



CITY OF LORAIN

Board of Control

Meeting of October 8, 2025

I. ROLL CALL

The Board of Control meeting was called to order at 2:05 p.m. by Mayor Bradley. In attendance were Mayor Jack Bradley, Safety/Service Director Rey Carrion, Capt. Thompson, Avery Brown, Lacy Hepp, Lori Kokoski, Chief of Staff Rick Soto, Mike Darnos, Mindy Stoyka, Ed Garcia, Hannah Kiraly, Dale Vandersommen, Kate Golden, and Alonna Lopez.

II. MATTERS FOR DISCUSSION

a. A request from the Lorain Purification Department for a purchase order in the amount of \$9,269.20 with USABlueBook for the purchase of three (3) Hach TU5300sc Online Turbidimeters. Funding GL Account 6020.P602.6440.6400.1900 Purification Operations - Maintenance of Equipment.

Discussion: This equipment is used to measure the quality of the filtered water. The reads must be accurate in order to comply with the rules and regulations regarding water clarity. It has been 8 – 10 years since this equipment was last replaced.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

b. The Human Resources Department is requesting \$47,127.00 to be paid to Life Scan Wellness Centers from GL account 7020.1702.6300.1500 Hospitalization account, for complete physicals for the Lorain Fire Department. The amount is \$683.00 per firefighter, with 69 firefighters in total. This is required through the Collective Bargaining Agreement.

Discussion: This expense cannot be put through the Smart Shopper program. Physicals will be completed in November 2025.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

c. A request from the Mayor's Office for a purchase order with Mailboxes.com in the amount of \$3,364.08 for the purchase of a Salsbury surface mounted horizontal mailbox with parcel lockers for Lorain City Hall. Funding will come from account #1010.E200.1110.8100.4301 (Official Expenses).

Discussion: Mailboxes will be placed on the first floor of Lorain City Hall for deliveries.

Mayor Bradley abstained from voting on this item.

Safety/Service Director Carrion made the motion to approve the request.

Roll Call: Safety/Service Director Carrion-aye. Motion carried unanimously.

d. A request from the Department of Public Property, Parks Division, for pool grating replacement at Oakwood Pool by NorthBay Construction for an amount not to exceed \$6,287.00. Funding will be through account 1010.B200.4150.6300.1500 Pools Contractual Services.

Discussion: Pool grating will be replaced in the vault where the pumps are housed for Oakwood Pool. The current condition of the vault grating poses a safety risk.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

e. A request from the Department of Public Property, Parks Division, for rebuild/repair of the pump at Veteran's Park fountain by Lorain Armature for an amount not to exceed \$9,000.00. Funding will be through account 1010.B200.6300.1500, Parks Contractual Service.

Discussion: Last year the vault where the fountain pumps are located flooded. Work will be performed this year.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

f. A request from the Department of Public Property, Streets Division, to purchase crack sealant from Crafc0, Inc for an amount not to exceed \$25,000.00. Crafc0 pricing is lower than ODOT state contract 101L-25 pricing. Funding will be through 2030.R203.3140.6400.2900.

Discussion: The department will purchase this product to keep in stock for crack sealing.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

g. A request from the Engineering Department to authorize the expenditure of \$8,069.27 to DLT Solutions for yearly AutoCAD subscription and licenses. Funding to be split 25% from each of the following Engineering Contractual Fund Accounts: 2010.R201.3145.6300.1500 / 4030.C403.6300.1500 / 6020.P602.3180.6300.1500 / 6130.P613.3180.6300.1500.

Discussion: This is an annual subscription. This software is used for in house design work for various projects.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

h. A request from the Engineering Department to enter into an agreement with Burgess & Niple for professional services – environmental design associated with the Oakwood Connector project in an amount not to exceed \$24,043 to be funded from account 4030.C403.6700.7000. Burgess and Niple was selected from the yearly City of Lorain Engineering Department Request for Qualifications Consultant list and ODOT’s prequalified consultant list.

Discussion: These are not grant funds. Additional environmental work was recommended by ODOT for this project. The actual project is being funded by NOACA. The funds being requested today will come from the storm fund and are unanticipated funds that need to be expensed for environmental work.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

i. A request from the Engineering Department to amend Agreement 23-064 with Mark Haynes Construction, Inc. in the amount of \$50,000.00, for an amended contract amount of \$10,690,551.00 to allow for all grant funds to be expended by the project closeout date of December 31, 2025. This budget increase falls within the original approved budget of \$10,989,000.00 as approved by Ordinance 117-23 and will be paid from grant funds available in the Dredge Reuse Facility Fund 2360.R235.6300.3371.

Discussion: This additional cost falls within the originally approved total project cost. Funding will be used to purchased stone for future geopool maintenance. These are available grant funds.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

j. A request from the Building, Housing & Planning Department to enter into an Agreement with Franke Consulting Group for technical assistance with the HOME affordable housing policies, procedures, and developers' agreement in an amount not to exceed \$17,640.00 (Exhibit 1). The account number to be used for funding is 2580.R258.6300.1500. Approval is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: HUD recommends this consulting group for this work. They will review housing policy, procedures, and developers' agreement in preparation for infill/affordable housing projects.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

k. A request from the Building, Housing, & Planning Department to open a purchase order with Lorain County Public Health for lead risk assessments to be performed at the homes of applicants to our CDBG programs for an amount not to exceed \$7,500.00. This is a HUD requirement for our programs and is contingent upon compliance with other federal requirements, including environmental reviews. Funds will be appropriated from G/L account number 2260.R226.7130.6400.6100 CDBG-Rehab Repairs.

