

As Circulated
July 6, 2026

June 1, 2026
Regular Council Meeting
Elyria City Council

1. CALL TO ORDER:

The regular meeting of Elyria City Council was called to order on Monday June 1, 2026 at 6:59 p.m. by President Mitchell. President Mitchell opened the meeting requesting observance of a moment of silence. The Pledge of Allegiance was led by council member Tollett. President Mitchell requested all cell phones please be turned off or placed on silent position out of respect for the council.

2. ROLL CALL: COUNCIL MEMBERS

PRESENT: Cerra, VanWormer, Armstrong, Rothgery, Davis, Oswald, Lipian, Tollett, Doehne, Schneider, Mitchell

OTHERS PRESENT: Mayor Brubaker, Safety Service Director Pyanowski, Fin. Dir. Pileski, Law Director Deery, Police Chief Welsh, Fire Chief Vargo, Engineer Schneider

3. PUBLIC HEARINGS: None

4. APPROVAL OF MINUTES:

Lipian moved, Schneider seconded to approve the meeting minutes of May 18, 2026 council meeting.

MOTION CARRIED

5. REMARKS AND REPORTS OF CITY OFFICIALS:

Mayor:

Mayor Brubaker requested a referral be made from the floor the matter of a Downtown Historic Redevelopment Program Applicant, Triad Investment for 523 and 525 Broad Street. President Mitchell confirmed referral to the Community Development Committee. Mayor Brubaker provided an update to the Pocket Park on the corner of 15th Street and Mussey Ave. will begin construction later in the week. Wellington Builders received the contract. Midway Mall is under a purchase agreement between the Port Authority and IRG. Mayor Brubaker and Assistant Safety Director Calvert have met both with the Port Authority and IRG to review the preliminary draft of the plans for the mall. The plans are for construction of residential, commercial and retail. Discussion of the old Tavern on the Mall property is also a part of the mall discussion. Jonny K's Powersports will be the main entry into the area. They along with the hotels are excited about the plans. The total investment is a \$50 million dollar investment.

Council member Armstrong inquired of the timeline of completion for the pocket park. Mayor Brubaker will have Engineer McKillips follow up with additional information.

Council member Davis asked about concerns with the old Holiday Inn. Mayor Brubaker shared that is not a discussion point regarding the purchase, however, deferred to Law Director Deery for an update regarding the court process. Law Director Deery shared that it is public information that the Port Authority had entered into a purchase agreement for that property with the court-appointed receiver. The case is tied up in litigation in Lorain Cnty Common Please Court over the appointment of the receiver and the case is continuing. The city of Elyria's motion to reappoint the receiver is still pending. There has been no decision or further proceedings from the Common Pleas Court. The City of Elyria's motion has been pending since the beginning of

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5. REMARKS AND REPORTS OF CITY OFFICIALS: Continued

May 2026. Law Director Deery further shared that the federal case filed by the Days Inn property owner is continuing as well. The outside legal counsel is working on that case aggressively as well.

Safety Service Director:

Safety Service Director Pyanowski provided an updated that four blighted properties have been demolished over the last two months: Lake Ave, 1415 Middle Ave., The Little Brown Jug- 215 Cleveland Street, and Roosevelt Ave. Most of the properties have been completed in partnership with the Lorain County Land Bank. There is another group scheduled to come down soon that will include the old TGI Friday's. Throughout the city, blighted properties are getting cleaned up. Discussion around recycling efforts was held.

President Mitchell provided accolades to the city workers that cut high grass. She encouraged council members to drive their wards and report high grass to Safety Service.

Law Director:

Law Director Deery shared information regarding the process of recouping costs from demolitions by submitting to the Lorain County Auditor and placing on the tax duplicate. The Law office is currently attempting to recoup costs for the demolition on Cedar Street.

Finance Director: No Report

EPD: No Report

Council member Lipian expressed appreciation to EPD for increased police effort at East Park.

EFD:

Fire Chief Vargo shared the fire department took possession of the new Tower 8 on Friday May 29th. The truck is currently at Station 2. The tower is being prepared at Station 2 with shelving, mounting brackets and communications, however it is not running out of that station. All are welcome to stop by to see the new Tower.

