

Minutes Approved

*Circulated*  
*August 4, 2025*

July 7, 2025  
Regular Council Meeting  
Elyria City Council

**1. CALL TO ORDER:**

The regular meeting of Elyria City Council was called to order on Monday July 7, 2025 at 7:02 p.m. by President Stewart. President Stewart opened the meeting requesting a moment of reflective silence. 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

ABSENT: Lipian – Clerk Lotko stated he had a letter asking to be excused through the latter part of the year. President Stewart stated approval of Council member Lipian's absence would be addressed for the current meeting.

Cerra moved, Armstrong seconded to approve the absence of Council member Lipian.

MOTION CARRIED

OTHERS PRESENT: Mayor Brubaker, SSD Pyanowski, Fin. Dir. Pileski, Law Director Deery, Police Chief Welsh, asst. Fire Chief Gall, Building Official Farkas, Superintendent Stewart, Engineer Schneider

**3. PUBLIC HEARINGS:**

The meeting recessed for a Public Hearing at 7:04 P.M. Clerk Lotko read the call to Public Hearing:

You are hereby notified that a Public Hearing will be held Monday July 7<sup>th</sup>, 2025 at 7:00 P.M., to consider the following:

Notice is hereby given that copies of the proposed TAX BUDGET (estimated unencumbered balances, estimated revenues and estimated expenditures) of the City of Elyria, County of Lorain, State of Ohio, for the calendar (fiscal) year of 2026, will be on file beginning Wednesday, June 25<sup>th</sup>, 2025 in the offices of the City Finance Director and the Clerk of Council, and will be available for public inspection by contacting the Finance or the Council Offices, pursuant to the requirement of law. The proposed Tax Budget indicates the estimated revenues, estimated unencumbered balances and estimated expenditures for the year 2026.

President Stewart asked if there any proponents?

Finance Director Pileski explained as previously discussed the week prior at the Strategic Planning Meeting, this is the 2026 Tax Budget. Every year the city of Elyria is required to prepare and submit this document to the Lorain County Budget Commission. The document then becomes the beginning certificate of estimated resources for the upcoming year.

President Stewart asked if there any other proponents?

There were none.

President Stewart asked if there any other proponents?

There were none.

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**3. PUBLIC HEARINGS: Continued**

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.

President Stewart declared this public hearing had been held  
The Regular council meeting resumed at 7:26 p.m.

**Sponsored by**  
**Strategic Planning**

V. Stewart, III  
C. Schneider  
B. Davis  
M. Siwierka  
P. Tollett  
A. Lipian  
D. Mitchell  
K. Oswald  
B. Armstrong  
J. Cerra  
T. Callahan

**ORDINANCE NO. 2025- 101**

AN ORDINANCE ADOPTING THE TAX BUDGET OF THE CITY  
OF ELYRIA, OHIO, FOR THE FISCAL YEAR BEGINNING  
JANUARY 1, 2026, 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

**4. APPROVAL OF MINUTES:**

Schneider moved, Mitchell seconded to approve the minutes of the May 19<sup>th</sup>, 2025 and June 2<sup>nd</sup>,  
2025 council meetings.  
MOTION CARRIED

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

**Mayor:**

Mayor Brubaker introduced guest from the Elyria Foundry, Summer Taylor, Senior Human  
Resource Manager, Nate Gowski, Director of Environmental Health and Safety and Mr. Brian  
Wright, President. This year The Elyria Foundry is celebrating their 120<sup>th</sup> Anniversary. The  
Elyria Foundry employs over two hundred employees and is one of the largest employers in the  
city of Elyria, in honor of their 120<sup>th</sup> Anniversary, Mayor Brubaker presented the Elyria Foundry  
with a proclamation.

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

Mr. Brian Wright thanked Mayor Brubaker for the proclamation, and spoke on behalf of the entire leadership team of the Elyria Foundry in stating how proud they are to be able to tell their customers that they manufacture product in Elyria, Ohio.

Mayor Brubaker introduced Steve McQuillin with another exciting project on West and Third Avenue. The item on the agenda that council members are scheduled to vote on later in the meeting is a transfer of property from the City of Elyria to the Community Investment Corp., which will be sold to Mr. McQuillin. Mr. McQuillin has set-up in council chambers a 3-D model of the plans for the rebuild the Reefy Mansion which existed in Elyria from 1902 to 1967.

Steve McQuillin – 150 East Main Street, Hayesville, OH, introduced himself and explained what his proposal is to the council members. He plans to build a new four-suite apartment building on the property in the form of the old Elyria library. Mr. McQuillin shared many of his projects and his history of success with renovations.

President Stewart thanked Mr. McQuillin for reinvesting back into the city of Elyria and sharing his vision and passion of what he will recreate.

Council member Tollett thanked Mr. McQuillin for his commitment to the community. He expressed this is an enormous project and exactly the idea needed.

Council member Siwierka shared that shared a lived experience of fighting for the preservation of the beautiful opera house and turning it into the city hall. She expressed that she felt Mr. McQuillin was being modest in not mentioning how instrumental he was in the Elyria High School rebuild as well as assisting the Lorain County commissioners in the renovations at the Justice Center. She expressed her appreciation for his dedication to this project and the city of Elyria.

Council member Schneider expressed his appreciated for the investment and interest in our community. He shared with his fellow council members that he was able to see the 3-D model at the CIC model and would encourage them to take a look at it.

Council member Davis expressed her appreciation and asked for confirmation regarding the number of apartments that would be available.

Mr. McQuillin confirmed four apartments would be built, with hopes that two would be on the first floor and two on the second to include the basement.

Mayor Brubaker asked Mr. McQuillin if he could share with council members his investment into the project. Mr. McQuillin will invest between 1.2 to 1.5 million dollars into the project.

**Safety Service Director: No Report**

Council member Armstrong inquired about follow up on the 200 block of 13<sup>th</sup> Street regarding sludge service repairs. SSD Pyanowski shared the contractor is looking at one to two months to completion. Remedial work has been requested in the meantime.

**Finance Director:**

Finance Director Pileski provided an update regarding the Chronicle Telegram article regarding special recovery. He shared that payment in full had been received from former Mayor Frank Whitfield for the funding for recovery. He shared the payment was left in the Elyria Public Utilities dropbox over the weekend. Finance Director Pileski has forwarded the information to the State Auditor's office.

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

**Law Director Deery: No Report**

**EPD: No Report**

**EFD: No report**

**BO:**

Building Official Farkas provided a six- month update to include the following:

The new hotel on Traveler' Lane is in the framing phase.

The senior Loft project on Bond Street has successfully installed all footings, foundations and are working on the underground plumbing.

The 901 Garden Street assimilation training buildings will be starting soon, all permits have been approved and issued.

