

Minutes Approved

_____ October 13, 2026
Finance Meeting
_____ Elyria City Council Committee

COMMUNITY DEVELOPMENT PRESENT: Chair Schneider, Mitchell, Doehne, Rothgery

FINANCE PRESENT: Chair Tollett, Cerra, Schneider, Van Wormer, Davis

UTILITIES PRESENT: Chair Mitchell, Davis, Armstrong, Oswald, Rothgery

ABSENT: Lipian

OTHERS PRESENT: Mayor Brubaker, Law Director Deery, Ms. Tuma, CD Mngr.

Almobayyed, Supt. Naelitz, City Planner Schoenig, Engineer Schneider, PWS Conner, PR Dir. Reardon

The Finance meeting was called to order on Tuesday October 13, 2026 at 6:42 p.m. from Finance Chair Tollett.

1. **The matter of approval of meeting minutes from the Finance Committee Meeting, which took place on Sept. 28th, 2026, as circulated on 10/6/2026.**

Davis moved, Van Wormer seconded to approve the meeting minutes of the Finance Committee Meeting of September 28th 2026, circulated October 6, 2026

MOTION CARRIED

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

PWS Supervisor Conner presented the list of delinquent and final utility accounts that were approved by the Elyria Public Utilities Resolution Board October 2, 2026, with fifty-three accounts totaling \$118,917.04, of the total seventy four percent were eight accounts for the Elyria Methodist Village totaling \$87,000.00.

Chair Tollett inquired of Mayor Brubaker of his knowledge to any response to ongoing discussions being held with the Elyria Methodist Village. Mayor Brubaker shared that many attempts had been made to contact whom they believed were a part of a leadership team at the Elyria Methodist Village, however no return responses have been received. Bills have been paid eventually through the tax duplicate.

Council member Schneider inquired if any property tax payments have been received. PWS Conner responded no payments have been received. She shared that over \$207,000.00 has been requested for liens.

Law Director Deery asked for confirmation of receipt of previous payments. PWS Conner confirmed, no payments have been received.

Law Director Deery explained once the amounts are submitted to the Lorain County Auditor as a tax duplicate, they are then treated as property taxes and cannot be discharged through bankruptcy.

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Chair Tollett inquired if late fees were still being accrued on the account. PWS Conner confirmed yes, in addition to the \$250.00 habitual late fee charge.

President Mitchell expressed concern regarding some of the other accounts reflected as well and inquired about why the bills were so high. PWS Conner explained the bills were sixty days and could have been the result of a substantial leak.

Council member Schneider inquired of the billing cycle for the sanitary and sewer only. PWS Conner confirmed liens are placed on all accounts over sixty days.

Council member Davis inquired if sewer and sanitation account holders are aware of their billing and payment request. PWS Conner stated a bill and follow up letter is submitted to all account holders.

Council member Cerra asked if refusal to pick-up garbage is an option.

Law Director Deery explained these conversations have been had over and over and there are many pros and cons.

Council member Rothgery asked for confirmation if some of the figures in review were past sixty days. PWS Conner confirmed the figures are sixty days.

Chair Tollett read the committee report: **We have considered the matter of inactive/delinquent public utility accounts, a resolution authorizing said delinquent accounts to be certified to the Loran County Auditor's office as per the attached list. Moved by Van Wormer, seconded by Tollett**
MOTION CARRIED

3. The matter of entering into an architectural service agreement for the East Rec Swimming Pool Project.

Referred By: Parks & Rec Dir Reardon

Director Reardon explained the request is for approval of a signed agreement for the East recreation Swimming Pool Architect Design.

Council member Davis inquired if the design would be for a new pool or repair of an existing pool. Director Reardon shared the project is a combined design of new a new activity pool at East Recreation Center as well as updating the "guts" of the existing pool.

Council member Davis inquired of the cost of the project. Director Reardon shared the project is estimated to be around four million dollars. The project has been budgeted, along with discussions with Mayor Brubaker and both Finance Director Pileski and Assistant Finance Director Farrell. In addition, some state capital money has been received for this project as well as issue six parks funding over the next few years. The project will not be completed until 2028.

Chair Tollett read the committee report: **We have considered the matter of a professional services agreement for architectural services for the East Park**

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swimming pool construction project, an ordinance authorizing the Mayor to enter into the said service agreement. Funding source is Parks and Rec 2016 ½ Percent Income Tax Fund, emergency clause requested.

Moved by Van Wormer, seconded by Schneider

MOTION CARRIED

4. The matter of entering into a lease agreement for City owned property located at 799 North Abbe Road.

Referred By: Parks & Rec Dir Reardon

Director Reardon explained the request is for a lease renewal for 2027 for a returning tenant to the Finwood property.

