

The FINANCE COMMITTEE held a meeting on Monday, November 10th, 2025 beginning at 6:20 P.M

FINANCE PRESENT: Chair Tollett, Cerra, Schneider, Siwierka
COM DEV PRESENT: Chair Schneider, Mitchell, Oswald
OTHERS: Armstrong, Stewart
EXCUSED ABSENCE: Davis, Armstrong, Lipian

OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Directors Pileski and Farrell, Public Works Supt Conner, Parks Dir Reardon, Building Official Farkas, CD Dir Scott, CD Mgr. Almabayyed, Muni Court Clerk Rothgery

1.The matter of approval of meeting minutes from the Finance Committee Meeting, from October 27th, 2025 as circulated.

Motion made by Mr. Cerra and seconded by Mr. Schneider to approve the 'said' Meeting Minutes.

MOTION CARRIES

2. The matter of delinquent and final utility accounts approved by the Utility Resolution Board and to be certified to the Lorain County Auditor's Office.

Referred By: Public Works Supt Conner

Supt Conner said these accounts were approved on November 7th. It consists of a total of 29 accounts for a total amount of \$84,284.00. Most of these accounts, past due accounts and final accounts. There are a few 'sewer only' and multi-units.

There were no questions and Chair Tollett read the committee report and asked for a motion.

Motion made by Mr. Schneider, second by Mr. Cerra to authorize a resolution to certify said charges as liens to the LC Auditor's Office.

MOTION CARRIES COMMITTEE REPORT WRITTEN

3. The matter of a lien for demolition related costs for 330 West River Road.

Referred By: Chief Building Official Farkas

Building Official Farkas stated this property was up for demo last year and they tried to work with the owner to get it corrected and it was unresolved. The demolition costs include the asbestos testing and removal of the structure totaling \$20,550.00.

There were no questions and Chair Tollett read the committee report and asked for a motion.

Motion made by Mrs. Siwierka, second by Mr. Cerra to authorize a resolution to certify said charges as liens to the LC Auditor's Office, 330 West River Rd.

MOTION CARRIES COMMITTEE REPORT WRITTEN

4. The matter of a lien for demolition related costs for 342 11th Street.

Referred By: Chief Building Official Farkas

Building Official Farkas said this structure was a detached garage which abutted to the alley. It was leaning and was an emergency demolition. The owners never responded. The cost was \$3,980.00.

There were no questions and Chair Tollett read the committee report and asked for a motion.

Motion made by Mr. Cerra, second by Mr. Schneider to authorize a resolution to certify said charges as liens to the LC Auditor's Office, 342 11th Street.

MOTION CARRIES COMMITTEE REPORT WRITTEN

5. The matter of City property that is unfit for use and to be taken out of service and disposed of by the best means possible.

Referred By: Public Works Supt R Eye

Dir Pyanowski said this is a backhoe attachment that was used at the cemetery department from 1990 and it's in poor condition and hasn't been used and just being stored and there is no need for it and will try to recoup some money from it.

There were no questions and Chair Tollett read the committee report and asked for a motion.

Motion made by Mr. Cerra, second by Mr. Schneider to authorize a resolution and an ordinance for the said item(s) to be removed from service and disposed of.

MOTION CARRIES COMMITTEE REPORT WRITTEN

6. The matter of an agreement to lease real property located at 799 Abbe Rd., N.

Referred By: Parks & Rec Dir Reardon

Dir Reardon said they have a new tenant who would like to move into Finwood and they are requesting approval of this new lease. And are requesting it to pass as emergency.

Mrs. Siwierka asked if the tenant has responsibilities?

Dir Reardon there is not anything specifically listed in the lease. There was an unwritten understanding, but not written in the lease.

Mr. Schneider asked if the rate is the same as it was for the prior tenant?

Dir Reardon said the rate is the same, which is \$500 per month.

There were no further questions and Chair Tollett read the committee report and asked for a motion.

Motion made by Mr. Cerra, seconded by Mr. Schneider to authorize an ordinance to enter into the 'said' lease agreement, emergency clause requested.

MOTION CARRIES COMMITTEE REPORT WRITTEN

7. The matter of salary increases for Muni Court Employees.

Referred By: Clerk of Courts Rothgery and Judge Bennett *[Standing Referral]*.

Chair Tollett will recused himself from this matter and Mr. Cerra will take over as the Chair for this portion of the meeting.

Let it be noted that Chair Tollett left council chambers at 6:30 P.M.

Co-Chair Cerra continued and asked Clerk Rothgery to speak.

Eric Rothgery, 145 Canterbury Road, Elyria. He is here this evening on behalf of himself, Judge Bennett and Judge White to ask for raises for Muni Court Employees and they are asking for 5%. They have had discussions with Gallagher for a salary study. They are waiting for a contract with them to move forward with them on the study and they will abide by the results of that study. They were told that study would be done in 5 to 7 months and at that time they will abide with the findings of the study.

Chair Cerra asked if there were questions.

Mr. Stewart said he had a meeting with Clerk Rothgery, the judges, the Finance Director and Law Director. They have circled back to what was talked about in regards to the salary study. That will hopefully resolve the issues with this department. When Ch 165 was waiting for their study to be completed, they were offered 3% to get thru the time while waiting for the study to be completed. That would be a fair compromise.