SSD Pyanowski provided further information regarding Station 2, and that the mechanic works from that station. Once all preparation is completed, the vehicle will be housed permanently at Cedar Street Station. SSD Pyanowski also gave accolades to Chief Vargo and four other employees who recently graduated from a leadership academy class with Cleveland State University.

Council member Rothgery asked what will the city do with the old Tower 8? Chief Vargo shared it will be a reserve once it is out of service. The apparatus will be monitored for a year.

Engineer Schneider:

Engineer Schneider provided an update on street resurfacing. He shared the numbers came in as anticipated. Base bids as well as alternates were all awarded. He shared with Council member Lipian, Safe routes to School went out for bid on June 1st.

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6. PRESIDENT'S REFERRAL'S:

** Matter is completed or partially completed*

1. The matter of approval of the 2027 Tax Budget.

REFERRED BY: FINANCE DIR. PILESKI

REFERRED TO: /FINANCE

2. The matter of review of the Community Reinvestment Area Tax Abatement Agreement with McGregor Landing L.P.

REFERRED BY: CD MNGR. ALMOBAYYED

REFERRED TO: CD/FINANCE

3. The matter of the request to increase the funding amount for the Residential HVAC Energy Efficiency Grant Program.

REFERRED BY: CD DIR. SCOTT

REFERRED TO: CD/FINANCE

4. The matter of authorizing the Mayor to apply for and enter into a loan agreement through the Division of Environmental and Financial Assistance (DEFA) for the Gulf Rd. Improvement Project.

REFERRED BY: ENGINEER SCHNEIDER

REFERRED TO: FINANCE/ UTILITIES

5. The matter of authorizing the Mayor to enter into Change Order #1 and final with Speer Brothers Construction for the Lead Service Line Replacement #4 project.

REFERRED BY: ENGINEER SCHNEIDER

REFERRED TO: FINANCE/ UTILITIES

6. The matter of authorizing the Mayor to enter into Change Order No. 1 with Xtreme Excavating, LLC., for the 2025 Sanitary & Storm Sewer Repairs.

REFERRED BY: ENGINEER SCHNEIDER

REFERRED TO: FINANCE/ UTILITIES

Items 7-8 received and placed on file in the clerk's office:

7. List of receipts collected by each division of the Clerk of Court's Office for April 2026

8. Approved claim for Damage: Christina Smith

9. The matter of a Downtown Historic Redevelopment Program Applicant.

REFERRED BY: ASSD CALVERT

REFERRED TO: CD/FINANCE.

7. PETITIONS- LOBBY: None

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8. PETITIONS--COUNCIL MEMBERS: None

9. REPORTS OF STANDING AND SPECIAL COMMITTEES: None

10. RESOLUTIONS FIRST READING: None

11. RESOLUTIONS--SECOND READING: None

12. RESOLUTIONS--THIRD READING: None

13. ORDINANCES--FIRST READINGS:

Sponsored by

Community

Development

C. Schneider

A. Lipian

D. Mitchell

E. Doehne

G. Rothgery

Finance

P. Tollett

C. Schneider

B. Davis

M. Van Wormer

J. Cerra

ORDINANCE NO. 2026-71

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA TAX INCENTIVE AGREEMENT WITH ELYRIA FREIGHT HOUSE LLC AND ICON CONSTRUCTION CLE, AND DECLARING AN EMERGENCY.

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

SUSPENSION

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

EMRGENCY

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

PASSAGE

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

Sponsored by

Community

Development

C. Schneider

A. Lipian

D. Mitchell

E. Doehne

G. Rothgery

Finance

P. Tollett

C. Schneider

B. Davis

M. Van Wormer

J. Cerra

ORDINANCE NO. 2026-72

AN ORDINANCE APPROVING THE APPLICATION FOR THE DOWNTOWN HISTORIC REDEVELOPMENT GRANT PROGRAM, CREATED BY ORDINANCE 2021-31, FOR IMPROVEMENTS AT 412 EAST RIVER STREET, ELYRIA, OHIO.