Law Director Deery asked for confirmation of same terms, rates. Director Reardon confirmed yes to same terms and rates.

Council member Van Wormer inquired of the monthly rate. Director Reardon stated \$500.00.

Chair Tollett read the committee report: **We have considered the matter of entering into an agreement to lease real property located at 799 Abbe Rd. owned by the city, an ordinance authorizing said lease agreement, emergency clause requested.**

Moved by Van Wormer, seconded by Schneider

MOTION CARRIED

5. The matter of requesting capital funds from the 2016 ½ percent income tax fund for the purchase of Police radios and related equipment for the Police Department.

Referred By: Police Chief Welsh

Chief Welsh explained that his request is for funding to purchase Harris compatible mobile radios for marked police cruisers. Chief Welsh explained his original funding source request was the half percent tax as a capital purchase, however after speaking with Mayor Brubaker and Director Pileski, he was informed funding is available in his police levy for this purchase. This item was not included in the police budget due to monies that were earmarked from Senator Bernie Moreno of \$500,000.00. Police Chief Welsh shared that the inability to get on the right radio system is a safety issue. The request will cover sixty-two radios.

Mayor Brubaker shared the grant process for the allocation of dollars from Senator Moreno's office. The grant is reimbursable.

Chair Tollett inquired of Finance Director Pileski which account the funds would come from. Finance Director Pileski stated it would be ok to take the funds from the half percent income tax fund police department.

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Council member Schneider confirmed the installation of the radios would be completed in-house with no outside charges of installation. Chief Welsh confirmed the Communications Department would complete all installations.

Chair Tollett read the committee report: We have considered the matter of a \$250,000 funds appropriation request for the purchase of police radios and related equipment for the Elyria Police Department, an ordinance authorizing the said appropriation request from the 2016 half-percent income tax funds, emergency clause requested.

Moved by Van Wormer, seconded by Schneider

MOTION CARRIED

6. The matter of a maturing general obligation bond of anticipation notes for the new Public Works Complex project.

Referred By: Finance Director Pileski

Finance Director Pileski explained the original financing for the Publics Work Complex Project involved 21 million in one- year notes. Last year 16 million of those notes were retired with long term bond proceeds. Sixteen million of the project is now a long-term obligation for the City of Elyria. There are still five million in one- year notes that are maturing in December 2026. Finance Director Pileski explained he kept some of the notes due to uncertainty of either running over the twenty-one or being under the twenty-one. Finance Director Pileski recommended that the five million is rolled over until the completion of the project, and at the time the city would either pay off the notes out of the bond retirement fund or issue bonds to pay off the notes.

Chair Tollett read the committee report: We have considered the matter of the maturing of general obligation bond of anticipation notes for the new Elyria Public Works Complex Project, an ordinance authorizing the Finance director to mature the obligation bond anticipation notes for the said project.

Moved by Van Wormer, seconded by Cerra

MOTION CARRIED

7. The matter of accepting the amounts and rates as determined by the Lorain County Budget Commission.

Referred By: Finance Director Pileski

Finance Director Pileski explained the process of accepting the rates of the inside ten million limitation rates and then the outside ten million limitation rates as a general housekeeping item. This is supplied by the Lorain County Budget Commission. The request is to accept the rates determined by the Budget Commission.

Chair Tollett read the committee report: We have considered the matter of accepting the amounts and rates as determined by the Lorain County Budget Commission for the fiscal

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year 2027, a resolution authorizing the Finance Director to accept the said amounts and rates to certify them to the Lorain County Auditor, emergency clause requested.

Moved by Van Wormer, seconded by Cerra

MOTION CARRIED

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

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

Finance Director Pileski explained that the finance department is working on a clean up of accounts to confirm the amounts in each will carry through the end of the year.

Two of the accounts will come from capital outlay: the request from Chief Welsh earlier in the meeting for radios and a request from EPD for the purchase of two vehicles.

Council member Davis inquired about an account Street Construction M&R. Finance Director Pileski explained there was not enough money appropriated in the Street Department salary and wages. There is extra money in benefits and pensions, so monies are being from benefits and pension into salary and wages.

Finance Pileski shared that the City of Elyria is now receiving TIFF fund tax increment financing from the Aldi's/ Sheetz project.

Council member Van Wormer inquired of the condition of the vehicle being replaced.

Finance Director Pileski stated the request was recently received to move monies from the demolition line item to vehicle purchases.

Chair Tollett read the committee report: **We have considered the matter of amendments to the 2026 permanent appropriation, an ordinance authorizing to amend the said permanent appropriations, as per the attached.**

Moved by Van Wormer, seconded by Cerra

MOTION CARRIED

Cerra moved, Van wormer seconded to adjourn

MOTION Carried

Finance Meeting adjourned at 7:10 p.m.

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

Rlp/