The update regarding the 317 Fuller demolition, the ownership has decided to complete the demolition on their own and are working towards compliance.

408 Washington Ave., was slated for demolition, however new owners have purchased it.

The update on new homes for the first half of the year, is that we are up to about 147 new homes compared to last year we were between 160-170. Commercial is down by about 40.

The new Housing Inspector, Mr. Coats, is working out quite well and fitting in well with the team.

Council member Oswald inquired about the cost of the demolition for Cedar Street, as well as an update on the old Friendly's building. SSD Pyanowski, stated that the Cedar Street demolition is an agenda item and asked if questioned could be addressed when the item comes up on the agenda. B.O. Farkas was in agreement and planned to request the same. He shared he had been in contact with the ownership of Friendly's. Permits had been submitted and then no response, additional work was completed and additional permits were issued, however there has not been any contact There has been no contact to the building department or response.

Council member Siwierka stated she was going to inquire about Cedar Street as well, however she will wait. She inquired about 260 South Logan. B.O. Farkas explained the property is owned by Mr. Yost and the request is to split parcels. Law Director Deery explained the parcels are a part of a cleanup. They are located in front of the Marcos on South Abbe. and to the north of the plaza that has Number One Kitchen. She shared, it is right of way, however not traditionally.

Law Director Deery stated there is a clear depiction of the right of way reflected on the map. The City Planner, Mr. Schoenig, Mr. Yost and Mr. Farkas and the law office have all been involved with over the last several weeks.

**SUPT. WWPC:**

Superintendent Stewart provided a departmental update and an explanation to agenda item #15. The plant projects include the aeration basin upgrade which is a descent decree project that will increase the max capacity from 30 million gallons to 40 million gallons a day. The project is an improvement for the biological processes.

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

The septic program began as a pilot program three months ago and it's been very successful. The plant has taken in \$282 loads and generated \$62,000 in revenue in the past three months.

The Ohio EPA passed new legislation in December 2024 that changed the terminology of wastewater operator and wastewater treatment plants. The new terms are water reclamation facilities and water reclamation officers. Documents are slowly being adapted.

In accordance with the new EPA Rules, superintendent Stewart applied for his class 4 license the July 1<sup>st</sup>. He has been accepted and approved and has two years to complete. Superintendent received an exemption effective July 1<sup>st</sup> and is now the Operator of record at the plant and is no longer in need of a contract operator.

President Stewart congratulated Superintendent Stewart.

Council member Siwierka congratulated Superintendent Stewart. She inquired if there is a dedicated crew assigned to catch basin repairs. Superintendent Stewart responded a dedicated crew is assigned to catch basins, however often times they are pulled to other projects.

President Stewart asked if the catch basin repairs are completed with concrete or asphalt?

Superintendent Stewart explained underneath the asphalt is concrete. He explained the mixture is logistical and cost effective.

Agenda item #15 refers to the grit classifier that recently broke. The item separates the heavy organic when they come into the plant and dewater them. It is a very important part of the process and without it, all of the extra organics would get loaded into the tanks.

**Eng. Schneider:**

Engineer Schneider provided an update of the upcoming closing of Gulf Road on Monday July 14<sup>th</sup> from Vista Court to Hilliard for the new water main replacement. Gulf Road will be closed for the next three months. President Stewart asked what the re-route plan is. Engineer Schneider explained the intent is to move Gulf Road traffic to Burns, over to Abbe. Northbound would be Hilliard to Abbe.

Council member Tollett expressed residents have seen the message boards and are concerned about heavy equipment and safety on Burns Road. He requested additional police enforcement.

Engineer Schneider explained Gulf Road is not a heavy truck route, there should not be heavy vehicles along that route.

Council member Mitchell inquired about when residential street resurfacing might begin.

Engineer Schneider is hopeful that the process can start this week with bidding.

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

*\* Matter is completed or partially completed*

1. The matter of a request for a final plat for Phase 7 of Ridge Water Subdivision.

**REFERRED BY: RIDGE WATER LTD.**

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

2. The matter of a Vacation and Lot Split: Abbe Rd.

**REFERRED BY: SOUTH ABBE ROAD PLAZA LLC**

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

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

1. The matter of a request for a Conditional Use Permit for 836 Sandalwood Dr., Elyria.

**REFERRED BY:** Nita Stevens, Watch Me Grow Learning Center

**REFERRED TO:** Planning Commission and Community Development Committee

2. The matter of a Vacation and Lot Split: Abbe Rd.

**REFERRED BY:** South Abbe Road Plaza, LLC

**REFERRED TO:** Planning Commission and Community Development Committee

3. The matter of a request for a Community Reinvestment Area (CRA) Tax Exemption, as requested by Elyria Block Development, LLC, for the renovation project at 417 Broad Street.

**REFERRED BY:** Asst Director Calvert

**REFERRED TO:** Joint Community Development and Finance Committees

4. The matter of a request for the Transfer of Property located in the City's Urban Renewal Plan.

**REFERRED BY:** CD Dir Scott

**REFERRED TO:** Joint Community Development and Finance Committees

5. The matter of a Wilkes Villa Ohio Housing Finance Agency Project.

**REFERRED BY:** Wilkes Villa, The Finch Group, TFG Housing Resources

**REFERRED TO:** Joint Community Development and Finance Committees

6. The matter of a contract with B&B Wrecking for emergency demolition of 130 Cedar Street.

**REFERRED BY:** Safety Service Director Pyanowski

**REFERRED TO:** Council without Committee Report

7. The matter of submitting applications to the Office of Ohio Attorney General, a Victims of Crime Act Grant and State Victims Assistance Act Grant for the Victims Assistance Program.

**REFERRED BY:** Law Dir Deery

**REFERRED TO:** Finance Committee

8. The matter of disposal of equipment unfit for municipal use.

**REFERRED BY:** Fire Chief Pronesti

**REFERRED TO:** Finance Committee

9. The matter of submitting an application for a Fire Prevention and Safety (FP&S) Grant Program.

**REFERRED BY:** Fire Chief Pronesti

**REFERRED TO:** Finance Committee

10. The matter of submitting application(s) for the Ohio Public Works Commission Projects, Round 40, year 2026.

**REFERRED BY:** Engineer Schneider

**REFERRED TO:** Utilities Committee and Finance Committee

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

**11.** The matter of a Local Public Agency (LPA) agreement with ODOT for the LOR-Elyria TLCI Phase 6 project.

**REFERRED BY:** Engineer Schneider

**REFERRED TO:** Utilities Committee and Finance Committee

**12.** The matter of advertising and awarding a contract for the TLCI Phase 6 project.

**REFERRED BY:** Engineer Schneider

**REFERRED TO:** Utilities Committee and Finance Committee

**13.** The matter of advertising and awarding a contract for the WWPC Activated Sludge Aeration Tank Improvement Project, mandated by the Wet Weather Consent Decree.