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

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

AYE:	11	AYE:	11
NAY:	0	NAY:	0
ABSENT:	0	ABSENT:	0
MOTION CARRIED		MOTION CARRIED	

Sponsored by
Community
Development

C. Schneider
A. Lipian
D. Mitchell
E. Doehne
G. Rothgery

Finance

P. Tollett
C. Schneider
B. Davis
M. Van Wormer
J. Cerra

ORDINANCE NO. 2026-73

AN ORDINANCE APPROVING THE APPLICATION OF GLENN PICKENS AND ELYRIA FREIGHT HOUSE LLC FOR IMPROVEMENTS AT 412 EAST RIVER STREET, ELYRIA, PURSUANT TO THE DOWNTOWN FAÇADE IMPROVEMENT PROGRAM, CREATED BY ORDINANCE 2019-19.

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

SUSPENSION	PASSAGE
AYE: 11	AYE: 11
NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED

Sponsored by
Finance

P. Tollett
C. Schneider
B. Davis
M. Van Wormer
J. Cerra

ORDINANCE NO. 2026-74

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH K.E. MCCARTNEY & ASSOCIATES, INC., FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE LOR-CR0231-05.89 OBERLIN-ELYRIA ROAD PROJECT, 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	EMRGENCY	PASSAGE
AYE: 11	AYE: 11	AYE: 11
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

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13. ORDINANCES--FIRST READINGS: Continued

Sponsored by

Finance

P. Tollett
C. Schneider
B. Davis
M. Van Wormer
J. Cerra

ORDINANCE NO. 2026-75

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A REAL PROPERTY PURCHASE AGREEMENT FOR THE SALE AND CONVEYANCE OF CERTAIN VACANT LAND ON LOWELL STREET, ELYRIA, OHIO 44035, 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	EMRGENCY	PASSAGE
AYE: 11	AYE: 11	AYE: 11
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

Sponsored by

Finance

P. Tollett
C. Schneider
B. Davis
M. Van Wormer
J. Cerra

ORDINANCE NO. 2026-76

AN ORDINANCE AMENDING ORDINANCE NO. 2026-34, KNOWN AS THE "2026 PERMANENT APPROPRIATIONS ORDINANCE," TO CHANGE FUNDS IN VARIOUS ACCOUNTS.

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

SUSPENSION	EMRGENCY	PASSAGE
AYE: 11	AYE: 11	AYE: 11
NAY: 0	NAY: 0	NAY: 0
ABSENT: 0	ABSENT: 0	ABSENT: 0
MOTION CARRIED	MOTION CARRIED	MOTION CARRIED

Sponsored by

Finance

P. Tollett
C. Schneider
B. Davis
M. Van Wormer
J. Cerra

ORDINANCE NO. 2026-77

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE 2026 OPWC GRISWOLD ROAD RESURFACING PROJECT, AND DECLARING AN EMERGENCY.

Utilities

D. Mitchell
K. Oswald
B. Davis
B. Armstrong

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

SUSPENSION	EMRGENCY	PASSAGE
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Minutes Approved

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AYE: 11

AYE: 11

AYE: 11

13. ORDINANCES--FIRST READINGS: Continued

NAY: 0

NAY: 0

NAY: 0

ABSENT: 0

ABSENT: 0

ABSENT: 0

MOTION CARRIED

MOTION CARRIED

MOTION CARRIED

Sponsored by

Finance

P. Tollett

C. Schneider

B. Davis

M. Van Wormer

J. Cerra

Utilities

D. Mitchell

K. Oswald

B. Davis

B. Armstrong

ORDINANCE NO. 2026-78

AN ORDINANCE AUTHORIZING THE MAYOR TO
ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR
THE 2026 OPWC TAYLOR STREET RESURFACING PROJECT,
AND DECLARING AN EMERGENCY.

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

SUSPENSION

EMRGENCY

PASSAGE

AYE: 11

AYE: 11

AYE: 11

NAY: 0

NAY: 0

NAY: 0

ABSENT: 0

ABSENT: 0

ABSENT: 0

MOTION CARRIED

MOTION CARRIED

MOTION CARRIED

Sponsored by

Finance

P. Tollett

C. Schneider

B. Davis

M. Van Wormer

J. Cerra

Utilities

D. Mitchell

K. Oswald

B. Davis

B. Armstrong

ORDINANCE NO. 2026-79

AN ORDINANCE AUTHORIZING THE MAYOR TO
ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR
THE 2026 OPWC WASHINGTON AVENUE RESURFACING
PROJECT, AND DECLARING AN EMERGENCY.