Discussion: Charges for assessments.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

l. The Building, Housing and Planning Department requests to enter into a contract with The Economic and Community Development Institute (ECDI) to provide Underwriting Services for our 360 Business Loan Program for an amount not to exceed \$11,900. This firm was selected from an RFP process; a total of three proposals were received from ECDI (\$11,900), Roads Consulting Group (\$ 69,500), and Sycamore Legacy Consulting (\$45,000). ECDI's proposal was deemed the highest-scoring proposal due to its competitive pricing, comprehensive services, and extensive experience in managing federal business loan programs. Funds will be paid from Account # 2260.R226.7150.8100.4200, contingent on all environmental reviews and approvals.

Discussion: ECDI is a national group. The other two quotes received are smaller consulting firms.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

m. The Department of Building, Housing and Planning is requesting to enter into a Contract with 5K Commercial Roofing to replace a portion of El Centro de Servicios Sociales, Inc.'s Wellness Center Roof located at 1825 E 28th St, Lorain, OH 44055. El Centro de Servicios Sociales, Inc. was awarded a Community Development Block Grant (CDBG) Public Facility Improvement Grant. The Contract with 5k Commercial Roofing will be in an amount not to exceed \$114,842.35 from Account #: 2260.R226.7110.6700.1500 and is contingent upon all Environmental Reviews and council approval on October 6, 2025.

Discussion: This item was withdrawn pending approval by Lorain City Council.

Mayor Bradley made the motion to withdraw the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

n. A request from the Building, Housing & Planning Department to open a blanket purchase order with SWAT Environmental for radon mitigation services to be performed at

homes of applicants to our CDBG programs whose radon inspection found levels above 4.0 pCi/l. Radon inspection and mitigation is a new federal requirement and there are not many vendors we have found who can inspect for radon or are qualified/certified to perform the mitigation. SWAT Environmental is the only vendor who has responded and is willing to work with on this issue. Quotes will be provided for each address whose radon levels indicate that mitigation is required. The total amount for the purchase order to cover all mitigation needed will be for an amount not to exceed \$7,500.00. This is contingent upon compliance with other federal requirements, including environmental reviews. Funds will be appropriated from G/L account number 2260.R226.7130.6400.6100 CDBG-Rehab Repairs.

Discussion: The cost for each project is based on the unit. The cost for mitigation of a single-family home is approximately \$1,300.00 per unit. The total cost for mitigation should not to exceed \$7,500.00. The below companies were contacted for quotes for this work. The same company should not conduct Radon Testing and mitigation work.

1. Ohio Radon Mitigation: 4854 Lobdell Rd, Alexandria, OH 43001 (Did not return phone calls)
2. Omega Radon Mitigation, LLC: 500 Mount Hope Ave, Cincinnati, OH 45204 (Did not return phone calls)
3. Dor Mar Radon Testing and Mitigation: 211 E Main St, Newark, OH 43055 (Did not return phone calls)
4. Radon Reduction: Minnesota: (Did not return phone calls).
5. Price Home Inspection: 10038 S New Era Rd, Canby, Oregon (This company conducts our Radon Testing).
6. Brookridge Radon: (The owner stated that he conducts mitigation work but only part time. He attempts to take appointments based around his traveling schedule.)
7. First Option Radon Measurement: 121 North Leavitt Rd, Amherst OH (He preferred to do private contracts rather than government contracts)
8. Swat Environmental: National: (They have several offices in the United States including Ohio.)

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

o. *A REQUEST TO WAIVE THE 24-HOUR RULE AND ADD AN ITEM FOR CONSIDERATION**

A request from the Lorain Police Department to open a purchase order with patriot Aerial Services in the amount of \$36,597.00 for the purchase of drones. Funding will come from account #2590.3400.6400.6800.

Discussion: Mayor Bradley made the motion to waive the 24-hour rule and add this item for consideration; Safety/Service Director Carrion seconded the motion.

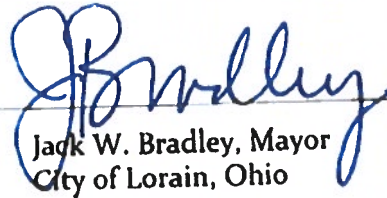
Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

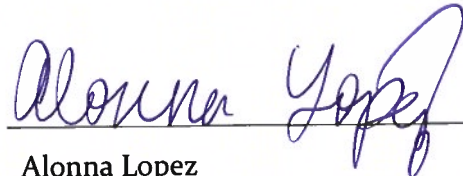
This is a sole source vendor. Drones are needed by the department for various reasons. A total of six drones will be purchased. These are levy funds.

Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

Roll Call: Safety/Service Director Carrion-aye; Mayor Bradley-aye. Motion carried unanimously.

The Board of Control Meeting of October 8 adjourned at 2:43 p.m.

 10/17/2021
Jack W. Bradley, Mayor
City of Lorain, Ohio


Alonna Lopez
Secretary for Board of Control