



CITY OF LORAIN

Board of Control

Meeting of January 22, 2026

I. ROLL CALL

The Board of Control meeting was called to order at 11:18 a.m. by Mayor Bradley. In attendance were Mayor Jack Bradley, Safety/Service Director Rey Carrion, Mindy Stoyka, Veronica Newsome, Gwen Frey, Alex Berki, Tracey Ellan, Nicara Garcia, Emily Fekete, Ed Garcia, Andy Arocho, and Alonna Lopez.

II. MATTERS FOR DISCUSSION

a. A request from the Department of Public Property, Parks Division, for sports turf needed at the Pipeyard and Campana Park softball field by Maumee Bay Turf, Inc for an amount not to exceed \$9,471.00. Funding will be through Campana Park Maintenance of Facilities, 1010.B200.4160.6400.2200.

Discussion: Turf replacements for the pitching mounds. Turf will be kept on hand to replace areas of the softball fields and Pipeyard in need of repair if damaged. This cost includes the pellets that go in the turf. Lorain City Schools will be reimbursing the city for half the cost.

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. A request from the Engineering Department to award to the lowest and best bidder, RMH Concrete & Foundations, Inc., the Removal and Replacement of Deficient Sidewalks around Helen Steiner Rice and Southview schools in the City of Lorain PID 120211 in the amount of \$390,366.90 plus a contingency in the amount of \$39,036.69 for a certified contract amount of \$429,403.59. Bids were also received from DL Smith Concrete, LLC. in the amount of \$393,903.05; Terminal Ready-Mix, Inc. in the amount of \$396,076.75; Perk Co, Inc. in the amount of \$543,873.00; and Smith Paving & Excavating, Inc. in the amount of \$399,569.80.

Discussion: This was approved by Lorain City Council via ordinance #7-26. There is no local match required as this project is 100% ODOT funded.

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 Lorain Utilities Department for a purchase order in the amount of \$92,179.00 with the Ohio Water Development Authority for the Pearl and Tacoma Pump Station Improvements OWDA Loan 11642 fee. Ordinance 110-25 was approved by city council on 9/2/25. Funding GL Account 6130.P613.6310.6300.1500 Plant Operations – Contractual Service.

Discussion: This is the cost of the loan fee for this project. This was approved by Lorain City Council. The Ohio Water Development Authority is a sole source vendor.

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.

d. A request from the Lorain Utilities Department for approval of a purchase order with Pro-Tech Systems Group in the amount of \$9,432.00 for the annual cellular data for 17 sites. Funding GL Account 6130.P613.6310.6300.1500 Contractual Service.

Discussion: Cellular data is used at the pump stations, water towers, PQM plant, remote lift stations, etc. This is a sole source vendor and an annual purchase. If the service goes down the pump operator on shift goes out to inspect each site. The city has experienced less issues using cellular data than with landlines.

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 Building, Housing & Planning Department to renew annual contractual services with F & B Engineering, Inc. for commercial & residential plan reviews, back-up chief building official and inspector services as required by the State of Ohio Board of Building Standards for an amount not to exceed \$10,000.00. Funds will be appropriated from G/L Account #1010.S900.6300.1500 Building Inspection-Contractual Service.

Discussion: Having a back-up CBO is required. This is a continuation of an already existing agreement. The purchase order is opened in the amount of \$10,000.00 and invoices are submitted as services are rendered throughout the 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 Building, Housing & Planning Department to renew annual contractual services with Mark S. Wagner, Inc. for commercial & residential plan reviews and back-up CBO and inspector services as required by the State of Ohio Board of Building Standards for an amount not to exceed \$10,000.00 Funds will be appropriated from G/L account 1010.S900.6300.1500 Building Inspection-Contractual Service.

Discussion: Mark Wagner has worked with the city for a number of years.

Mayor Bradley abstained from this item.

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

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

g. A request from the Building, Housing & Planning Department to renew the annual subscription with CommonGoals Software for the loan management software and support services used to manage loans held by the department for an amount not to exceed \$7,000.00. Funds will be appropriated from G/L account 2290.R225.7110.6300.1500 UDAG-Public Facility-Contractual Service.

Discussion: This software is used to manage loans for the department. Loans are also submitted through the application portal in this software. This is an annual expense.

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. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$11,247.00 to replace the roof and gutters at 3828 Dallas Ave. for Edward Ramos.

Happy Homes Improvements Co. LLC submitted the most complete and cost-effective estimate for the scope of work to be completed for \$10,225.00. The total funds requested, including a 10% contingency of \$1,022.00, is \$11,247.00.

Additional estimates received were from Eiffel Builders for \$16,800.00 and Moore Integrity for \$13,800.00. The additional estimate amounts do not include the 10% contingency.

The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: This homeowner does qualify for the program. Happy Homes Improvements Co. LLC has been used by the city in the past for other projects. This is a roof and gutter replacement. The Chimney is in bad shape and will be capped to prevent further deterioration.

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. The Building, Housing and Planning Department (BHP) requests approval for an Essential Home Repair loan in the amount of \$11,277.00 to replace the porch at 304 W. 32nd St., for Patricia Blakely.

G.I.D. Construction submitted the most complete and cost-effective estimate for the scope of work to be completed for \$10,252.00. The total funds requested, including a 10% contingency of \$1,025.00, is \$11,277.00.

Additional estimates received were from R. Hammond Construction for \$12,500.00 and Melendez & Son for \$18,048.00. The additional estimate amounts do not include the 10% contingency.

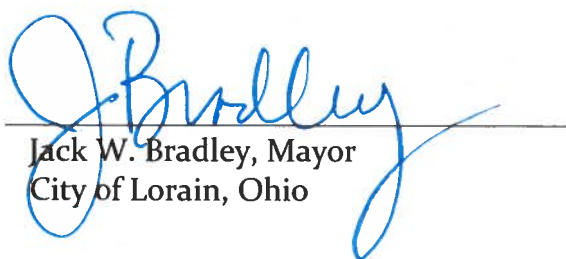
The work will be paid out of the Block Grant Home Repair funds, account number 2260.R.226.7130.6400.6100 and is contingent on compliance with other federal requirements, including environmental reviews.

Discussion: The city has used G.I.D. Construction in the past for different projects.

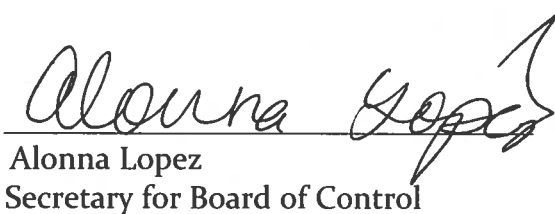
Mayor Bradley made the motion to approve the request; Safety/Service Director Carrion seconded the motion.

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

The Board of Control Meeting of January 22 adjourned at 11:40 a.m.



Jack W. Bradley, Mayor
City of Lorain, Ohio



Alonna Lopez
Secretary for Board of Control



ORDINANCE NO. 7-26

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO ENTER INTO A CONTRACT WITH RMH CONCRETE & FOUNDATIONS, INC. FOR THE PARTIAL REMOVAL AND REPLACEMENT OF SIDEWALKS AROUND HELEN STEINER RICE AND SOUTHVIEW SCHOOLS IN THE CITY OF LORAIN.

WHEREAS, this Council passed and adopted Resolution No. 26-23 thereby authorizing the Lorain Safety/Service Director to apply for, accept and enter into an agreement with the Ohio Department of Transportation (ODOT) for grant funding under the Safe Routes to School (SRTS) program; and,

WHEREAS, the City of Lorain was granted SRTS funding for improved pedestrian accommodations around schools in South Lorain; and,

WHEREAS, the City of Lorain Department of Engineering has completed the necessary engineering and construction planning and specifications for the road, as set forth in Exhibit A hereto; and,

WHEREAS, the City of Lorain has received a low bid in the amount of \$390,366.90 from RMH Concrete & Foundations, Inc.; and,

WHEREAS, the City of Lorain has secured Ohio Department of Transportation funding for one hundred percent (100%) of construction costs.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION I: That the Safety/Service Director, is hereby authorized to enter into a contract with RMH Concrete & Foundations, Inc. for the Partial Removal and Replacement of Sidewalks around Helen Steiner Rice and Southview schools in the City of Lorain for the bid amount. All work on the project shall be coordinated by the City of Lorain Department of Engineering in accordance with plans and specifications that will be on file in the office of the City of Lorain Engineer and subject to Board of Control approval, as required by law. This shall be awarded to the lowest and best bidder for the bid amount plus ten percent contingency.

SECTION II: That funding for the project has been secured from Ohio Department of Transportation funding. The project is not to exceed \$429,403.59, equivalent to the base bid of \$390,366.90 plus ten percent contingency. All costs associated with the Project shall be paid directly by the Ohio Department of Transportation. No City funds shall be used for the completion of the Project.

SECTION III: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

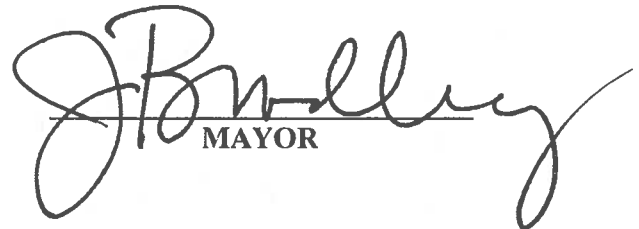
SECTION IV: That this Ordinance shall, after passage by Council and approval by the Mayor, take effect and be in force from and after the earliest period allowed by law.

PASSED: January 20, 2026


PRESIDENT OF COUNCIL - pro tempore

ATTEST: Breanna Deef CLERK OF COUNCIL

APPROVED: January 20, 2026


MAYOR



CITY OF LORAIN

City Council Regular Meeting

7. g.

Meeting Date: 01/20/2026

Submitted by: Gwen Frey

AGENDA ITEM DESCRIPTION OR LEGISLATION TITLE:

AN ORDINANCE AUTHORIZING THE SAFETY/SERVICE DIRECTOR TO ENTER INTO A CONTRACT WITH RMH CONCRETE & FOUNDATIONS, INC. FOR THE PARTIAL REMOVAL AND REPLACEMENT OF SIDEWALKS AROUND HELEN STEINER RICE AND SOUTHVIEW SCHOOLS IN THE CITY OF LORAIN.

PURPOSE AND BACKGROUND:

This Council passed and adopted Resolution No. 26-23 thereby authorizing the Lorain Safety/Service Director to apply for, accept and enter into an agreement with the Ohio Department of Transportation (ODOT) for grant funding under the Safe Routes to School (SRTS) program. The City of Lorain was granted SRTS funding for improved pedestrian accommodations around schools in South Lorain. The City of Lorain Department of Engineering has completed the necessary engineering and construction planning and specifications for the road, as set forth in Exhibit A hereto. The City of Lorain has received a low bid in the amount of \$390,366.90 from RMH Concrete & Foundations, Inc. The City of Lorain has secured Ohio Department of Transportation funding for one hundred percent (100%) of construction costs.

RECOMMENDATION TO COUNCIL:

Consideration and approval.

Fiscal Impact

<u>Funds Available in Current Year Budget (Y/N):</u>	Y
<u>Estimated Total Expenditure:</u>	\$429,403.59
<u>List of Funding Source and/or Account Number:</u>	4010.C401
<u>Estimate of Incoming Revenue (fees, grants, etc.):</u>	\$429,403.59
<u>Financing Requirements (Bonds, Loans, Lease, etc.):</u>	

Work performed under the Safe Routes to School program is paid directly by ODOT to the contractor and engineering firm. There is no expense to the city.

Attachments

Ordinance - SRTS 2026 Construction Agreement

Form Review

Inbox	Reviewed By	Date
Carrion	Gwen Frey	01/14/2026 03:04 PM
G. Frey (Originator)	Gwen Frey	01/14/2026 03:06 PM

Carrion
 Mayor Bradley
 Harper
 P. Riley
 Form Started By: Gwen Frey
 Final Approval Date: 01/16/2026

Rey Carrion
 Jack Bradley
 Anita Harper
 Michele Beko

01/15/2026 05:09 PM
 01/15/2026 06:05 PM
 01/16/2026 09:10 AM
 01/16/2026 10:44 AM
 Started On: 01/14/2026 10:30 AM

VOTE ON PASSAGE					
	AYE	NAY		AYE	NAY
Springowski			Torres		
Dimacchia			Gonzalez		
Fallis	Absent		Arroyo		
Drwal	Absent		Bearer		
Kempton			Thornsberry		
Carter			Arredondo		