. to consider the following:

AN ORDINANCE AMENDING SECTION 1131.02, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, KNOWN AS THE ZONING ORDINANCE, TO RE-ZONE CERTAIN REAL PROPERTY LOCATED AT BRUNSWICK DRIVE AND WEST RIDGE ROAD, ELYRIA, FROM B-N BUSINESS-NEIGHBORHOOD DISTRICT TO R-MD RESIDENTIAL-MEDIUM DENSITY DISTRICT, AND DECLARING AN EMERGENCY.

*President Stewart asked if there were any proponents?*

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*President Stewart asked if there were any proponents?*

*There were none*

*President Stewart asked if there were any opponents?*

*President Stewart asked if there were any opponents?*

*President Stewart asked if there were any opponents?*

*There were none*

MOTION CARRIED

*President Stewart declared this public hearing had been held.*

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**3. PUBLIC HEARINGS: Continued**

**Community  
Development**

T. Callahan  
D. Mitchell  
K. Oswald

**ORDINANCE NO. 2025-1**

AN ORDINANCE AMENDING SECTION 1131.02, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, KNOWN AS THE ZONING ORDINANCE, TO RE-ZONE CERTAIN REAL PROPERTY LOCATED AT BRUNSWICK DRIVE AND WEST RIDGE ROAD, ELYRIA, FROM B-N BUSINESS-NEIGHBORHOOD DISTRICT TO R-MD RESIDENTIAL-MEDIUM DENSITY DISTRICT, AND DECLARING AN EMERGENCY.

Mitchell moved, Callahan seconded that this ordinance be passed on its first reading under suspension of rules and declaring an emergency.

Council member Schneider stated he would abstain from voting on agenda items #1, #2 and #7 due to a business conflict.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 9	AYE: 9	AYE: 9
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

**Clerk Lotko read the call to public hearing:**

You are hereby notified that a public hearing will be held Monday January 6, 2025 at 7:00p.m. to consider the following:

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT PURSUANT TO CHAPTER 1135 OF THE CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, TO RIDGE WATER LTD. FOR A CLUSTER HOME DEVELOPMENT, AT REAL PROPERTY LOCATED AT BRUNSWICK DRIVE AND WEST RIDGE ROAD, ELYRIA OHIO.

*President Stewart asked if there were any proponents?*

*President Stewart asked if there were any proponents?*

*President Stewart asked if there were any proponents?*

*There were none*

*President Stewart asked if there were any opponents?*

*President Stewart asked if there were any opponents?*

*President Stewart asked if there were any opponents?*

*There were none*

MOTION CARRIED

*President Stewart declared this public hearing had been held.*

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**3. PUBLIC HEARINGS: Continued**

**Community Development**

**ORDINANCE NO. 2025-2**

T. Callahan  
D. Mitchell  
K. Oswald

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT PURSUANT TO CHAPTER 1135 OF THE CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, TO RIDGE WATER LTD. FOR A CLUSTER HOME DEVELOPMENT, AT REAL PROPERTY LOCATED AT BRUNSWICK DRIVE AND WEST RIDGE ROAD, ELYRIA OHIO.

Mitchell moved, Callahan seconded that this ordinance be passed on its first reading under suspension of rules.

SUSPENSION	PASSAGE
AYE: 9	AYE: 9
NAY: 0	NAY: 0
ABSENT: 1	ABSENT:1
MOTION CARRIED	MOTION CARRIED

**4. APPROVAL OF MINUTES:**

Tollett moved, Schneider seconded to approve council meeting minutes of December 2<sup>nd</sup> and December 16<sup>th</sup>, 2024.

**5. REMARKS AND REPORTS OF CITY OFFICIALS:**

**Mayor Brubaker:**

Mayor Brubaker welcomed Council members to the first meeting of the New Year. He expressed his excitement for 2025. Mayor Brubaker stated that his team would be meeting on Monday January 13<sup>th</sup> for a yearly planning session and he welcomed council members to submit any ideas, thoughts, or suggestions that he could implement into the meeting.

**Safety Service Director:**

SSD Pyanowski shared that the weekend of January 4<sup>th</sup> and 5<sup>th</sup> was the first major snow event. In total there was about five to six inches of snow that fell. City crews plowed for over thirty-six to forty-eight hours. City employees helped plow over multiple shifts. SSD Pyanowski expressed his appreciation to the employees and the street department for keeping things organized.

**Finance Director:**

Finance Director Pileski stated that with all of the cash basis entries posted for 2024, his report would be brief regarding the general fund. The beginning of 2024 started with \$14 million cash balance in the general fund, finished the year with \$15.3 million. Revenues exceeded expenditure by \$1.3 million in the general fund. However here was an additional 4.6 million of expenditures accounted for in the ARPA fund, American Rescue Plan Act fund, which normally would be accounted for in the general fund. Finance Director Pileski explained moving forward it will be accounted for in the general fund, beginning this year. He explained, when you factor that into the equation, expenditure would exceed revenues in the general fund by 3.5 million. With ARPA

Minutes Approved

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**5. REMARKS AND REPORTS OF CITY OFFICIALS: Continued**

money being gone, there is only enough to cover encumbrances and open purchase orders. The city of Elyria can expect to draw down on the Reserve this year in the general fund and does not include any pay increase.

Council member Siwierka inquired if the million day pay to ABC development was factored into the numbers provided? Finance Director Pileski responded, yes.

Council member Tollett inquired about income taxes over the year? Finance Director Pileski 2024 was flat for income taxes and that the year overall was leveled.

**Law Director Deery:**

Law Director Deery wished everyone a Happy New Year and thanked members of council for their patience over the holiday as numerous emails were exchanged regarding the former Holiday Inn. New Year's Day the former owner signed the judgement entry. The city of Elyria is pleased with the specifics of the agreement. Law Director Deery announced new Attorney Katie Kefir who came onboard.

Council member Oswald inquired if the hotel will be able to complete the requirements within the number of days permitted? Law Director Deery explained, the owners have a court order that is legally binding to complete the project with the allotted time.

Council member Siwierka inquired about an update on the lawsuit filed by Mr. Oliver. Law Director Deery stated the city response is due the week of the 13<sup>th</sup>.

**EPD:** No report

**EFD:** No report

**Eng. Schneider:** No report

**BO Farkas:** No report

**City Planner Schoenig:** No report

**6. PRESIDENT'S REFERRAL'S:**

1. The matter of a Liquor License transfer from JEFFOCO Inc., 645 Cleveland St., Elyria to V&P ENTERPRISES LLC., 645 Cleveland St., Elyria.

**REFERRED BY:** DIVISION OF LIQUOR CONTROL

**REFERRED TO:** COMMUNITY DEVELOPMENT

2. The matter of a Liquor License permit at Red Lobster Hospitality LLC, DBA RED LOBSTER #632, 6935 Midway Blvd., Elyria.

**6. PRESIDENT'S REFERRAL'S:**

**REFERRED BY:** DIVISION OF LIQUOR CONTROL

**REFERRED TO:** COMMUNITY DEVELOPMENT

Minutes Approved

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**6. PRESIDENT'S REFERRAL'S: Continued**

3. The matter of a conditional use permit for 525 Mussey Ave., Elyria.

**REFERRED BY: 525 MUSSEY AVENUE, LLC**

**REFERRED TO: PLANNING COMMISSION/ COMMUNITY DEVELOPMENT**

4. The matter of a re-zoning permit from H-I to S-I for 525 Mussey Ave., Elyria.

**REFERRED BY: 525 MUSSEY AVENUE, LLC**

**REFERRED TO: PLANNING COMMISSION/ COMMUNITY DEVELOPMENT**

5. The matter of authorization from city council for the Mayor and Safety Service Director to sign the successor bargaining agreement between the City and IAFF Local 474.

**REFERRED BY: SSD PYANOWSKI**

**REFERRED TO: FINANCE**

6. The matter of authorizing the Mayor to enter into a consulting contract with Fitch & Associates for EMS.

**REFERRED BY: MAYOR BRUBAKER**

**REFERRED TO: FINANCE**

7. The matter of authorizing the Mayor to enter into a contract with Republic Services for trash and landfill services.

**REFERRED BY: SSD PYANOWSKI**

**REFERRED TO: FINANCE**

8. The matter of authorizing the Mayor to enter into a (3) three -year contract with Retail Strategies for consulting work.

**REFERRED BY: MAYOR BRUBAKER**

**REFERRED TO: FINANCE**

9. The matter of authorizing the Mayor to enter into a Professional Services contract with Strollo Architects.

**REFERRED BY: MAYOR BRUBAKER**

**REFERRED TO: FINANCE**

10. The matter of authorizing the Mayor to enter into change order No. 1 for the 2024 OPWC-Midway Blvd. Resurfacing Project.

**REFERRED BY: ENG. SCHNEIDER**

**REFERRED TO: FINANCE**

11. The matter of approval for the mayor to apply for and accept if awarded the 2025 Community and Litter Grant through the Ohio E.P.A.

**REFERRED BY: ASSD STROHSACK**

**REFERRED TO: FINANCE/ UTILITIES**

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**6. PRESIDENT’S REFERRAL’S:**

*Items 12 received and placed on file in the clerk’s office:*

12. Approved Claim for damage: T. Kerecz

**7. PETITIONS- LOBBY:**

**Nanci Arnold, 451 Bayberry Dr.** - December 17<sup>th</sup> Letter Regarding: Water and sewer increases and garbage

**8. PETITIONS–COUNCIL MEMBERS: None**

**9. REPORTS OF STANDING AND SPECIAL COMMITTEES: None**

**10. RESOLUTIONS FIRST READING:**

**Finance**

P. Tollett  
M. Siwierka  
B. Davis  
C. Schneider  
J. Cerra

**RESOLUTION NO. 2025-1**

A RESOLUTION APPROVING A LIST SUBMITTED BY THE SAFETY SERVICE DIRECTOR FOR THE COLLECTION OF LOT MOWING CHARGES AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY SAID LIST TO THE LORAIN COUNTY AUDITOR.

Tollett moved, Schneider seconded to pass this resolution on its first reading under suspension of the rule.

SUSPENSION		PASSAGE	
AYE: 10		AYE: 10	
NAY: 0		NAY: 0	
ABSENT: 1		ABSENT:1	
MOTION CARRIED		MOTION CARRIED	

Council member Siwierka suggested to the administration to reconsider the \$300 lot mowing charge to residents, to ensure the city of Elyria costs are being covered.

**Finance**

P. Tollett  
M. Siwierka  
B. Davis  
C. Schneider  
J. Cerra

**RESOLUTION NO. 2025-2**

A RESOLUTION SUBMITTING TO THE ELECTORS OF THE CITY OF ELYRIA AT THE PRIMARY ELECTION ON MAY 6, 2025, THE QUESTION OF RENEWAL OF THE ADDITIONAL FIVE (5) YEAR TEMPORARY ANNUAL MUNICIPAL INCOME TAX OF ONE-HALF OF ONE PERCENT (½ OF 1%) TO PROVIDE ADDITIONAL FUNDS EFFECTIVE JULY 1, 2026, AND DECLARING AN EMERGENCY.

Tollett moved, Davis seconded to pass this resolution on its first reading under suspension of the rule, and declaring an emergency.

SUSPENSION		PASSAGE		EMERGENCY
AYE: 10		AYE: 10		AYE: 10
NAY: 0		NAY: 0		NAY: 0

Minutes Approved

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**10. RESOLUTIONS FIRST READING:**

ABSENT: 1                      ABSENT: 1                      ABSENT: 1  
MOTION CARRIED              MOTION CARRIED              MOTION CARRIED

**Finance**  
P. Tollett  
M. Siwierka  
B. Davis  
C. Schneider  
J. Cerra

**RESOLUTION NO. 2025-3**

A RESOLUTION OF INTENT FOR THE USE AND APPLICATION OF THE REVENUES GENERATED FROM THE RENEWAL OF AN ADDITIONAL FIVE (5) YEAR TEMPORARY ANNUAL MUNICIPAL INCOME TAX OF ONE-HALF OF ONE PERCENT (½ OF 1%), AS APPROVED BY RESOLUTION NO. R2025-   2  .

Tollett moved, Davis seconded to pass this resolution on its first reading under suspension of the rule.

SUSPENSION                      PASSAGE  
AYE:            10                      AYE:            10  
NAY:            0                      NAY:            0  
ABSENT:       1                      ABSENT:       1  
MOTION CARRIED              MOTION CARRIED

**11. RESOLUTIONS--SECOND READING:** None

**12. RESOLUTIONS--THIRD READING:** None

**13. ORDINANCES--FIRST READINGS:**

**Finance**  
P. Tollett  
M. Siwierka  
B. Davis  
C. Schneider  
J. Cerra

**ORDINANCE NO. 2025-3**

AN ORDINANCE AMENDING SECTIONS 192.01 AND 192.03 CHAPTER 192, EARNED INCOME TAX, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, AND REPEALING EXISTING SECTIONS 192.01 AND 192.03, RATIFYING ALL OTHER EXISTING SECTIONS OF THE CHAPTER 192, PROVIDING FOR THE EFFECTIVE DATE THEREOF, AND PROVIDING THAT THIS ORDINANCE SHALL BE IN EFFECT ONLY IF APPROVED BY THE ELECTORS AT THE PRIMARY ELECTION ON MAY 6, 2025 AND DECLARING AN EMERGENCY.

Tollett moved, Davis seconded to pass this ordinance on its first reading under suspension of rules, and declaring an emergency.

SUSPENSION                      PASSAGE                      EMERGENCY  
AYE:            10                      AYE:            10                      AYE:            10  
NAY:            0                      NAY:            0                      NAY:            0  
ABSENT:       1                      ABSENT:       1                      ABSENT:       1  
MOTION CARRIED              MOTION CARRIED              MOTION CARRIED

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**13. ORDINANCES--FIRST READINGS:** Continued

**Sponsored by**  
**Community**  
**Development**  
D. Mitchell  
K. Oswald  
T. Callahan

**ORDINANCE NO. 2025-4**  
AN ORDINANCE ACCEPTING THE DEDICATION OF CERTAIN  
LANDS, EASEMENTS AND RIGHTS-OF-WAY FOR THE  
INSTALLATION OF STREETS AND UTILITIES AS PROVIDED  
FOR IN THE FINAL PLAT OF WINDSOR PLACE SUBDIVISION.

Mitchell moved, Cerra seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION	PASSAGE
AYE: 10	AYE: 10
NAY: 0	NAY: 0
ABSENT: 1	ABSENT:1
MOTION CARRIED	MOTION CARRIED

*Regular Meeting Recessed for Ex. Session at 7:36 p.m.*

*Roll Call Vote:*

*AYE: Callahan, Cerra, Armstrong, Oswald, Mitchell, Tollett, Siwierka, Davis, Schneider, Stewart*

*Regular Meeting Resumed at 8:16 p.m.*

**13. ORDINANCES--FIRST READINGS:** Continued

**ORDINANCE NO. 2025-5**  
AN ORDINANCE RATIFYING, AND AUTHORIZING THE  
MAYOR TO SIGN, AN AGREEMENT BETWEEN THE CITY OF  
ELYRIA AND ELYRIA FIRE FIGHTERS, IAFF LOCAL 474, AND  
DECLARING AN EMERGENCY.

Tollett moved, Schneider seconded to pass this ordinance on its first reading under suspension of rules, and declaring an emergency.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED



Minutes Approved

January 6, 2025  
Regular Council Meeting  
Elyria City Council

**13. ORDINANCES--FIRST READINGS:** Continued

**ORDINANCE NO. 2025-6**

AN ORDINANCE AMENDING ORDINANCE 2021-73, KNOWN AS THE SALARY ORDINANCE, TO ADDRESS THE WAGES OF THE ELYRIA FIRE FIGHTERS, IAFF LOCAL 474, AND DECLARING AN EMERGENCY.

Tollett moved, Schneider seconded to pass this ordinance on its first reading under suspension of rules.

SUSPENSION	PASSAGE	EMERGENCY
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

**14. ORDINANCES--SECOND READINGS:** None

**15. ORDINANCES--THIRD READING:** None

**16. COMMITTEE CALLS:**

**COMMUNITY DEVELOPMENT**

Monday 1/13/2025 Beginning at 6:00 PM

JOINT FINANCE/ UTILITIES All Referred Items Council Chambers w/Law Director, SSD, Engineer, Bldg. Insp.

**FINANCE**

Mon. 1/13/2025 Immediately following Community Development All Referred Items Council Chambers w/Mayor, Finance Director, Law Director, SSD, Engineer

**UTILITIES/JOINT FINANCE**

Mon. 1/13/2025 All Referred Items Council Chambers w/Law Director, SSD, Engineer, Bldg. Insp.

**COUNCIL/STRATEGIC PLANNING**

Tues. 1/21/2025 Immediately following Council Meeting All Referred Items Council Chambers W/ Mayor, Safety Service Director, Finance Director, Law Director, Engineer

**17. MISCELLANEOUS AND UNFINISHED BUSINESS:**

Adoption of 2025 Council/ Committee meetings

Siwierka moved, Schneider seconded to accept the calendars as circulated.

MOTION CARRIED

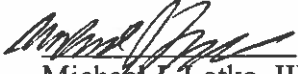
Minutes Approved

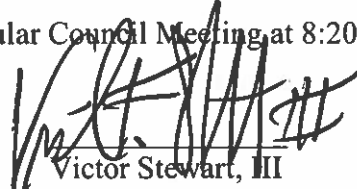
As circulated January 6, 2025  
Jan 21, 2025 Regular Council Meeting  
Elyria City Council

**18. ADJOURNMENT:**

Siwierka moved, Schneider seconded to adjourn the Regular Council Meeting at 8:20 p.m.

MOTION CARRIED

  
Michael J. Lotko, III  
Clerk of Council

  
Victor Stewart, III  
President of Council

YouTube Link: <https://www.youtube.com/watch?v=7sFIdZ5-mak>

/rlp