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

SUSPENSION

EMRGENCY

PASSAGE

AYE: 11

AYE: 11

AYE: 11

NAY: 0

NAY: 0

NAY: 0

ABSENT: 0

ABSENT: 0

ABSENT: 0

MOTION CARRIED

MOTION CARRIED

MOTION CARRIED

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13. ORDINANCES--FIRST READINGS: Continued

Sponsored by

Finance

P. Tollett
C. Schneider
B. Davis
M. Van Wormer
J. Cerra

Utilities

D. Mitchell
K. Oswald
B. Davis
B. Armstrong

ORDINANCE NO. 2026-80

AN ORDINANCE AUTHORIZING THE MAYOR TO
ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR
THE 2026 OPWC WEST AVENUE RESURFACING PROJECT,
AND DECLARING AN EMERGENCY.

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

SUSPENSION

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

EMRGENCY

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

PASSAGE

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

Without the benefit
of a committee report

ORDINANCE NO. 2026-81

AN ORDINANCE AMENDING ORDINANCE NO. 2026-64, TO
REFLECT THE LEGAL NAME OF THE CONTRACTING ENTITY
AS LISTED WITH THE OHIO SECRETARY OF STATE, AND
DECLARING AN EMERGENCY.

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

SUSPENSION

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

EMRGENCY

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

PASSAGE

AYE: 11

NAY: 0

ABSENT: 0

MOTION CARRIED

14. ORDINANCES--SECOND READING: None

15. ORDINANCES--THIRD READING: None

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July 4, 2026

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16. COMMITTEE CALLS:

COMMUNITY DEVELOPMENT

Mon. 6/8/2026 Beginning at 6:00 P.M. All Referred Items Council Chambers w/ C. Schneider Chr., Mayor, Law Dir. Fin. Dir., SSD, Engr.

JOINT CD/FINANCE

Mon. 6/8/2026 Immediately following Community Development. All Referred Items Council Chambers w/ C. Schneider, Chr., w/ P. Tollett, Chr., Mayor, Law Dir. Fin. Dir., SSD, Engr.

FINANCE /UTILITIES

Mon. 6/8/2026 Immediately following Joint/CD. All Referred Items Council Chambers w/ P. Tollett, Chr., w/ D. Mitchell, Chr., w/Mayor, Finance Director, Law Director, SSD, Engineer

FINANCE

Mon. 6/8/2026 Immediately following Finance/Utilities All Referred Items Council Chambers Chr., w/ P. Tollett, Chr., Mayor, Law Dir. Fin. Dir., SSD, Engr.

STRATEGIC PLANNING

Mon. 7/6/2026 Immediately following Council Meeting All Referred Items Council Chambers W/ Mayor, Safety Service Director, Finance Director, Law Director, Engineer

17. MISCELLANEOUS AND UNFINISHED BUSINESS:

Council member Lipian expressed that he attended the Amtrak Station meeting. The meeting was well attended. Letters of support has been requested to help move the project along.

Council member Oswald expressed he continues to get complaints of e-bikes in his ward.

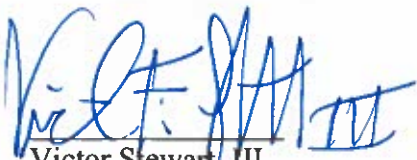
Council member Armstrong gave accolades to the bicycle unit that has been providing bike safety in his ward.

Council member Lipian expressed concerns with the issues of two wheelers and e-bikes in his ward as well.

18. ADJOURNMENT:

Davis moved, Schneider seconded to adjourn the Regular Council Meeting at 7:38 p.m.

MOTION CARRIED



Victor Stewart, III
Clerk of Council



Donna Mitchell
President of Council

YouTube Link: <https://www.youtube.com/watch?v=ChU9KLYDGxs>

Rlp/