**REFERRED BY:** Engineer Schneider

**REFERRED TO:** Utilities Committee and Finance Committee

**14.** The matter of advertising and awarding a contract for the WWPC Pole Barn Project.

**REFERRED BY:** Engineer Schneider

**REFERRED TO:** Utilities Committee and Finance Committee

**Items 15 - 19 received and placed on file in the clerk's office:**

**15.** Income Tax Collections Received in May 2025.

**16.** Income Tax Collections Received in June 2025.

**17.** The 2025 month-end cash and investment balances for all funds through the month of May 2025.

**18.** List of receipts collected by each division of the Clerk of Court's Office for May 2025.

**19.** The Certificate of Result of Election on Issue 5 from the Lorain County Board of Elections.

**7. PETITIONS- LOBBY:**

Shalon Rogers 384 Olivet Street.- Introduction to Charlies Wishes for Veterans

Jayson Bendik 126 Briar Lake Drive – City Ordinance 311.06 “Game in the Street”

Refer to committee: Utilities

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

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



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**10. RESOLUTIONS FIRST READING:**

**Sponsored by**

**Finance**

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

**RESOLUTION NO. 2025- 29**

A RESOLUTION APPROVING A LIST SUBMITTED BY THE SAFETY SERVICE DIRECTOR FOR THE COLLECTION OF DELINQUENT INACTIVE UTILITY ACCOUNTS AND DIRECTING THE CLERK OF COUNCIL TO CERTIFY SAID ACCOUNTS TO THE LORAIN COUNTY AUDITOR.

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

SUSPENSION

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

PASSAGE

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

**Sponsored by**

**Finance**

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

**RESOLUTION NO. 2025- 30**

A RESOLUTION FINDING THAT THE CITY HAS UNFIT FOR MUNICIPAL USE CERTAIN CITY PROPERTY.

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

SUSPENSION

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

PASSAGE

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

**Sponsored by**

**Finance**

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

**RESOLUTION NO. 2025- 31**

A RESOLUTION FINDING THAT THE CITY HAS UNFIT FOR MUNICIPAL USE CERTAIN CITY PROPERTY.

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

SUSPENSION

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

PASSAGE

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED



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

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

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

**Sponsored by**

**Finance**

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

**ORDINANCE NO. 2025-102**

AN ORDINANCE AUTHORIZING THE SAFETY SERVICE  
DIRECTOR OF THE CITY OF ELYRIA TO DISPOSE OF CITY  
PROPERTY THAT IS UNFIT FOR MUNICIPAL USE.

*Companion to above Resolution*

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

SUSPENSION

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

PASSAGE

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

**Sponsored by**

**Finance**

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

**ORDINANCE NO. 2025- 103**

AN ORDINANCE AUTHORIZING THE SAFETY SERVICE  
DIRECTOR OF THE CITY OF ELYRIA TO DISPOSE OF CITY  
PROPERTY THAT IS UNFIT FOR MUNICIPAL USE.

*Companion to above Resolution*

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

SUSPENSION

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

PASSAGE

AYE: 10

NAY: 0

ABSENT: 1

MOTION CARRIED

**Sponsored by**

**Community**

**Development**

D. Mitchell  
T. Callahan  
A. Lipian

**ORDINANCE NO. 2025- 104**

AN ORDINANCE ACCEPTING THE DEDICATION OF CERTAIN  
LANDS, EASEMENTS AND RIGHTS-OF-WAY FOR THE  
INSTALLATION OF STREETS AND UTILITIES AS PROVIDED  
IN THE FINAL PLAT OF RIDGE WATER SUBDIVISION  
PHASE7.

Schneider recused himself

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

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

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

**Sponsored by**

**Finance**

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

**ORDINANCE NO. 2025- 105**

AN ORDINANCE AMENDING ORDINANCE NO. 2025-37, KNOWN AS THE "2025 PERMANENT APPROPRIATIONS ORDINANCE," TO CHANGE FUNDS IN VARIOUS ACCOUNTS.

Tollett moved, Davis 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

**ORDINANCE NO. 2025- 106**

AN ORDINANCE AMENDING ORDINANCE NO. 2025-96, AN ORDINANCE AUTHORIZING UPDATED WAGES FOR CERTAIN NON-BARGAINING CHAPTER 165 POSITIONS, TO REPLACE THE EXISTING EXHIBIT 'A' WITH THE NEW EXHIBIT 'A', AND DECLARING AN EMERGENCY.

Tollett moved, seconded to pass this ordinance without the benefit of a committee report  
ROLL CALL VOTE

Tom Callahan recused himself

Cerra, Armstrong, Oswald, Mitchell, Tollett, Davis, Schneider, Stewart

SUSPENSION	PASSAGE	EMERGENCY
AYE: 8	AYE: 8	AYE: 8
NAY: 1 Siwierka	NAY: 1 Siwierka	NAY: 1 Siwierka
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	FAILED

**Sponsored by**

**Finance**

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

**ORDINANCE NO. 2025- 107**

AN ORDINANCE AUTHORIZING THE TRANSFER OF VACANT LAND (REAL PROPERTY) FROM THE CITY OF ELYRIA TO THE ELYRIA COMMUNITY IMPROVEMENT CORPORATION, AND DECLARING AN EMERGENCY.

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

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

<b>SUSPENSION</b>	<b>PASSAGE</b>	<b>EMERGENCY</b>
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
<b>MOTION CARRIED</b>	<b>MOTION CARRIED</b>	<b>MOTION CARRIED</b>

**Sponsored by**

**Finance**

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

**ORDINANCE NO. 2025- 108**

AN ORDINANCE AUTHORIZING THE CITY OF ELYRIA TO FACILITATE A FUNDING REQUEST FROM LORAIN COUNTY TRANSIT, FOR PURPOSES OF THE VIA TRANSPORTATION PROGRAM IN THE CITY OF ELYRIA, IN THE AMOUNT OF \$250,000.00, AND DECLARING AN EMERGENCY.

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

<b>SUSPENSION</b>	<b>PASSAGE</b>	<b>EMERGENCY</b>
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
<b>MOTION CARRIED</b>	<b>MOTION CARRIED</b>	<b>MOTION CARRIED</b>

**Sponsored by**

**Finance**

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

**ORDINANCE NO. 2025- 109**

AN ORDINANCE AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR), AND ACCEPT, IF OFFERED, THE 2025 URBAN FORESTRY GRANT FOR THE PARKS AND RECREATION DEPARTMENT, AND DECLARING AN EMERGENCY.

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

<b>SUSPENSION</b>	<b>PASSAGE</b>	<b>EMERGENCY</b>
AYE: 10	AYE: 10	AYE: 10
NAY: 0	NAY: 0	NAY: 0
ABSENT: 1	ABSENT: 1	ABSENT: 1
<b>MOTION CARRIED</b>	<b>MOTION CARRIED</b>	<b>MOTION CARRIED</b>

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

**Sponsored by**

**Finance**

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

**ORDINANCE NO. 2025- 110**

AN ORDINANCE AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO THE NORFOLK SOUTHERN CORPORATE GIVING THRIVING COMMUNITIES GRANT PROGRAM, AND ACCEPT, IF OFFERED, THE THRIVING COMMUNITIES GRANT FOR THE PARKS AND RECREATION DEPARTMENT, 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

**ORDINANCE NO. 2025- 111**

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH B & B WRECKING & EXCAVATING, INC., AN OHIO CORPORATION, FOR THE EMERGENCY DEMOLITION OF 130 CEDAR STREET, ELYRIA, OHIO, 44035 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

**ORDINANCE NO. 2025- 112**

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH SULLIVAN ENVIRONMENTAL TECHNOLOGIES, A DXP COMPANY, FOR EMERGENCY REPAIRS FOR WASTEWATER POLLUTION CONTROL AND DECLARING AN EMERGENCY.

Point of order was called.

Discussion was held regarding the demolition.

Building Official Farkas provided information regarding the contractor and the investigation of the inspection. Additional safety precautions were warranted. Several council members had questions that Building Official Farkas had to respond to.

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

Minutes Approved

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

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

**ORDINANCE NO. 2025-**

AN ORDINANCE AMENDING SECTION 1131.02, CODIFIED ORDINANCES OF THE CITY OF ELYRIA, OHIO, KNOWN AS THE ZONING ORDINANCE, TO REZONE CERTAIN REAL PROPERTY LOCATED AT 131 WILLIAMS STREET, ELYRIA, OHIO, FROM R-TH RESIDENTIAL-TWO HOUSEHOLD DISTRICT AND H-I HEAVY-INDUSTRIAL DISTRICT TO L-I LIGHT INDUSTRIAL DISTRICT.

***Public Hearing Scheduled for September 2<sup>nd</sup>, 2025 at 7:00 P.M.***

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

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

**16. COMMITTEE CALLS:**

**COMMUNITY DEVELOPMENT**

Mon. 7/14/2025 Beginning at 6:00 PM

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

**JOINT CD/ FINANCE**

Mon. 7/14/2025 Immediately following Community Development All Referred Items Council Chambers w/Law Director, SSD, Engineer, Bldg. Insp.

**UTILITIES**

Wed. 7/9/2025 Immediately following Joint All Referred Items Council Chambers w/Mayor, Finance Director, Law Director, SSD, Engineer

**FINANCE**

Mon. 7/14/2025 Immediately following Joint All Referred Items Council Chambers w/Mayor, Finance Director, Law Director, SSD, Engineer

**SPECIAL COUNCIL MEETING**

Tues. 7/22/2025 Beginning at 6:00 PM All Referred Items Council Chambers

W/ Mayor, Safety Service Director, Finance Director, Law Director, Engineer

**STRATEGIC PLANNING**

Tues. 7/22/2025 Immediately following Council Meeting All Referred Items Council Chambers

W/ Mayor, Safety Service Director, Finance Director, Law Director, Engineer

Minutes Approved

*As Circulated* July 7, 2025  
*August 4, 2025* Regular Council Meeting  
Elyria City Council

**17. MISCELLANEOUS AND UNFINISHED BUSINESS:**

**THE WILKES VILLA OHIO HOUSING FINANCE AGENCY PROJECT.**


Law Director Deery provided information regarding the requirements to notify the Clerk's office of converting from Public Housing to Section 8 housing.

**18. ADJOURNMENT:**

Mitchell moved, Cerra seconded to adjourn the Regular Council Meeting at 8:28 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=wnlhyKRI8q0>

Rlp /



3 / 4



A historical photo of the historic Reefy Mansion on 3rd Street in its heyday.

# Man plans to rebuild Elyria history



Owen MacMillan  
The Chronicle-Telegram

Jul 12, 2025 1:00 AM

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*Editor's Note: This story has been updated to partially attribute the renovation of the Elyria City Hall to former Mayor Michael Keys.*

ELYRIA — An man who grew up in Elyria plans to reconstruct the historic Reefy Hall, 60 years after its demolition launched his lifelong passion for saving and renovating historic buildings.

Steven McQuillin, a historic preservation consultant who now lives in Hayesville, Ohio, went before City Council on Monday to present his plan to buy the vacant lot at the northwest corner of Third Street and West Avenue to build a downsized version of the Reefy Hall and rent out four apartment units from it.

"I thought I could do something attractive and beautiful that could help revitalize the downtown area," McQuillin said Friday.

< Council voted to transfer the land to the Elyria Community Improvement Corporation. The corporation will then sell the land to McQuillin for \$50,000, Mayor Kevin Brubaker said.

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# THE CHRONICLE



when he made his first attempt to save a historic building from destruction.

Having recently joined the Elyria First United Methodist Church, McQuillin said learned the church leaders planned to demolish the neighboring Reefy Mansion to expand the church, he lobbied them to try and save it. They told him the upkee expensive and difficult.

"They said that with the high ceilings it would be too hard to heat, and I just found it not credible," McQuillin said of his 13-year-old self.

The Reefy Mansion was demolished in 1967 to make way for a new church hall, and McQuillin left the church in protest of the decision.

Though his first attempt failed, McQuillin said it helped spark a passion in him that eventually became a career in renovating, rebuilding and saving historic buildings.

Now — 58 years and many historic renovations later — McQuillin has the plan and the land to have the land to revive the building that started it all, just up the street from where it stood.

"What I'd like to do is recall the form of the old Elyria Library (once housed in the Reefy Mansion) which I'm one of the few people maybe in this room who is old enough to remember now, because that was a wonderful building, one of my first memories as a child," McQuillin said Monday.



## History and revival

Construction of the mansion began in 1902 at the behest of Dr. Philip D. Reefy, a local physician and mayor of Elyria, according to the West By the River Historic District.

During his 1900-04 term as mayor, Reefy was the one to purchase land on the coast of Lake Erie and build the city's water distribution plant, which is still in use today.

The project took five years, exacerbated by Reefy's tendency to change his mind about portions of the home, having them torn out and replaced or altered.

By 1907 the mansion was complete, with its intricate woodwork, carvings and iconic castle-like



# THE CHRONICLE



Reefy's son, Dr. Karl Reefy, lived in the house after his father's death in 1913. In 1929 the building was purchased by the Elyria Public Library for just \$30,000, or \$563,9' money, accounting for inflation.

The library added an expansion onto the home to allow more room for books, and the Oberlin Heritage Center, and it remained the library until 1966, when the Elyria opened its Main Library on Washington Avenue.

The next year, a young McQuillin's attempts to save the building failed and it was the church.

After graduating from Elyria High School, McQuillin attended Oberlin College, where his desire to save old structures blossomed further when students of the college fought to oppose the College's then-plan to tear down several historic buildings to make a new library.

Unlike his first attempt, McQuillin said, the Oberlin protests were successful, and the administration moved the new library elsewhere.

It was the first of many successes in preservation for McQuillin, who graduated from Oberlin and then Columbia University's Preservation Program before eventually founding a company to consult on historic renovations.

McQuillin's first job out of college was working for Elyria's Planning Commission, where he lobbied the city not to tear down its original City Hall, built in 1867, instead preserve it and combine the building with neighboring ones, including a former opera house.

He helped get it placed on the National Register of Historic Places to protect it, until the proposed combination and renovations were carried out under mayors Michael Keys and Bill Grace.

His plan won out, and McQuillin is responsible in large part for Elyria City Hall as it stands today.

McQuillin would go on to renovate the Vermillion Institute, a dilapidated former college in Hayesville, out of which he now does historic renovation and preservation consulting across the country. Hayesville is surrounded by Vermillion Township in Ashland County (as opposed to





# THE CHRONICLE



Through his work, McQuillin has nominated over 100 buildings and historic districts to the National Register of Historic Places. He played a role in the renovations of Terminal Tower and the Higbee's Building in Cleveland, along with equally large projects across the c

Elyria City Hall was also far from his only work in Lorain County, as McQuillin ha and led renovations in Oberlin for years as well as several others in Elyria.

"I just want to say, I am one of those people who lived through when you fought f opera house and (for) turning it into City Hall," Councilwoman Mary Siwierka, D-on Monday. "Also, you were modest in not bringing up that you also were instrum Elyria High School remodel and I think the county commissioners also consulted renovations over at our beautiful Justice Center. So thank you so much for your c Elyria and to this project."

Now, after decades of work and success in the field of historical renovation, it se is finally ready to create something to honor and recall the building that helped s



## The plan for a new Reefy Mansion

After laying out the history of the building and his qualifications, McQuillin delve expects to re-create the turn-of-the-century mansion that took five years to buil modern day.

McQuillin told Council that his goal was not simply to create a monument to the loved, but a functional, practical structure which he hoped would serve to help b into downtown Elyria.



The structure will not be an exact replica — it will be about 3,500 to 5,000 square feet as opposed to the 5,000 to 7,000 square feet of the original — but McQuillin said it will capture some of the most iconic features of the original building, like its three-story stone tower and spacious porches.

The new building will be split into four apartment suites, which McQuillin said may be sold as condos, but he was also prepared to rent them at market rate. He said that the first floor will be split between two suites that he hoped would include the basement, with two units on the second floor with access to third floor attic space.



# THE CHRONICLE



Oberlin, and he hoped his project would help bring them to Elyria.

"It does seem like this is a popular concept: to build nice, elegant apartment built with character to them and yet can attract a good rent," McQuillin said at Council. "So that this can open up that market for rentals in downtown Elyria."

The project is projected to cost around \$1.2 million to \$1.5 million, but McQuillin has the money and did not expect to need to take out any loans to build.

"I know that seems like a high number, especially for people like me who have been here while, but I just do not see a way around it with those details and things like that," he said Monday.

He also said that he thought the project could be completed in six months, and has an architect working on the final plans.

Several Council members lauded McQuillin for his plan and thanked him for coming to Elyria to try and make something out of a vacant lot.

"Well I can tell you, it sounds like this is a passion project for you and thank you for coming to the city and I'm inspired by what you are going to present to the city," Council President Stewart, D-at Large, said. "We appreciate you coming up here and sharing your vision."

Councilman Phil Tollett, D-at Large, also thanked McQuillin for his investment in Elyria.

"It is enormous, this is exactly the idea we need, thank you and I just appreciate it," Tollett said.

While he expects to fund the project himself, McQuillin said if it is successful he hopes that it may serve as an example for the state to allow Ohio Historic Preservation Tax Credit Program to be applicable to full historic rebuilds, rather than only redevelopment of existing buildings.

Contact Owen MacMillan at (440) 329-7123 or [omacmillan@chroniclelet.com](mailto:omacmillan@chroniclelet.com).

**Vermillion Institute -**  
Residence and Offices of Steve McQuillin

# **Summer Party**

Please join friends for refreshments to  
help celebrate the summer

Saturday, July 12, 2025, 2-7 pm  
150 East Main Street, Hayesville, Ohio

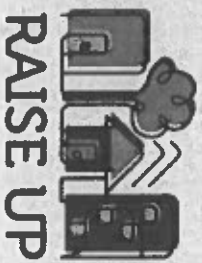


Refreshments will be served and friends are welcome.

The Vermillion Institute is open for people to see the library, dining room and tower, plus the old chapel and the oriental outbuilding. Steve's sister Trish Voss and brothers Scott and Rick will be here. ☺

Parking is available off the alley across the street and at my neighbors Gary and Judy Sparr, 160 E. Main St.





# Wilkes Villa Project Update

7/14/2025



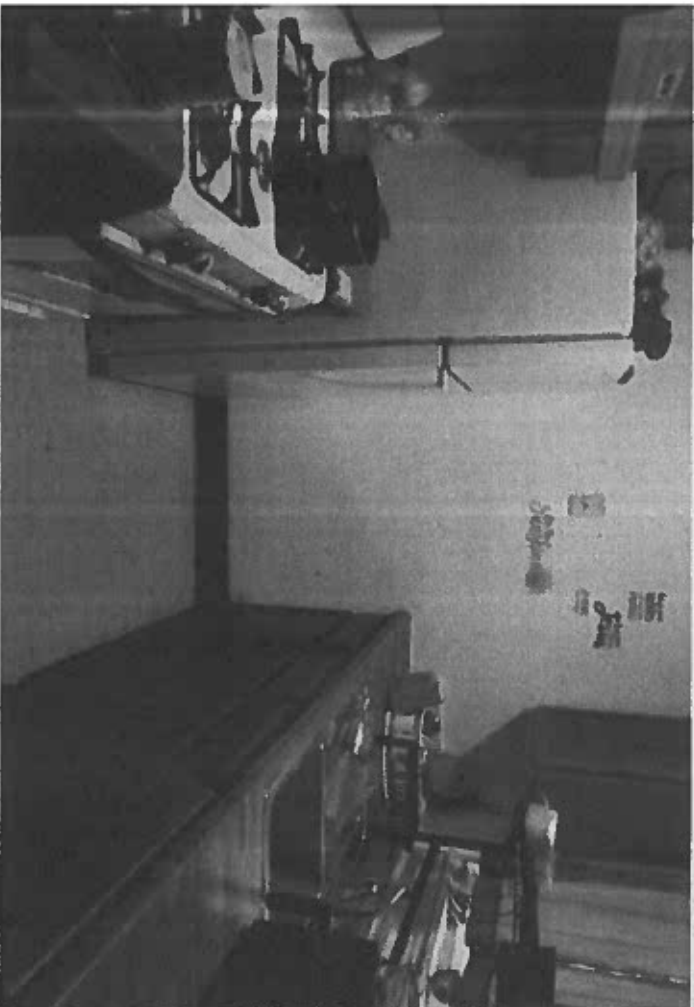
# Timeline

- All financing has been secured, and the project team is working through due diligence and underwriting approvals.
- Permit Submission – July/August 2025
- Closing – November 2025
- Construction Period – November 2025 – August 2027

# Resident Relocation/Phasing Plan

- A dedicated relocation specialist has been hired to support residents throughout the entire renovation process.
- Vacant units are being strategically held to allow residents to remain at the project during construction. Once their original unit is renovated, they can return to their home. Current residents are guaranteed the right to return.
- All relocation-related expenses will be fully covered by the development budget.
- A detailed phasing plan has been developed to keep residents informed and ensure an efficient and organized construction process.

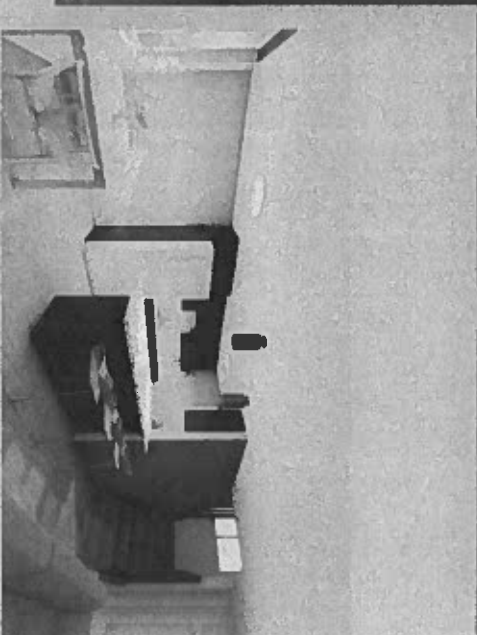
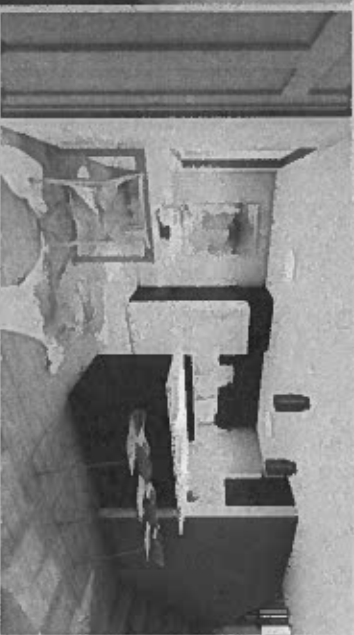
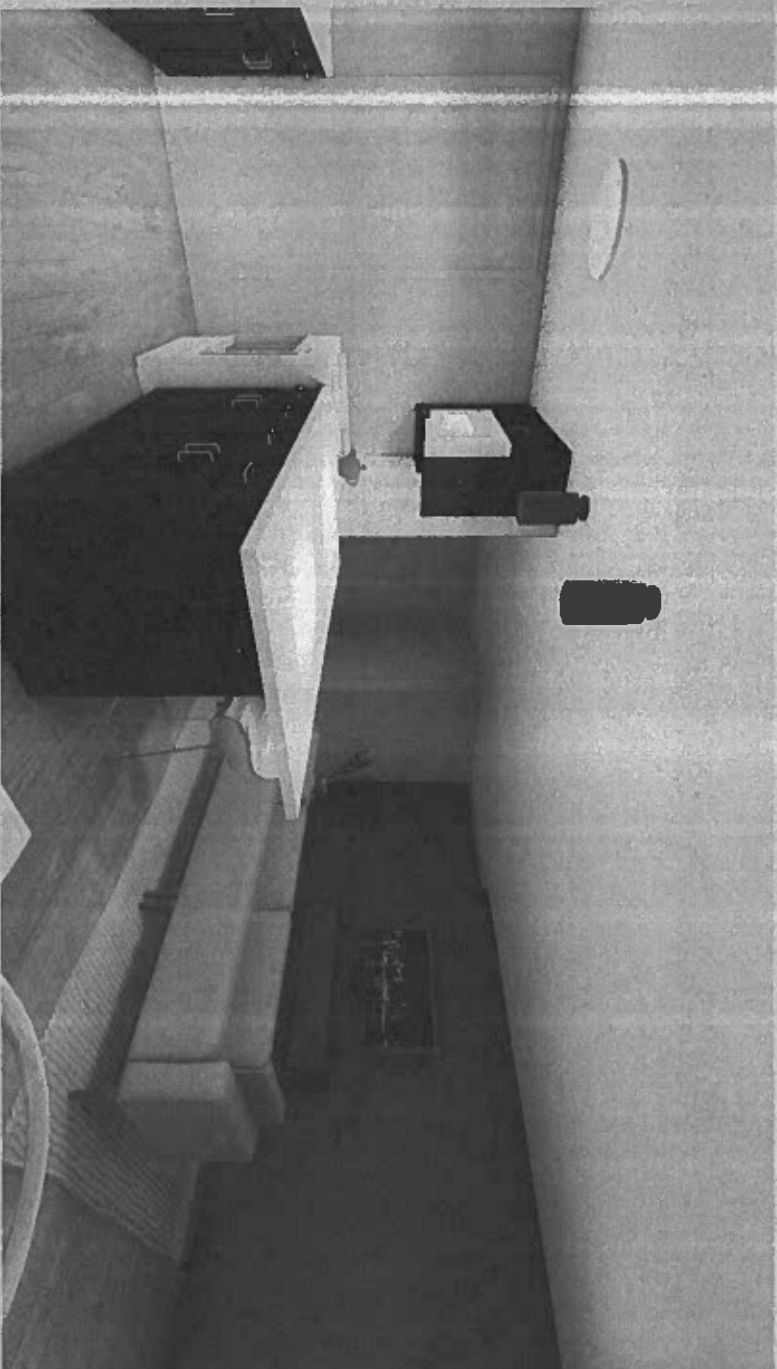
[illegible]1 SITE PLAN



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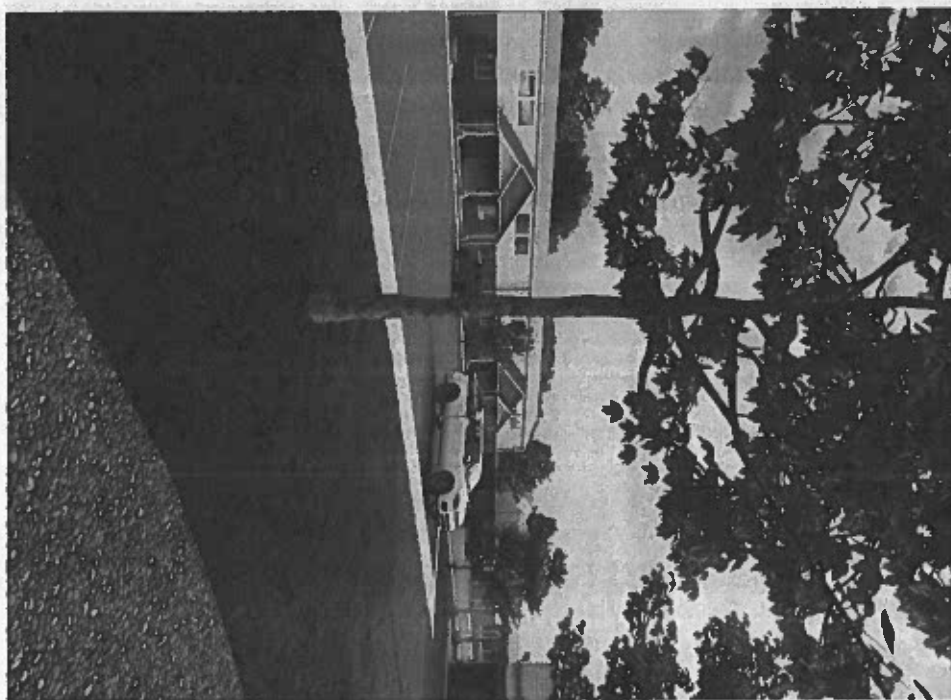
## Interior Improvements Rendering



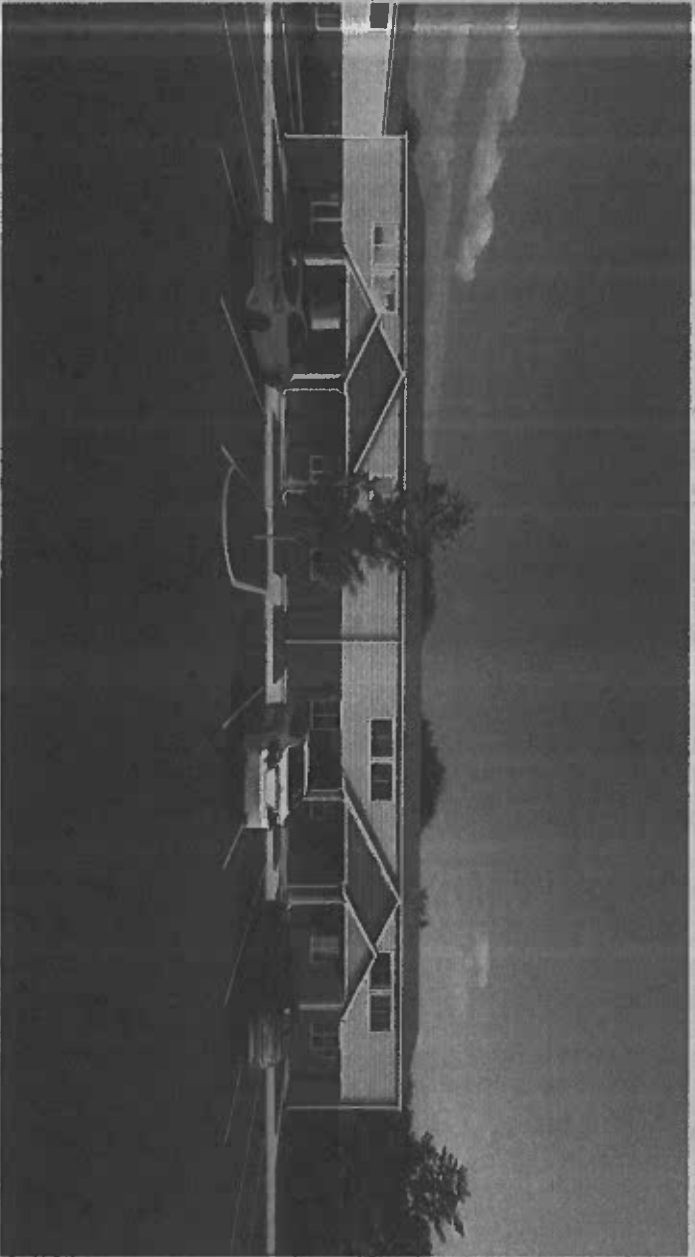




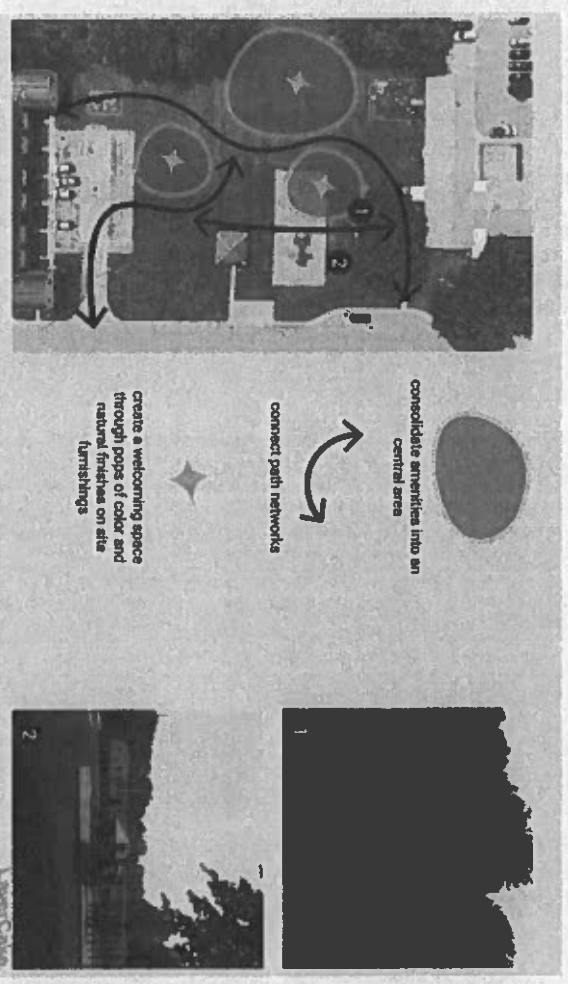
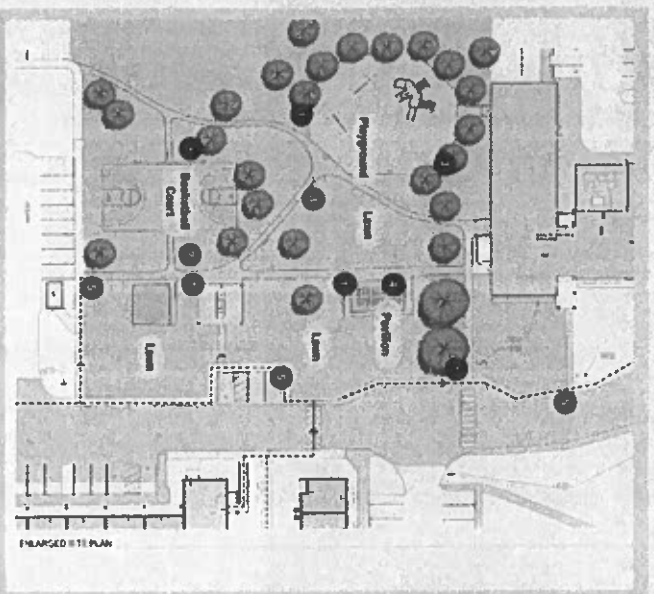
## Exterior Improvements Rendering







# Amenity Improvements for Residents

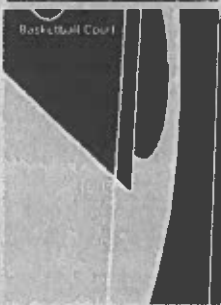




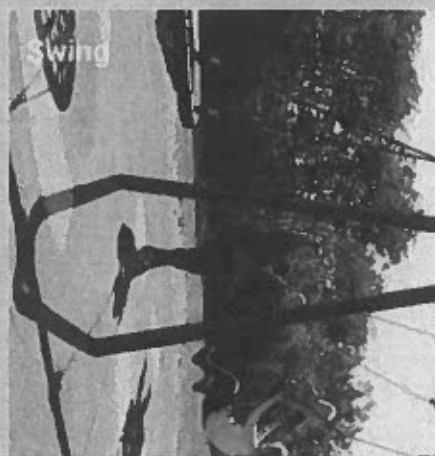
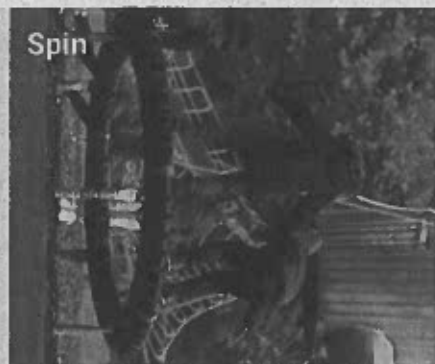
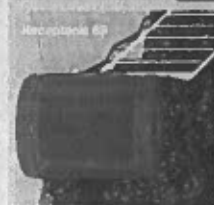
Signage and Wayfinding



Basketball Court



Recycling Bin





**Mission** Our Mission is to grant last wishes to veterans and their families and end of life transition, ensuring their last moments are filled with joy and dignity.



## **Vision**

Our vision is to ensure that every veteran and their family experiences dignity, love, and peace leading up to and in their final moments. We strive to become a nationwide beacon of support, offering veterans the opportunity to fulfill their last wishes, creating meaningful memories and honoring the sacrifices they've made. Through compassion, community support, and gratitude, we strive to provide veterans with a legacy of support, respect, joy, and heartfelt closure.

## **Purpose**

Rooted in a family legacy of military service, we are dedicated to honoring the sacrifices of our nation's veterans by granting their last wishes. My Dad served as a Sgt. in the United States Airforce and my uncle served as Sgt. in Special Forces with three tours in Vietnam. With nearly 20 years of experience in healthcare, we understand the importance of creating meaningful moments for those who have given so much for our freedoms. Our mission is to bring dignity, respect, and peace to veterans and their families by fulfilling their final wishes, ensuring they are celebrated with the love and honor they deserve.



## **Target Beneficiaries**

Veterans and/or their spouses who are proven to be at least 75% disabled.

Veterans and/or their spouses who have been diagnosed with terminal illness.

## **Core Services**

### **Wish Granting**

The primary service of the foundation is to grant the wishes of Veterans and/or their spouses who are facing life-threatening illnesses. These wishes can vary from experiencing once-in-a-lifetime events (e.g., attending a concert or sporting event) to fulfilling personal desires (e.g., meeting a favorite celebrity or receiving special equipment).

### **Family Support**

In addition to granting wishes, the organization also offers support for the families of wish recipients, helping them navigate the emotional and logistical challenges of dealing with a serious illness.

### **Partnership with Healthcare Providers**

Working alongside hospitals, medical staff, and social workers to identify eligible candidates and ensure that the process of granting wishes is aligned with medical and psychological needs.



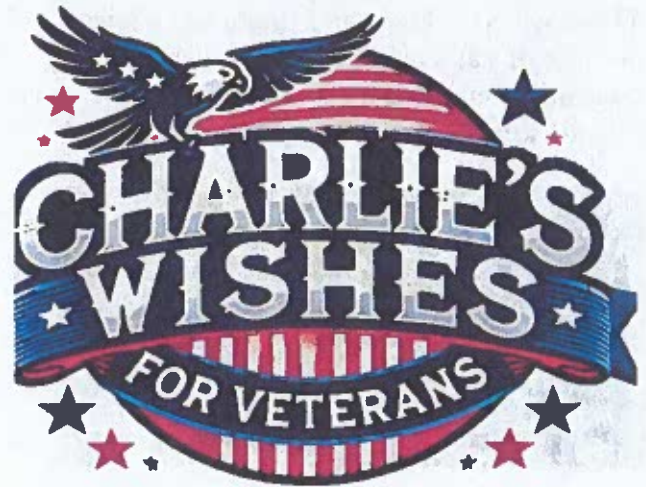


### **Contact Us:**

**440-309-8820**

[charlieswishesforveterans1@Gmail.com](mailto:charlieswishesforveterans1@Gmail.com)

[www.charlieswishesforveterans.com](http://www.charlieswishesforveterans.com)



### **Commitment**

We are committed to helping each veteran family with a wish and end of life transitioning.

At Charlie's Wishes for veterans, we are resolute in honoring those brave souls and their families who have served our Country. Our mission is to grant last wishes to veterans and their families, ensuring that their final moments are filled with peace, joy, and dignity. We are committed to providing personalized experiences that celebrate the lives and sacrifices of our heroes, offering support and compassion along the way and thereafter. Through our dedication, we strive to create lasting memories for veterans and their loved ones during a critical time.

We pledge to act with integrity, respect, and transparency, always upholding the values of gratitude, service, and community as we offer solace and hope through granting wishes and creating meaningful experiences.