Mr. Rothgery said he thinks that is a fair compromise and he understands the precedent that was set with Ch 165.

Mr. Schneider said without the salary study he is not going up to a 5%. He would entertain another number.

Mrs. Mitchell asked why not wait for the salary study. She understands that it may not be done for a number of months. She is not comfortable with the 5% increase.

Mrs. Siwierka asked where they are with Gallagher?

Clerk Rothgery said they are just waiting on the contract.

Mrs. Siwierka said that it's more difficult to find comps for a court system.

Clerk Rothgery said that Gallagher told them that they have done this before and seem confident with it.

Mr. Cerra said he is good with the 3% and asked if the study come back with a 5% increase, then that 3% that was already given, should be part of that 5% and that employee would then get a 2% increase to equal the 5%.

Clerk Rothgery said he thinks they would agree with how that would work.

Dir Pyanowski said when Ch rec'd the 3% increase while the salary study was pending, they updated the employee's salaries to reflect that and those numbers were used when evaluating and then came back with the recommendations.

They did not have anyone in the salary report that was making more than the market indicated they should.

Mr. Schneider asked Finance Dir if he had any numbers projecting anything.

Finance Dir Pileski said he did an estimate. A 5% increase would be \$150,000 for the entire muni court employees for one year and 3% would be \$90,000 per year.

Mr. Schneider entertained a motion for a 3% increase.

Mrs. Siwierka asked if the Gallagher will be looking at longevity of muni court employees?

Clerk Rothgery said yes, they will look at it all. And that they are getting way down on employees who are under the old plan and incur longevity.

There were no further questions and Chair Cerra read the committee report and asked for a motion.

Motion made by Mr. Schneider, seconded by Mrs. Siwierka to authorize an ordinance for a 3% pay increase for certain muni court employees and to be effective the first pay period of 2026.

MOTION CARRIES COMMITTEE REPORT WRITTEN

Chair Tollett rejoined the meeting and thanked Mr. Cerra for taking over while he had recused himself.

8. The matter of transferring monies from the Insurance Demutualization Fund to various other funds, to clean up and close funds.

Referred By: Finance Directors Pileski and Farrell *[Standing Referral]*.

Finance Dir Pileski said this includes numerous funds. There are a number of funds that have residual cash balances that haven't had activity in a number of years. He would like to transfer monies to funds where we can spend the money and can close some of these funds out. He began with the insurance demutualization fund dates back several years when we rec'd a large sum of money due to a lawsuit and we spent that on a number of things over the years, there's a few thousand dollars left. He would like to transfer \$4,618.61 to the General Fund, \$2,500 to the Coastal Management Grant Fund which was a fund from many years ago and it actually owes the General Fund the amount of \$2,500, then he can transfer it out of the Coastal Fund to wipe out the liability in that fund to get it off the books. That also holds true for the Two Falls Trail Improvement Fund for \$2,970, The Clark Street Improvement Fund for \$372.62, \$5,144.90 left in the Neighborhood Stabilization Fund. CD Dir said it would be okay to transfer that money into the regular Block Grant Fund, \$227.66 left in the Energy & Efficiency Block Grant Fund which will also go into the Block Grant Fund. There are a number of funds from the Health Department; Food Service Operation Fund has \$3,447.84, Household Sewage Disposal Permit Fund has \$5,120.00, Manufactured Home Sewage Fee Fund has \$8,856.22, Dental Health Grant fund has \$61,621.42, this was program revenue that was left over. He reached out to the Lorain County Health Dist. and they don't want the money.

This money has been sitting in these funds for some time and will now move to the General Fund. Swimming Pool Inspection Fund, Health Dept has \$6,750.44, \$1,337.20 in the Cascade Elywood Improvement Fund and has been sitting there for

years, \$5,675.44 in West River Old Culvert Fund, all to the General Fund. These all have been inactive for many years and he wants to get these funds off the books.

Mrs. Siwierka asked what is the total of all of these funds?

Fin Dir Pileski said that he didn't total them, but, it's probably \$80,000 to \$100,000.

Mr. Schneider asked if all of these funds will be completely closed out?

Fin Dir Pileski said they will all be closed out. And he will have to report them in the 2025 annual report and then that will be the last you will see of them.

There were no further questions and Chair Tollett read the committee report and asked for a motion.

Motion made by Mr. Cerra, second by Mr. Schneider to authorize an ordinance authorizing the transfer of the 'said' funds.

MOTION CARRIES COMMITTEE REPORT WRITTEN

9. The matter of Amendments to the 2025 Permanent Appropriations Ordinance.

Referred By: Finance Directors Pileski and Farrell *[Standing Referral]*.

Finance Dir Pileski said all of the amendments this evening were associated with the transfers that were just discussed.

There were no questions and Chair Tollett read the committee report and asked for a motion.

Motion made by Mr. Cerra, second by Mr. Schneider to authorize an ordinance authorizing to amend the 'said' permanent appropriation as per discussed.

MOTION CARRIES COMMITTEE REPORT WRITTEN

Motion made by Mr. Cerra and second by Mr. Schneider to adjourn the Finance Committee Meeting at 6:55 P.M.

MOTION CARRIES

That concluded this evening's meetings.

The Next Finance Meeting is scheduled for Monday, November 24th, 2025.

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant