

Minutes of the FINANCE COMMITTEE which held a meeting on Monday, August 10th, 2026 at 7:05 P.M. *Circulated 8/31/2026*

FINANCE PRESENT: Chair Tollett, Cerra, Schneider, Van Wormer, Davis
COM DEV PRESENT: Chair Schneider, Mitchell, Doehne, Rothgery
UTILITIES PRESENT: Chair Mitchell, Davis, Armstrong, Oswald, Rothgery
ABSENCE: Lipian

OTHERS PRESENT: Mayor Brubaker, Asst Law Dir O'Bryon, Finance Dir Pileski, Asst Finance Dir Farrell, Engineer Schneider, Public Works Supt. Conner, CD Mgr. Almobayyed, Parks Dir Reardon, Legal Counsel Craig

Before the Finance meeting started Chair Tollett wanted to discuss the finances for the 65 acres of property that is being annexed from Amherst Township into the city. There have been some inaccurate facts that have been floating around.

The current property tax value of that 65 acres is \$780,000, that is what the current owners paid for that piece of property. There were some questions about how the city makes money on this. Chair Tollett said the average cost of a home that will be built on this property will be around \$300,000 X \$160 equals \$48,000,000. What would happen if our tax valuation and if we were to TIF that property and do repairs and infrastructure and roads, the tax valuation wouldn't be on \$780,000, it would be on \$48,000,000 minus \$780,000. Roughly \$47,000,000 would be the tax valuation that the city would receive and Amherst Township would receive the tax valuation on \$780,000, which is what they are getting right now, they won't lose anything and they aren't going to gain anything.

We all know the average cost of a home, 33% of the cost is labor which is for the construction of the home. Now, take the \$48,000,000 X .33% which equals \$15,000,000 (*rounding low*). 2.025% to 5% of that goes to the City of Elyria in income tax. Of those 160 homes and if any of those homeowners work in Elyria, that income tax goes to the City of Elyria. Chair Tollett said if anyone votes against this, they are voting against positive financial income for the city.

Chair Tollett thanked everyone and began the Finance Committee Meeting.

1.The matter of approval of meeting minutes from the Finance Committee Meeting, which took place on July 13th, 2026, as circulated on 7/30/2026.

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 is a list of 37 accounts and equals a total amount due of \$16,106.96 which was approved by the resolution board last week.

Mr. Schneider asked if there had been any resolution from the prior large list of accounts addressed at the last committee meeting?

Supt. Conner said no payments have been received from Wesleyan Village.

Mr. Tollett asked Supt Conner if she had an amount that has been collected from late fees so far?

Supt. Conner said they've been charging late fees for 7 months and the fees collected have been around \$45,000 per month. That represents about 20% of the customer base that have late fees on their bills. The total collected has been \$315,250.

Mrs. Mitchell said it's concerning to her that Wesleyan Village is so far behind and they have such large amounts due. Are we in communication with them? The residents are paying their bills but Wesleyan isn't paying us, is that correct?

Supt Conner said that is correct. She also said they are working with the Law Dir's office to try to make some connection. The charges have been going on the tax bills and we do get paid. The County Auditor is aware of the situation also.

Chair Tollett asked, because they receive both Medicare and Medicaid funding. does that effect how they pay their water bills?

Mayor Brubaker said Dir Pyanowski was working with the Law Dir's office to contact Wesleyan, but they have changed leadership in the administration.

Mr. Armstrong asked about 810 Middle Ave., he said the owner passed away and he asked if the family has reached out to the department?

Supt Conner said no, they have not gotten any response from anyone.

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

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

MOTION CARRIES COMMITTEE REPORT WRITTEN

3. The matter of updating Elyria Codified Ordinances 109.09 for updating fees in the Parks & Rec Fee schedule.

Referred By: Parks & Rec Dir Reardon

Dir Reardon said a copy of the proposed changes was passed out. It highlighted what is currently in place and typed in red are the proposed changes. They will not raise any prices at this time, but they want to update this so those updated costs are there for future, possibly within the next year. Some costs were quite low compared to other communities. A lot of the charges are not to exceed, so when they raise them, it will be an incremental amount. The last time these fees were changed was 2017.

And there is one thing that needs to be added, which isn't currently listed in the fee schedule, it's a fee for ballpark lighting, so that fee needs to be added.

Mr. Van Wormer said he experienced renting out the pool yesterday and it was a wonderful experience, very cost effective. He asked about how many rentals there were for the pool and there were 8 in June, 8 in July and 4 in August. He asked if they just aren't marketing the rentals for the pools? For 2 hours with lifeguards included, it's a good deal.

Dir Reardon said they don't actually market that. They take reservations, but they sometimes have a hard covering those because the staff is looking for a day off. Sundays is the only day off and that's the only day they use as rentals. They have been fully staffed and if that continues, they may market the rentals more.

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

Motion made by Mr. Van Wormer second by Mr. Cerra to authorize to amend the 'said' Chapter of the Codified Ordinances for the fee schedule, for the Parks & Rec Department.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

4. The matter of applying for a 'Step into Swim' Grant to help fund swim lessons.

Referred By: Parks & Rec Dir Reardon

Dir Reardon said this is a grant opportunity that was brought to them and they want to apply for this. The deadline is coming up soon and she would ask this pass as an emergency. This grant would allow them to offer free swim lessons. If they get the grant they would select recipients at random and it would only be available for residents. They will ask for \$7,425 and that would allow to offer 135 lessons. The typical award was around \$5,000. They had 652 individual swim lessons this summer.

Mrs. Davis if they have swim lessons for adults?

Dir Reardon said yes, they do offer adult lessons. She's pretty sure this grant is for youth only.

Mr. Van Wormer asked if this grant may be income eligible?

Dir Reardon said she didn't think there are those parameters associated with this grant. And she discussed with the Mayor and they may do it random or they could do income.

Mayor Brubaker said that he didn't believe they can put a financial parameter on this particular grant.

Mr. Schneider asked of the 652 swim lessons, how many were residents?

Dir Reardon said she will have that info when she gives her report at the next meeting.

Mr. Oswald said he feels it's good for everyone to learn how to swim. He asked if the swim instructors have to be certified to be able to teach?

Dir Reardon said instructors are hired thru the City and to be an instructor, they do not need to be a life guard. They do need to be able to keep themselves afloat.

They do put them thru three days of training. Then they teach with a returning instructor for the first teaching session. They do have a junior instructor program which are kids under 15 and they cannot be hired yet because of their age and those are volunteers which help out at some of the classes.

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

Motion made by Mr. Van Wormer second by Mr. Schneider to authorize the Mayor to apply for and accept the 'said' grant. Emergency clause requested.

MOTION CARRIES COMMITTEE REPORT WRITTEN

5. The matter of authorizing delinquent Storm Water Utility Fees past 180 days to be certified to the Lorain County Auditor's Office.

Referred By: Engineer Schneider

Engineer Schneider said this list is 236 pages, which total around \$159,000. This list will go to the Auditor's office to be added to tax duplicates. Utilities as well IT and Engineering are looking for a way to switch stormwater charges to the water bill so they won't have this issue where it's a separate bill. It's a matter of logistics as far as everything goes. This needs to pass as emergency so it can go on the taxes and the deadline is September. Some of these charges are when someone moves out and didn't know they owed this bill or others that simply just didn't pay the bill.

Mr. Schneider said this is such a small bill it can be forgotten, he's in favor of adding it to the water bill.

Mrs. Davis said she never understood why this small bill is divided up into monthly (quarterly) payments.

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

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

MOTION CARRIES COMMITTEE REPORT WRITTEN

6. The matter of levying the final assessments for the replacement of private sewer services.

Referred By: Engineer Schneider

Engineer Schneider said this is a program where the City funds lateral replacement up to \$10,000 per house. The amount is then certified to the property owner at zero percent interest and assessed to the property taxes. It's also part of the decent decree and one of those things that is required. There were 9 residents who utilized this for replacement of their laterals.

Mr. Schneider asked if this is forgivable after a certain amount of time?

Engineer Schneider said no, this is not forgivable.

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

Motion made by Mr. Van Wormer, second by Mr. Schneider to authorize a resolution to certify said charges as liens to the LC Auditor's Office. Emergency.
MOTION CARRIES COMMITTEE REPORT WRITTEN

7. The matter of levying the final assessments for the replacement of private water services.

Referred By: Engineer Schneider

Engineer Schneider said this is similar to the sewer program. Only 2 residents took out the loans for the water replacement. This program does charge a small interest rate.

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

Motion made by Mr. Cerra, second by Mr. Van Wormer to authorize a resolution to certify said charges as liens to the LC Auditor's Office. Emergency clause.
MOTION CARRIES COMMITTEE REPORT WRITTEN

8. The matter of submitting applications and accepting, if offered, Victims of Crime Act Grant and State Victims Assistance Act for the Victims Assistance Program.

Referred By: Law Dir Deery

Asst Law Dir O'Bryan said this is to submit applications to the office of the State Attorney and accepting, if offered the Victims of Crime Grant and State Victims Assistance Grant for victim's programs. This is administered by The Law Dir's Office. the Grant funds are used for victim advocate salary, training and equipment. Emergency clause requested.

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

Motion made by Mr. Van Wormer second by Mr. Cerra to authorize the Mayor to apply for and accept the 'said' grant. Emergency clause requested.
MOTION CARRIES COMMITTEE REPORT WRITTEN

9. The matter of selling a vacant City owned parcel on Ford Rd. to the adjoining property owners at 2001 Ford Rd. (Tabled from July 13th)

Referred By: Legal Counsel Craig

Legal Counsel Craig said this was tabled by Engineering due to some concerns.

Engineer Schneider said the concern was because this piece of land is on a hillside and is undevelopable land and he didn't want to see someone clear cut the hillside, which could lead to erosion issues for the area.

Attorney Craig was going to work that out with the property owner.

Chair Tollett asked if this is the parcel that we repaired a few years ago?

Engineer Schneider said no, this is the area behind the old Toys R Us.

Attorney Craig said this is the first parcel when you come up to the residential area. The owners in the big house that have that old fallen tree in their yard are the ones that want to purchase this parcel. They want to add that piece of property as a buffer to their land. We asked them if they would allow a restriction in the deed to allow the City to have access in the event that we would need to do slope stabilization and they were amendable to that language.

Mr. Schneider asked if that section of Ford Road doesn't have any residents or driveways, so if we were ever in the future deemed to vacate the road portion for road use, would this prevent us from doing so because we'd have a private owner on that stretch of property.

Engineer Schneider said, no, anytime you vacate, it goes to the neighboring property owners.

Chair Tollett asked if this property borders Cherry Ridge or Valley of the Eagles?

Chair Schneider said it's Valley of the Eagles.

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

Motion made by Mr. Van Wormer second by Mr. Schneider to authorize the Mayor to enter into an agreement to sell the 'said' vacant parcel.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

10. The matter of amendments to the 2026 Permanent Appropriations.

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

Dir Pileski said there are three on the list for this evening and he said he will add a fourth based on the discussion about the change order of the Gulf Road project.

- 1.) General Fund in the Joint Economic Development District (JEDD) Income Tax Dept adding \$30,000 operating & maintenance for additional retainer fees.
- 2.) Police Levy Fund adding \$11,250 to operating & maintenance to appropriate grant monies from Mansfield Police Dept for computer equipment for our EPD.
- 3.) Adding \$700,000 to 2016 ½ percent income tax Capital Needs for the underground fuel storage tanks & pumps at the new CMG Public Works Complex, this was not included in the construction bid. Of the full 21 million which was borrowed, everything has been encumbered or spent with the exception of \$158,860. So, we can front the money out of the income tax fund when the 5 million an year general obligation bond anticipation notes mature in December, he can bump up the 5 million to 507 million or make it an even 6 million if needed. Then the \$700,000 for the pumps will become a long-term liability paid out of the general bond retirement fund. They will loan the money out of the ½ percent income tax fund until the notes mature in December.
- 4.) The last one is based on the discussion in the State Issue 2 Capital Gulf Road project, Hilliard to Vista Ct. and adding \$23,864 for the OPWC share of the change order. We don't pay the contractor directly, we still have to flow it through our books.

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

Motion made by Mr. Van Wormer seconded by Mr. Schneider to authorize approval of the 'said' appropriation changes per the attached list.

MOTION CARRIES COMMITTEE REPORT WRITTEN

Chair Tollett said that is all the business for this evening's Finance Meeting.

Motion made by Mr. Cerra and second by Mrs. Davis to adjourn the Finance Committee Meeting at 7:45 P.M.

MOTION CARRIES

The Next Finance Meeting is scheduled for Monday, September 14th, 2026.

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant