Jason Jacobs, At-Large/President of Council
Georgia Awig, At-Large
Martin DeVries, At-Large
Holly A. Swenk, Ward 1
Eric Shaffer, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem
Kevin Corcoran, Mayor

City Council
CITY HALL COUNCIL CHAMBERS
REGULAR AGENDA OF JULY 7, 2025
7:00 PM

REVISED

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. City Council Public Hearing Minutes dated June 16, 2025;
   (Council action required)

2. Regular City Council Meeting Minutes dated June 16, 2025.
   (Council action required)

   Note:
   Parks and Recreation Commission Meeting Minutes dated May 28, 2025.
   Records Commission Meeting Minutes dated June 16, 2025.
   Civil Service Commission Meeting Minutes dated June 23, 2025.
   Board of Zoning and Building Appeals Meeting Minutes dated June 26, 2025.

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor

2. Engineer

3. Director of Finance

4. Other Reports

   May 2025 Parks and Recreation Division Report

May 2025 Police Department Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

RECESS

FIRST READINGS

O 2025-101 An Ordinance creating a new Chapter 1041 *Illicit Discharge and Illegal Connection Control* of the North Ridgeville Streets, Utilities and Public Services Code.
(Introduced by Mayor Corcoran)

O 2025-102 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 Traffic Paint Striping and other appurtenances, not to exceed $170,000.00.
(Introduced by Mayor Corcoran)

O 2025-103 An Ordinance authorizing the Mayor to renew a five-year contract with Hach Company, now known as McCrometer Inc., for the French Creek Wastewater Treatment Plant Billing Meters Data Delivery Service (DDS) Project/Program, not to exceed $283,500.00.
(Introduced by Mayor Corcoran)

O 2025-104 An Ordinance designating the North Ridgeville Community Improvement Corporation as an agency of the City under Ohio Revised Code Section 1724.10; authorizing the execution of an Agreement and Plan for Industrial, Commercial, Distribution, Research and Development.
(Introduced by Mayor Corcoran)

O 2025-105 An Ordinance approving the sale of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(D).
(Introduced by Mayor Corcoran)

O 2025-106 An Ordinance approving the tax budget of the City of North Ridgeville, Ohio, for the year beginning January 1, 2026, and submitting the same to the Lorain County Auditor.
(Introduced by Mayor Corcoran)

O 2025-107 An Ordinance amending Ordinance 2025-81 Exhibit “A” creating the position of Administrative Coordinator.
(Introduced by Mayor Corcoran)

SECOND READINGS

O 2025-88 An Ordinance accepting certain streets/improvements located in the Meadow Lakes Subdivision No. 14 and dedicating them for public purposes.
(Introduced by Mayor Corcoran; First Reading on 06-16-2025)

O 2025-89 An Ordinance accepting certain streets/improvements located in the Millridge Subdivision No.1 and dedicating them for public purposes.
(Introduced by Mayor Corcoran; First Reading on 06-16-2025)

O 2025-90 An Ordinance accepting certain streets/improvements located in the North Ridge Pointe Subdivision No. 2 and dedicating them for public purposes.
(Introduced by Mayor Corcoran; First Reading on 06-16-2025)

O 2025-91 An Ordinance accepting certain streets/improvements located in the reserve at Winfield Farms Subdivision No.1 and dedicating them for public purposes.
(Introduced by Mayor Corcoran; First Reading on 06-16-2025)

O 2025-92 An Ordinance accepting certain streets/improvements located in the reserve at Winfield Farms Subdivision No. 3 and dedicating them for public purposes.
(Introduced by Mayor Corcoran; First Reading on 06-16-2025)

O 2025-93 An Ordinance accepting certain streets/improvements located in the Waterbury Subdivision No. 10 and dedicating them for public purposes.
(Introduced by Mayor Corcoran; First Reading on 06-16-2025)

THIRD READINGS

O 2025-82 An Ordinance amending subsection (b)(1) of N.R.C.O. Section 452.03 *Prohibited Standing or Parking Places.*
(Introduced by Mayor Corcoran; First Reading on 06-02-2025; Second Reading on 06-16-2025)

MEETING ANNOUNCEMENTS

1. The next Regular City Council meeting will be on Monday, July 21, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
June 16, 2025

CALL TO ORDER:

President Jacobs called the Monday, June 16, 2025, Public Hearing to order at 6:45 p.m.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce Abens, Clifford Winkel, and Georgia Awig.

Councilman Marting DeVries was excused.

Mayor Kevin Corcoran, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council were also present.

This public hearing was being held to consider the following:

THIS PUBLIC HEARING IS BEING HELD TO CONSIDER THE FOLLOWING:

O 2025-79 An Ordinance amending the Zoning Map of the City of North Ridgeville such that Permanent Parcel Number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District and the portion of Permanent Parcel Number 07-00-024-101-109 located at 35600 Lorain Road that is currently zoned I-2 Light Industrial District be rezoned to R-1 Residence District.
(Introduced by Mayor Corcoran; First Reading on 05-19-2025; Second Reading on 06-02-2025; Planning Commission on 06-10-2025)

President Jacobs asked if anyone from the public had any comments.
There was no discussion from City Council, the Administration, or the public.

ADJOURNMENT:

President Jacobs adjourned the Public Hearing at 6:47 p.m.

Approval of minutes on July 7, 2025:

Jason R. Jacobs

Nicholas Ciofani

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PRESIDENT OF COUNCIL

CLERK OF COUNCIL

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NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
June 16, 2025

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, June 16, 2025, to order at 7:00 p.m.

INVOCATION:

Led by President Jacobs.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce Abens, Clifford Winkel, and Georgia Awig.

Councilman Martin DeVries was excused.

Mayor Kevin Corcoran, Finance Director April Wilkerson, City Engineer Christina Eavenson, Law Director Brian Moriarty, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam were also present.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Committee of the Whole Minutes dated June 2, 2025, and the Regular City Council meeting minutes dated June 2, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Board of Zoning and Building Appeals Meeting Minutes dated May 22, 2025.
Civil Service Commission Meeting Minutes dated May 29, 2025.
Planning Commission Meeting Minutes dated June 10, 2025.

LOBBY:

President Jacobs opened the lobby session. He reminded everyone that the lobby session was not meant to be an interactive question-and-answer session. However, it was an opportunity for the public to address City Council and its administration. He asked anyone who would like to speak to come to the podium and state their name and address. He further added that each person was allowed three minutes to speak.

There was none.

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ADMINISTRATORS REPORTS:

1. **Mayor:**

Mayor Corocoran presented a proclamation to the McGuire Family (Susan, Tim, and Jennifer) for Poppee's Popcorn and its service and commitment to the community.

Mayor Corcoran remarked as follows.:

- Water Meter Replacement Project - The Water Meter Replacement project is continuing to progress. Scheduling letters are being mailed by Utility Metering Solutions this week to utility customers with account numbers beginning with 0108 and 0110. Once residents receive the letter, it is recommended that they make an appointment with UMS to have the new meter installed at their earliest convenience.

- Street Milling/Paving - Public Works Department, Streets Division, will begin milling this Wednesday, June 18, 2025, on Oak Street, Spruce Street, and Line Drive, with paving to follow next week. This schedule is always subject to change based on weather conditions.

- Coffee & Conversation – The Mayor invited everyone to join him for his monthly coffee & conversation on Friday, June 20, 2025, from 8:30-9:30 a.m. at City Hall in Council Chambers. This month's special guest is Joe Borkey from Victory Sports Park.

- Shred Day at North Ridgeville Branch Library - The North Ridgeville Branch Library is offering Shred Day this Saturday, June 21, 2025, from 9:00 a.m. to noon. Bring sensitive documents such as tax forms and medical records to be shredded onsite in the library parking lot. Each household may bring up to five grocery-size bags of documents. This free event is provided by the Lorain County Solid Waste Management District. The event may end early if the truck is full.

- Summer Concert Series Lineup - The second in the Summer Concert Series at South Central Park Gazebo is Sunday, June 22, 2025, from 6:00-8:00 p.m. Enjoy the sounds of Benny and the Big Shots. There will be food trucks to grab a delicious bite while enjoying the show. Bring lawn chairs, blankets, and friends for a fantastic evening under the stars. Concerts are free.

- NR Heart & Sole Walk with the Mayor - Extended an invitation to the community to join him for a walk sponsored by North Ridgeville Heart & Sole on Thursday, June 26, 2025 for Walk with the Mayor. They will meet at Pavilion #1 at South Central Park at 6:00 p.m. In addition, extended an invitation to Council members to join him at this event.

- Tickets on Sale Now for Freedom Festival and Fireworks - Tickets are on sale for this year's Freedom Festival and Fireworks at Victory Park on Thursday, July 3, 2025. Visit the City's website at nridgeville.org for more information and to purchase your tickets. Net proceeds from the event will benefit North Ridgeville Community Care, Canine Superheroes Foundation, and Save 22. The City is proud to once again co-sponsor the Freedom Festival at Victory Park, an annual event. This is becoming a tradition that brings our community together in celebration of Independence Day with fun, family-friendly activities and an incredible fireworks show. The event supports local causes. In 2024, in

collaboration with Victory Park, a check for $6,960.00 was presented to North Ridgeville Community Care. With the community's continued support, it is hoped to surpass that amount this year and make an even greater impact.

- City Offices Closed - City Offices will be closed on Friday, July 4, 2025, in observance of Independence Day.

Moved by Mayor Corcoran and seconded by Swenk to go into an Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, consider the purchase of property, and consider the lease of City property.

A roll call vote was taken, and the motion carried.
Yes – 6 No – 0

Adjourned into Executive Session at 7:11 p.m.
Reconvened into the Regular City Council meeting at 7:19 p.m.

Moved by Swenk and seconded by Awig to adjourn from executive session and return to the regular City Council session.

A roll call vote was taken, and the motion carried.
Yes – 6 No – 0

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following projects:

- Remarked that Engineering introduced six ordinances for the acceptance of the roadway and utility assets in various phases of residential subdivisions. Once the roadway improvements and utilities are installed in the subdivision and the developer wants to obtain their approved plat, they are required to provide a three-year maintenance bond. This ensures that the roadway doesn't develop any structural defects during that period and that home builders do not damage the pavement, curbing, or other structures while constructing their homes. It is also necessary to have videos of the sanitary and storm sewers to verify that there are no disconnections or sagging issues, and to ensure that all water valve boxes are aligned vertically with the surface so they can be accessed with a water key if needed to shut off the water. Additionally, pond banks must be stabilized, skimmers must be off the outlet structure, and other requirements are checked during the final punch list and acceptance process. Some subdivisions are older. The goal is to resolve these issues, obtain approval for everything, and finalize the acceptance.

- Mentioned that both the asphalt and concrete street lists are slated for rehabilitation and are available on North Ridgeville's website. As the construction schedules become more defined, updates will be provided on the same page.

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- The turnpike will close the two eastbound lanes of Lorain Road on the evening of June 19, 2025, to pour a new bridge deck on the off-ramp bridge. The turnpike expects the traffic to reopen by the morning of the 20th. The two westbound lanes of Lorain Road will be used to facilitate traffic in both directions during the construction.

- All backflow devices were to be inspected, and the reports were to be uploaded to BSI Online, the new backflow management company, by June 15, 2025. Any outstanding reports should be submitted through a plumber's online portal to avoid receiving a final notice letter.

City Engineer Christina Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, reported the following:

The finance department has provided City Council with the financial reports for May 2025 for review and approval. Those reports will be posted on the City's website under the Finance Department.

A memorandum was provided to the City Council addressing the appropriation amendment on the agenda and recommending that the legislation be adopted with the emergency clause to ensure the Department of Finance has the necessary resources to meet its financial obligations.

- Ordinance No. 2025-97 - Amending 2025 Annual Appropriations—Includes items such as replacing a grease trap at Fire Station 2; replacing the sump pump, carpets, and painting; maintaining the elevator at Fire Station 1; paying out compensatory time; purchasing a new ambulance; and buying body-worn cameras as part of the Public Department of Public Safety grant.
- Resolution 2025-98 - Authorizing the execution of then and now certificates for the Backflow Solution Inc. and was approved in appropriation expense.

Director Wilkerson provided the following statement.

Director Wilkerson expressed concerns about House Bill 335, known as the Property Tax Relief Now Act. This Bill eliminates the inside mileage portion of property tax beginning in tax year 2025. Inside mileage is the unvoted property tax allowable by the state constitution. This House Bill is under consideration for the State's 2025-2026 fiscal year budget, which means there is an immediate impact should this Bill pass. The impact will not only be felt by the local government but also by the local school district. Assistant Superintendent David Pritt indicated the schools will lose $4.5 million in 2026, which will grow to $9 million in 2028.

Director Wilkerson stated that the cuts are very devastating, and the city will lose $3.6 million in 2026, which is about 16.5% of the general fund budget. This revenue helps fund police and fire pension payments of about $1 million, but it does not cover the entire pension costs for police and fire operations. It also funds the daily operations of Parks and Recreation, the Senior Center, Building, Engineering and other small government tasks. During the Finance Committee meetings for the 2025 budget, departments requested additional staffing, including positions for police and fire. However, the request for additional staff was not granted due to budget constraints in the City’s five-year forecast for the General Fund, where expenses began to exceed the City’s

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revenues starting in 2026, as per the general fund revenue forecast. As a result, discussions were held about ways to bring additional funds into the City at that time, but no consideration was given to the loss the City is facing now when examining the current budget and potential impacts. $3.6 million is a significant amount and will be devastating to the City's operations. Director Wilkerson noted that she analyzed the impacts of this loss, and it became very difficult to find a way to cut $3.6 million without eliminating entire departments.

The Mayor has been communicating with the State Representative and Senator who will speak on behalf of the city. The City has also outlined the impacts on the community to the Ohio Municipal League will also speak on behalf of municipalities. Director Wilkerson wanted to inform every one of the outcomes of House Bill 335. This requires serious evaluation and consideration from the State legislature, as well as attention from the Council and Administration, as the City begins its 2026 budget planning. It is important to pay close attention to the results of this House Bill.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following reports:

May 2025 Fire Department Report
May 2025 Water Distribution and EPA Report
May 2025 Building Division Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of June 10, 2025:

1. Master Tree Plan
   PC ACTION: Approved by a vote of 4-0.

   Moved by Abens and seconded by Swenk to approve the Planning Commission's recommendation for the Master Tree Plan.

A roll call vote was taken, and the motion was carried.
Yes – 6 No – 0

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2. PPZ2025-0354: Harvest Ridge Church, 35544 & 35600 Lorain Rd, PPN: 07-00-024-101-101, -109
   Owner: Michael Moyes, Dobie Pallets, 35544 Lorain Rd, North Ridgeville, OH 44039. Proposal consists of rezoning parcel number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District, and the eastern portion of parcel number 07-00-024-101-109 located at 35600 Lorain Rd that is currently zoned I-2 Industrial District be rezoned to R-1 Residence District.
   PC ACTION: Approved by a vote of 4-0.

   Moved by Abens and seconded by Swenk to approve the Planning Commission's recommendation for Harvest Ridge Church.

A roll call vote was taken, and the motion was carried.
Yes – 5 No – 0 Abstain – 1

3. PPZ2025-0357: North Ridgeville High School, Phase 2, 34610 Bainbridge Rd, PPN 07-00-016-104-233
   Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094.
   Owner: North Ridgeville City Schools, 34260 Bainbridge Rd, North Ridgeville, OH 44039. Proposal consists of constructing a new high school and demolition of old high school. Property is zoned R-1 Residence District.
   PC ACTION: Approved by a vote of 4-0 with the following conditions:
   1. Define bike parking and crosswalks on site plan.
   2. Lighting plan will be administratively reviewed for zoning compliance.
   3. Update the landscaping plan to ensure a dense buffer along Pitts Blvd properties in consultation with the City Arborist.
   4. Provide 4-foot-wide end caps for each row of parking spaces in all parking lots.

   Moved by Abens and seconded by Awig to approve the Planning Commission's recommendation for phase 2 of the North Ridgeville High School project.

A roll call vote was taken, and the motion was carried.
Yes – 5 No – 1 (Shaffer)

RECESS:

Moved by Winkel and seconded by Awig to dispense with recess.

A voice vote was taken, and the motion was carried.
Yes – 6 No – 0

Ordinance and Resolution submittal(s)
FIRST READINGS:
Clerk of Council Nicholas Ciofani:

O 2025-88 An ordinance accepting certain streets/improvements located in the Meadow Lakes Subdivision No. 14 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

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This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-89 An Ordinance accepting certain streets/improvements located in the Millridge subdivision No.1 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-90 An Ordinance accepting certain streets/improvements located in the North Ridge Pointe Subdivision No. 2 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-91 An Ordinance accepting certain streets/improvements located in the reserve at Winfield Farms Subdivision No.1 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-92 An Ordinance accepting certain streets/improvements located in the reserve at Winfield Farms Subdivision No. 3 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-93 An Ordinance accepting certain streets/improvements located in the Waterbury Subdivision No. 10 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-94 An Ordinance approving the sale of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(D).
(Introduced by Mayor Corcoran)

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Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-94.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to maximize the value for the community.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-94 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-94.**
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-95 An Ordinance authorizing the Mayor to enter into a lease agreement with All Around Door, Inc. for 4,000 square feet of commercial space at 7059 Avon Belden Road.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-95.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to enter into an agreement to lease out the building to a business and generate revenue as soon as possible.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-95 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-95.**
Yes – 6 No – 0

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Clerk of Council Nicholas Ciofani:

O 2025-96 An Ordinance authorizing the Mayor to enter into a partnership agreement with Lorain County for the PY2025 Community Housing Impact and Preservation (CHIP) Program.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-96.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to continue the CHIP Program and return the signed agreement to Lorain County by the requested deadline.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-96 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-96.**
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-97 An ordinance amending ordinance number 2024-139 of the city of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2025, and ending December 31, 2025.
(Introduced by Mayor Corcoran)

Moved by President Jacobs and seconded by Winkel to amend Ordinance Number 2025-97 by substitution with the version submitted to City Council.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to dispense with the second and third readings for 2025-97.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to add the emergency clause to provide the Finance Department with the necessary resources to meet its obligations.

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A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to adopt 2025-97 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-97.**
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

R 2025-98 A Resolution authorizing the execution of then and now certificates by the city fiscal officer and the payment of amounts due for various purchase orders.
(Introduced by Mayor Corcoran)

Moved by Winkel and seconded by Swenk to dispense with the second and third readings for 2025-98.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to add the emergency clause to provide the Finance Department with the necessary resources to meet its obligations.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to adopt 2025-98 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-98.**
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-99 An Ordinance ratifying and reinstituting the discounts set forth in Ordinances 2625-92 and 2763-93.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-99.

Mayor Corcoran remarked that a legal issue had arisen regarding discounts referenced in past ordinances. These discounts were originally tied to a specific three-year contract (1993–1995) as outlined in a 1992 ordinance. Once that contract period ended, the discounts should have expired. However, the discounts were mistakenly codified into city records, giving the impression they were ongoing. There is no clear party at fault; however, the ordinances in effect at the time clearly limited the discounts to the three-year term. To resolve the issue, a new ordinance is

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being proposed to formally authorize the continuation of these discounts as they have been applied since the original contract period.

A voice vote was taken, and the motion carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to fix the issue with the senior discount as soon as possible.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt 2025-99 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-99.**
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-100 An Ordinance amending Section 1060.07 - Collection Rate Discounts and Waivers of N.R.C.O. Chapter 1060 - Garbage and Refuse Collection and Disposal.
(Introduced by Councilwoman Swenk)

This Ordinance was referred to the Utilities Committee for further discussion.

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-82 An Ordinance amending subsection (b)(1) of N.R.C.O. Section 452.03 Prohibited Standing or Parking Places.
(Introduced by Mayor Corcoran; First Reading on 06-02-2025)

This Ordinance was moved to third reading.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-79 An Ordinance amending the Zoning Map of the City of North Ridgeville such that Permanent Parcel Number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District and the portion of Permanent Parcel Number 07-00-024-101-109 located at 35600 Lorain Road that is currently zoned I-2 Light Industrial District be rezoned to R-1 Residence District.
(Introduced by Mayor Corcoran; First Reading on 05-19-2025; Second Reading on 06-02-2025; Planning Commission on 06-10-2025; Public Hearing on 06-16-2025)

Moved by Swenk and seconded by Shaffer to adopt 2025-79.

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A roll call vote was taken on the adoption, and the motion carried to adopt **Ordinance Number 2025-79.**

Yes – 5 No – 0 Abstain – 1

Clerk of Council Nicholas Ciofani:

O 2025-81 An Ordinance amending Ordinance 2025-61 Exhibit "A" and Exhibit "B" creating the positions of Human Resource Coordinator and Administrative Law Clerk. (Introduced by Mayor Corcoran; First Reading on 05-19-2025; Second Reading on 06-02-2025)

Moved by Swenk and seconded by Winkel to adopt 2025-81.

A roll call vote was taken on the adoption, and the motion carried to adopt **Ordinance Number 2025-81.**

Yes – 6 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, July 7, 2025, at 7:00 p.m. in Council Chambers.

Councilman Shaffer wanted to know if House Bill 335 would effectively cancel the building of the new high school.

Director Wilkerson responded that the House Bill would not cancel the building because the funding for the new high school is considered outside millage.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:50 p.m.

Approval of minutes on July 7, 2025:

Jason Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

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The Parks & Recreation Commission meeting was called to order by Chairman Jill Timoteo at 7:30p.m.

Mayor Kevin Corcoran swore in Andrew McDowell.

ROLL CALL:

Georgia Awig, Andy McDowell, Jill Timoteo, Bob Holub and Kevin Fougerousse

Excused Absence: Jeff Grigsby

FINALIZATION OF AGENDA:

Motion by McDowell, 2nd by Awig for approval of Agenda.

4–Yes, 0–No

APPROVAL OF MINUTES:

Approval of minutes from the regularly scheduled meeting on April 23, 2025 meeting.

Motion by Awig, 2nd by Holub for approval of minutes from the commission meeting on April 23, 2025.

4–Yes, 0–No

LOBBY:

None

REPORTS:

COUNCIL LIAISONS REPORT:

Councilwoman Georgia Awig reported that we had a great Memorial Day Parade on Monday and the weather cooperated. The community garden is now open. They have 90 plots sold. The water meter replacement has gone well. Street crews will begin full concrete repairs and asphalt milling and asphalt of the streets. Gateway North Ridgeville was held at the beginning of May with a huge attendance of over 100 people and looks like the answer is roundabouts. Garage sale days is next week, the Chamber of Commerce is sponsoring. Scavenger Hunt through NR Heart & Sole is June 7 and sign up is now through the website. We also have a presentation for Heart & Sole next Wednesday.

SCHOOL BOARD LIAISONS REPORT:

No report, excused absence for Jeff Grigsby.

FINANCIAL REPORT:

Parks & Recreation Director Kevin Fougerousse reported that Trust Fund revenue in April was $65,825.11. Trust Fund unencumbered balance through April was $308,044.16. The Park and Recreation Improvement Fund revenue in April was $5,364.62. The Park and Recreation Improvement Fund unencumbered balance through April is $216,500.46. Trust Fund expenses in April were $37,702.77. Our General Fund expenses in April were $36,060.66.

DIRECTORS REPORT:

Parks & Recreation Director Kevin Fougerousse reported that on Thursday, May 15 2025 Ag Design started the field drainage project at Frontier Park. The project is slated to take roughly 2-3 weeks to complete. We have hired KMU to perform waterline replacement in South Central Park. KMU will be replacing waterlines located by Pavilion 1 & Safetyville Building and they will camera/locate 3 drain lines from the splash pad that are currently discharging into the storm sewer. Our total project cost is $70,790.00.

RECREATION SERVICES ADMINISTRATOR REPORT:

Rumble, Tumble & Roll Session I starts on May 27 and at the time of the report we have 3 pre-registered. Tumble Bugs Session I also starts on May 27 and we have 10 pre-registered. Junior Pony Camp Session II runs June 19-June 26 from 4:00-4:45pm. The program is currently full with 10 registrants. Safetyville Program ran by NR Police Department starts on June 2 and runs for 2 weeks. At the time of this report we had 193 registrants for sessions I-VI. Touch-A-Truck is being ran on June 7 from 10:00a.m.-2:00p.m. at Shady Drive Complex. Our Summer Concert Series kicks off on June 8 with the Spazmatics. We have 4 bands this summer. Youth Tennis Program Session I starts June 2 and runs through June 25. We have a total of 21 kids signed up for ages 4-6/7-9/10-14. All Levels Yoga Session I started on May 8 and runs through May 29. We have 13 pre-registered for the program. UPLIFT is a new strength and core program and runs June 15-July 20 from 10:00a.m.-11:00a.m. At the time of this report we had 06 pre-registered.

***GROUNDS MAINTENANCE REPORT*:**

Brian Smith reported that they had started trimming trees throughout the parks. Started on a lot of work at Shady Drive Complex. They started leveling out the fields and improved the drainage on diamonds 10-13. Georgia Awig inquired about installation of the water fountains in the Parks. Brian mentioned that he working on getting those installed and he should be getting seasonal staff to help alleviate the full time staff to handle the installation.

OLD BUSINESS:

No old business.

NEW BUSINESS:

No new business

ADJOURNMENT: Meeting adjourned at 7:46PM

NORTH RIDGEVILLE RECORDS COMMISSION
MEETING MINUTES
June 16, 2025

Chairman Kevin Corcoran called the meeting to order at 2:00 p.m. in City Council Chambers at North Ridgeville City Hall, 7307 Avon Belden Road.

Commission members present were Chairman Mayor Kevin Corcoran, Robert Esper, Finance Director April Wilkerson, Law Director Biran Moriarty, and Assistant Clerk of Council Fijabi Gallam.

Minutes from the December 16, 2024, Records Commission meeting

Chairman Corcoran asked for any corrections to the meeting minutes.

It was moved by Esper and seconded by Wilkerson to approve the meeting minutes dated December 16, 2024.

A voice vote was taken and the motion carried.
Yes – 4 No – 0

Approval of RC-2 – Office for Older Adults

The Assistant Clerk of Council remarked that the Older Adults Division updated the following:

- Schedule Number 2025-11:
  - Added new schedule number and record title for Lockboxes.
  - Under Retention Period - Two years.
  - Media type – Electronic.

- Schedule Number 2025-12:
  - Added new schedule number and record title for Room Rental Agreements.
  - Under Retention Period - Two years.
  - Media type – Electronic.

It was moved by Wilkerson and seconded by Esper to approve the RC-2 for the Office for Older Adults.

A voice vote was taken and the motion carried.
Yes – 4 No – 0

Approval of RC-2 – Mayor's Court

The Assistant Clerk of Council remarked that the Mayor's Court updated the following:

- Schedule Numbers1:
  - Changed all schedule numbers to reflect 2025.

- Schedule Number 11-3:
  - Changed schedule number to 2025-3.

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  - Under Retention Period – Changed from 5 years to 25 years following annual financial audit.

- Schedule Number 11-5:
  - Changed schedule number to 2025-6.
  - Under Retention Period – Changed from 5 years to 10 years following annual financial audit.

- Schedule Number 11-7:
  - Changed schedule number to 2025-7.
  - Under Retention Period – Changed from 5 years to 7 years following annual financial audit.

It was moved by Moriarty and seconded by Wilkerson to table the RC-2 until the next Records Commission Meeting for Mayor's Court to revise the RC-2 in its entirety because of discrepancies in schedule numbers and inconsistencies.

A voice vote was taken and the motion carried.
Yes – 4 No – 0

Discussion: Public Records Policy/Fees Charge $75.00 per hour for the preparation, review, redaction, and any other associated costs related to video records in accordance with Am. Sub. House Bill No. 315.

Law Director Moriarty remarked that the fees currently being charged need to be addressed. The fee is not outlined in the Records Policy, and there is a need to implement it, effective as of the date the State legislation was passed. Other agencies have proven the fee to be useful. When agencies look for videos, they see the price tag associated with it and are deterred from requesting the video due to the time it takes to obtain it.

Mayor Corcoran wanted to know if there was legislation that authorized the charge.

Assistant Clerk of Council Fijabi Gallam explained that there is currently no legislation establishing this fee as a City requirement; therefore, the $75.00 per hour is not included in the Records policy. The authorized fee was approved at the state level on April 3, 2025, to permit municipalities to charge $75.00 per hour. City Council adopted legislation allowing the Records Commission to amend the fees in the policy as needed.

Mayor Corcoran stated that the discussion and motion would be a policy change, not a legislative change.

It was moved by Moriarty and seconded by Wilkerson to add $75.00 per hour for the preparation, review, redaction, and any other associated costs related to video records in accordance with Am. Sub. House Bill No. 315 to the fee schedule for the Records Commission's Public Records Policy.

A voice vote was taken, and the motion carried.
Yes – 4 No – 0

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It was moved by Moriarty and seconded by Wilkerson to amend his prior motion to add, "with retroactive effect starting April 3, 2025."

A voice vote was taken, and the motion carried.
Yes – 4 No – 0

It was moved by Mayor Corcoran and seconded by Moriarty to amend the fee schedule for the Records Commission's Public Records Policy by adding $75.00 per hour for the preparation, review, redaction, and other associated costs for video records in accordance with Am. Sub. House Bill No. 315, with retroactive effect starting April 3, 2025.

A voice vote was taken, and the motion carried.
Yes – 4 No – 0

Adjournment

Chairman Corcoran asked for any further discussion. No further discussion was offered.

The meeting was adjourned at 2:12 p.m.

These meeting minutes were approved on this ___ day of _____ 2025.

_____
Fijabi Gallam, MMC
Assistant Clerk of Council
Records Commission Secretary

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NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
MINUTES OF THE
REGULAR MEETING – MONDAY, JUNE 23, 2025

CALL TO ORDER

The meeting was called to order at 5:00 PM.

ROLL CALL

Present were Secretary Amie Espinosa-Gonzalez and Chairman Donald Schiffbauer. Also present were Assistant Law Director Morgan and Deputy Clerk of Council Tina Wieber.

Excused was Co-Chairman Sam Spann.

APPROVAL OF MINUTES

Regular Meeting Minutes of May 29, 2025

Chairman Schiffbauer stated that the Commission had received the meeting minutes from the May 29, 2025, meeting. He asked if any Commission members had any comments or questions.

None were given.

> Moved by Schiffbauer and seconded by Espinosa-Gonzalez to approve the regular meeting minutes of May 29, 2025.

A voice vote was taken and the motion carried.

> Yes – 2 No – 0

REPORTS

Received Oath of Office for Firefighter/Paramedic Steven Hauer dated May 27, 2025.
Received Oath of Office for Firefighter/Paramedic Jack Walter dated May 27, 2025.

Chairman Schiffbauer stated that the Commission received the Oaths of Office for Firefighter/Paramedics Steven Hauer and Jack Walter both dated May 27, 2025, and congratulated them on their appointments.

UNFINISHED BUSINESS

NEW BUSINESS

Re-certify the 2025-2027 Firefighter/Paramedic Class D Entrance Eligibility List due to the appointments.

Chairman Schiffbauer stated that the Commission would need to re-certify the 2025-2027 Firefighter/Paramedic Class D Entrance Eligibility List due to the appointments. He stated that the Commission had received a copy of that list and asked if there were any questions from the Commission.

None were given.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to re-certify the 2025-2027 Firefighter/Paramedic Class D Entrance Eligibility List.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Re-certify the 2025-2027 Firefighter/Paramedic Class D Top 10 Entrance Eligibility List due to the appointments.

Chairman Schiffbauer indicated that the Commission would also need to re-certify the 2025-2027 Firefighter/Paramedic Class D Top 10 Entrance Eligibility List due to the appointments. He stated that the Commission members had received a copy of that list and asked if there were any questions or comments from the Commission.

None were given.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to re-certify the 2025-2027 Firefighter/Paramedic Class D Top 10 Entrance Eligibility List.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Certification of Payroll by Civil Service Commission (Per Rule I, Section 3).

Chairman Schiffbauer stated that the Commission needed to certify the Civil Service Payroll due to the appointments. He stated that the Commission members had received a copy and asked if there were any questions or comments.

None were given.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to certify the Civil Service Payroll.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Certify the 2025-2027 Police Lieutenant Promotional Examination List.

Chairman Schiffbauer stated that the Commission received a copy of that list and asked if Deputy Clerk of Council Wieber had any comments.

Deputy Clerk of Council Wieber stated that there were no protests and that everyone passed the examination.

Chairman Schiffbauer asked if there were any other questions or comments from the Commission.

None were given.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to certify the 2025-2027 Police Lieutenant Promotional Examination List.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Certify the 2025-2027 Police Lieutenant Promotional Examination Top 3 Eligibility List.

Chairman Schiffbauer stated that due to the Rule of Three, the Commission was called to certify the 2025-2027 Police Lieutenant Promotional Examination Top 3 Eligibility List. He asked if there was any further discussion.

None were given.

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to certify the 2025-2027 Police Lieutenant Promotional Examination Top 3 Eligibility List.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Chairman Schiffbauer noted that there was no one in the audience for the meeting. He mentioned that it was his last meeting and wanted to thank Toni and Brian and his colleagues Amie and Sam, as they had all been very helpful. He explained that he enjoyed the opportunity for civic service and to support the City. He said that he wanted to give a huge thank you to the person that made it all work, Tina, and that she had been a big help and appreciated it. He stated that he hoped as he was able to continue civil service where he was going to next that there would be somebody as helpful along with the team to help guide that and that it had sincerely been an honor and a privilege.

Deputy Clerk of Council thanked Chairman Schiffbauer for volunteering his time over the last five years.

ADJOURNMENT

Moved by Schiffbauer and seconded by Espinosa-Gonzalez to adjourn the meeting.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

The meeting was adjourned at 5:10 PM.

Donald Schiffbauer
Chairman

Tina Wieber
Deputy Clerk of Council, Recording Secretary

Monday, July 28, 2025
Date Approved

NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, JUNE 26, 2025

CALL TO ORDER:

Chairwoman Masterson called the meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Brad Weaver, Planning Commission Liaison Frank Toth, Vice-Paul Graupmann and Chairwoman Linda Masterson.

Also present were Chief Building Official Guy Fursdon, Planning and Development Director Kimberly Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Excused was member James Cain.

MINUTES:

Chairwoman Masterson asked if there were any corrections to the minutes of the regular meeting on Thursday, May 22, 2025.

None were given.

Minutes were approved as submitted.

PLANNING COMMISSION REPORT

Chairwoman Masterson asked if there was a Planning Commission Report.

Planning Commission Liaison Toth noted that the North Ridgeville Planning Commission took action on the following items at their regular meeting of June 10, 2025:

Master Tree Plan
PC ACTION: Approved by a vote of 4-0.

PPZ2025-0354: Harvest Ridge Church, 35544 & 35600 Lorain Rd, PPN: 07-00-024-101-101, -109
Owner: Michael Moyes, Dobie Pallets, 35544 Lorain Rd, North Ridgeville, OH 44039. Proposal consists of rezoning parcel number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District, and the eastern portion of parcel number 07-00-024-101-109 located at 35600 Lorain Rd that is currently zoned I-2 Industrial District be rezoned to R-1 Residence District.
PC ACTION: Approved by a vote of 4-0.

PPZ2025-0357: North Ridgeville High School, Phase 2, 34610 Bainbridge Rd, PPN 07-00-016-104-233
Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094. Owner: North Ridgeville City Schools, 34260 Bainbridge Rd, North Ridgeville, OH 44039. Proposal consists of constructing a new high school and demolition of old high school. Property is zoned R-1 Residence District.
PC ACTION: Approved by a vote of 4-0 with the following conditions:

1. Define bike parking and crosswalks on site plan.

2. Lighting plan will be administratively reviewed for zoning compliance.
3. Update the landscaping plan to ensure a dense buffer along Pitts Blvd properties in consultation with the City Arborist.
4. Provide 4-foot-wide end caps for each row of parking spaces in all parking lots.

OTHER REPORTS OR CORRESPONDENCE

PUBLIC HEARINGS:

PPZ2025-0344: Javier Feliciano, 5884 Rosebelle Ave, PPN: 07-00-020-108-019
Proposal consists of a detached garage. Property is zoned RS-2 General Residence District. Requests:
1. A 1-foot variance for side setback of a detached private garage (north). Applicant shows 4 feet, code requires 5 feet, Section 1294.03(a).
2. A 44-square-foot variance for area of detached private garage. Applicant shows 720 square feet, code allows 676 square feet, Section 1294.03(d)(1). Note: Garage also exceeds 26 feet in width.

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Javier Feliciano, 5884 Rosebelle Ave, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Chief Building Official Fursdon to give an overview of the case.

Chief Building Official Fursdon stated that the garage is 4 foot off the side property line requiring a 1 foot side yard variance. The ordinance allows 676 square feet. The applicant is proposing 720 square feet requiring a 44 square foot variance.

Chairwoman Masterson asked the applicant to discuss his request.

Mr. Feliciano stated that he was requesting a setback of 1 foot off the side property line for the new garage and was looking to get a 44-foot variance for the carport.

Chairwoman Masterson asked what his practical difficulty was.

Mr. Feliciano stated that he was trying to keep the new garage and trying to make it a two-car garage with just a carport so they could eliminate all the square footage that was too much from the beginning.

Chairwoman Masterson commented that he stated he was going to bring an attorney with him last time.

Mr. Feliciano stated that unfortunately there was a lot of misunderstandings. He stated that he didn't know if she knew about the case or she knew how to work with the case and kind of just backed off from it. He stated that his new lawyer didn't do that type of stuff, so he was back to himself.

Chairwoman Masterson commented that to be clear, he built the building without a permit and his practical difficulty, the reason that he kept coming back before the Board, was because he built a

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building without permits.

Mr. Feliciano stated that was correct.

Chairwoman Masterson stated that his builder had absconded with his money and so his difficulty was that and he was now asking for a 10 by 24 carport. She asked Mr. Fursdon if a carport was allowed under the building code.

Chief Building Official Fursdon stated that under the zoning code it was considered as also a garage, so it was part of the garage. He explained that his total garage was 720 square feet, and the code allowed 676 for that property, so it required the 44 square foot area variance.

Chairwoman Masterson stated that the first time Mr. Feliciano came before the Board he stated that the reason he built that building was because he didn't want his trucks outside in the wintertime and asked if that was correct.

Mr. Feliciano stated that was correct.

Chairwoman Masterson asked what he would be using the carport for.

Mr. Feliciano stated that he would be using it for his kids, so they could have a play area with a picnic table.

Chairwoman Masterson read through the Duncan Factors and asked if any of the Board members had any questions or comments.

Planning Commission Liaison Toth remarked to Assistant Law Director Morgan that typically when they would be hearing testimony regarding a variance, it would be for a structure that did not exist. He asked if there was a legal vehicle that they could attach the variance to that particular building, allowing it to sunset when that building collapsed, came down, whatever, but would not be able to be reproduced as it stood today. He asked if they were able to sunset that somehow.

Assistant Law Director stated that if they wanted to approve it only for that building or that structure, and if he needed to, he would not be able to add to it, she thought that would be very reasonable.

Mr. Feliciano stated that he learned his lesson and didn’t want to go through that again.

Chairwoman Masterson asked if there were any other comments or questions.

Vice-Chairman Graupmann commented that he had been before them four times now and asked if the application was significantly different than the last time he was there.

Mr. Feliciano stated that it was.

Chairwoman Masterson asked Chief Building Official Fursdon what the reduction was.

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Mr. Fursdon stated that he believed the first variance request was 300 square feet and now he was down to 44 square feet.

Chairwoman Masterson asked what the percentage of the variance was that he was requesting.

Chief Building Official Fursdon stated that it was less than 10% of the allowable area.

Assistant Law Director Morgan stated that the Planning Director in her notes indicated in July of 2024 there were two variances and one of them wanted to add an additional 356 square feet and there were setback and area variances that were denied. She discussed that in December there was a request for 308 square feet that was denied and then in February 284 square feet. She added that he was down to 44 square feet, and it was significantly different.

Council Liaison Winkle indicated that it was 6 1/2% for a square footage difference.

Chairwoman Masterson asked if there were any other questions or concerns.

None given.

Moved by Masterson and seconded by Toth to approve the first variance with the condition that it only applied to the current structure and when the structure no longer existed, the variances no longer existed.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Moved by Masterson and seconded by Toth to approve the second variance with the condition that it only applied to the current structure and when the structure no longer existed, the variances no longer existed.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2025-0358: Richard Paukner, 9095 Nash Ln, PPN: 07-00-036-000-558
Proposal consists of constructing a fence on a corner lot. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. A 2-foot height and 100% opacity variance for a fence in the front yard on a corner lot. Applicant shows a 6-foot-high privacy fence, code allows a fence no greater than 4 feet high and 50% open in the front yard, Section 1294.01(h)(2)(A), see also Chapter 1282. Note: Fence extends approximately 20 feet beyond the front building line.

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

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Richard Paukner, 9095 Nash Lane, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Chief Building Official Fursdon to discuss the application.

Chief Building Official Fursdon stated that the applicant was requesting a 6-foot-high fence, and the ordinance required 4 foot in a front yard. He stated that it was a corner lot, which by ordinance had a double front yard. He discussed that it was a privacy fence, so it was 100% closed and the ordinance stated that it was supposed to be 50% open, so they would need a variance for the openness requirement and a 2-foot height variance.

Assistant Law Director Morgan asked to make a notation of part of the Planning Director's notes as she indicated that when the permit for that fence was originally issued, it said in quotes approved as noted, which was meant to indicate that it didn't meet the zoning code, but it was installed as the submittal was submitted. She explained that later on in her notes she stated that there were many corner lots in the city and it was not an unusual configuration and that the method of permit approval, that wording approved as noted on the permit that they received, added some confusion to the situation and that it was a minimal impact on surrounding properties.

Chief Building Official stated that a lot of times when the building inspector reviewed that and issued the approval and the permit, the applicant was made aware that the fence was supposed to be 4 foot high, 50% open or get a variance, but they don't always understand the terminology or requirement for that and he believed that was the case. He stated that once they discovered that the fence was put up at six feet without a variance, they informed the property owner he needed to get a variance for that and as Director Lieber stated, they had seen a lot of these corner lot requests over the years come to the Board to get approval.

Chairwoman Masterson asked if the building department was approving the fence or if the engineering department was doing that currently.

Chief Building Official Fursdon stated that it was the building department.

Chairwoman Masterson asked if that was the reason that the fence was already up.

Mr. Paukner stated that that was correct, due to misunderstanding and confusion during the process. He stated that he tried to do everything according to what the website said and then with the back and forth, it was just a misunderstanding while building it. He explained that he did the paperwork properly, did the holes, had the inspectors come out and had assumed different parts of the fence were what was required for the four foot such as the gates and a few other things. He mentioned that his hardship was that it was just a misunderstanding of that and utilization of his property.

Chairwoman Masterson stated that when she visited the property one thing that they always look at is if there is a visual obstruction, and there wasn’t any. She asked if any of the Board members had any comments, concerns or questions.

Planning Commission Liaison Toth stated that he also took a look at the property, and he hadn’t seen any visual impact, and it didn’t affect any of his neighbors. He commented that he would be inclined to

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approve the variance.

Chairwoman Masterson asked if anyone in the audience had any questions or concerns.

None were given.

Moved by Masterson and seconded by Toth to approve the variance request.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

PPZ2025-0359: Luis & Rockell Llanos, 36588 Barkhurst Mill Dr, PPN: 07-00-031-000-185
Applicant: Rhys Tassone, Renovations by Rhys, 49812 Greystone Dr, Amherst, OH 44001. Proposal consists of a home addition. Property is zoned R-1 Residence District (Chapter 1282). Request:

1. An 8.35-foot variance for setback of a cluster dwelling unit from common open space. Applicant shows building set back 6.65 feet from property line adjacent to common open space, code requires 15 feet, Section 1282.11(b)(2).

Application was read.

Chairwoman Masterson asked if there was a representative for the application.

Rockell Churby-Llanos, 36588 Barkhurst Mill Dr, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Chief Building Official Fursdon to discuss the application.

Chief Building Official Fursdon stated that the applicant was requesting to put an addition on the property for family reasons and the ordinance required that it be 15 foot off the rear property line, which was a common area, and stated that nothing could be built behind them. He stated that they wanted to extend the addition, and they were going to have a setback of 6.65 feet and would need an 8.35-foot variance. He mentioned that it was open space behind them, so nothing could be built behind that house according to the ordinance.

Chairwoman Masterson stated that she had been to the property and there was a very large common area behind her house that went all the way to Mills. She stated that there was nothing that could be built behind her at all.

Ms. Churby-Llanos stated that the common space sat adjacent to all the electric power lines that were owned by the electric company, and it was around 6 acres before it got to Mills Road and was all unbuilt. She stated that everything that was common space, as well as the adjacent part, could never be built on. She stated that her community tried to acquire the electrical area, and they wouldn't let them.

Chairwoman Masterson asked if she was caring for an elderly relative and didn't have any other places to put the elderly relative.

Ms. Churby-Llanos stated that yes, it was her 89-year-old grandmother.

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Chairwoman Masterson discussed that Ms. Churby-Llanos had worked with the building department and Mr. Fursdon, as well as the contractor, and that was the only place to locate the addition.

Ms. Churby-Llanos stated that that was correct. She mentioned that she was born and raised in North Ridgeville on Ridge Plaza and had the pleasure of working with Mr. Fursdon even as a young child when her family had their own building projects that were all within variance. She stated that it had been a pleasure working with them and meeting everyone and working with the City. She stated that everyone had been very understanding as well as flexible with helping them understand options that they may or may not have and how to move forward with those. She said that there was no other place based on several reasons on that property that they could put that structure. She stated that on the back of the house, the northeast corner was where they were requesting to build. She explained that they had an HOA in their development, and it required similar construction and a style that was similar or complementary to the original style of the home. She discussed that constructing the addition on that corner of the lot would allow them to simply extend the existing and original roof height and pitch, so they would not be changing the elevation of the roof height whatsoever and also would not be interfering with their own windows. She stated that there was a note on the application that mentioned that they might be visually impairing their east side neighbor and wanted to note that their east side neighbor had a 3 foot porch in their entire back of their yard, so when they were out in the backyard, they were already 3 feet off the ground. She mentioned that it was the most minimal impact area of the yard and that if they looked on the northwest corner, which would be to the left, there would be no practical roof line tie in at the one story and if they were to put the extension on that end of that side of the property, they would also not be able to match similar construction to the original. She added that it would require the contractors to erect a 1 1/2 to two-story height addition in order to make the tie in of the pitch of the morning room, it would have to exceed that one for drainage and tie in properly. She stated that if they were to do it on the northwest corner, the new roof line would interfere with the second-floor windows, which would also impact the HOA guidelines and rules and regulations of similar construction. She discussed that on the northwest corner they would also be closer to the neighbor to the west and would most likely, high probability of sight line impairments to that neighbor if they were on the northwest corner of our property. She stated that they were requesting the northeast corner and saw no impairment made to any community, neighbor or the environment.

Chairwoman Masterson asked if any of the Board members had any other comments, questions or concerns.

None were given.

Moved by Graupmann and seconded by Masterson to approve the variance request.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1 (Toth)

ADJOURNMENT:

The meeting was adjourned at 7:32 PM.

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Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, July 24, 2025
Date Approved

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City of North Ridgeville Parks & Recreation Department
Parks and Recreation Commission
Directors Report
Date: June 25, 2025

TRUST FUND REVENUE (275):

Month	2024 Fiscal Year	2025 Fiscal Year	Difference + / -	Percentage +/-
January	$42,795.43	$46,202.32	(+) $3,406.89	(+) 7.96%
February	$55,883.30	$45,366.42	(-) $10,516.88	(-) 18.82%
March	$27,650.12	$38,510.32	(+) $10,860.20	(+) 39.28%
April	$28,963.71	$65,825.11	(+) $36,861.40	(+) 127.27%
May	$28,599.04	$37,271.51	(+) $8,672.47	(+) 30.32%
Total	$183,891.60	$233,175.68	(+) $49,284.08	(+) 26.80%

Unencumbered balance through May 2025: $304,613.95

PARK AND RECREATION IMPROVEMENT FUND REVENUE (280):

Month	2024 Fiscal Year	2025 Fiscal Year	Difference + / -	Percentage +/-
January	$4,633.44	$2,679.80	(-) $1,953.64	(-) 42.16%
February	$3,724.67	$1,262.28	(-) $2,462.39	(-) 66.11%
March	$3,782.95	$2,671.74	(-) $1,111.21	(-) 29.37%
April	$5,709.03	$5,364.62	(-) $344.41	(-) 6.032%
May	$2,050.28	$2,278.36	(+) $228.08	(+) 11.12%
Total	$19,900.37	$14,256.80	(-) $5,643.57	(-) 28.36%

Unencumbered balance through May 2025: $218,778.82

GENERAL FUND EXPENSES (185):

Month	2024 Fiscal Year	2025 Fiscal Year
January	$41,971.64	$50,073.82
February	$46,999.90	$45,307.62
March	$30,466.42	$35,502.10
April	$52,269.15	$36,060.66
May	$35,876.95	$68,610.17
Total	$207,584.06	$235,554.37

TRUST FUND EXPENSES (275):

Month	2024 Fiscal Year	2025 Fiscal Year
January	$15,911.56	$19,292.95
February	$37,090.62	$17,441.40
March	$28,605.72	$18,093.41
April	$41,883.66	$37,702.77
May	$40,390.90	$50,943.00
Total	$163,882.46	$143,473.53

DIRECTORS REPORT:

Frontier Park – Pedestrian Bridge Bid Packet:
Legal Notice was posted through the Chronicle Telegram on June 18 & 26 with a bid opening taking place on Monday, July 14 at 2:00p.m. The engineers' estimate to complete this project is: $173,000.00.

Parks & Recreation Master Plan:
I am finalizing the Parks & Recreation Master Plan RFP. Once proposals are turned in the commission will be assisting in the interview process to select a new firm to represent the Parks & Recreation Department. We have budgeted 149,000.00 for this project.

RECREATION SERVICES ADMINISTRATOR REPORT:

Program Name: Magical Munchkins Dance Camp
Date: 06/23/2025-8/25/2025
Time: 3:45PM-4:25PM
Current Enrollment: 04 (as of 06.19.25)

Program Description:
Step into the world of dance with us and watch your Petite Star shine brighter than ever! Our tap and ballet combination class is designed to keep young dancers moving, learning, and having a blast! From tapping toes to graceful ballet moves, every class is an adventure filled with fun and excitement. With a focus on progression and skill-building, our classes gently guide your child towards mastering dance techniques while fostering creativity and self-expression. Plus, they'll have the chance to showcase their skills in our in class performance at the end of the session. Join our dance family today and let the magic of movement unfold for your little one!

Program Name: Beat Busters Dance Camp
Date: 06/23/2025-8/25/2025
Time: 5:30PM-6:25PM
Current Enrollment: 03 (as of 06.19.25)

Program Description:
Welcome to Beat Busters, where the rhythm never stops and the energy is always high! Designed for boys and girls ready to unleash their inner dance superstar, our dynamic class is all about having fun while honing creativity, coordination, musicality, and listening skills. From hip hop grooves to exhilarating dance games, every moment is packed with non-stop action that will have you movin' to the beats! Rest assured, all music and moves are age-appropriate, ensuring a safe and enjoyable experience for all. As dancers groove and grow, they're encouraged to join us on an exciting journey towards the in class showcase at the end of the session, where they'll have the chance to shine and showcase their newfound skills to the world.

Program Name: Youth Tennis Program
Ages: 4-6 / 7-9 / 10–14-year-olds
Dates: Session II: June 30-July 23
Days: M/W
Instructor: Eric Hodge, USPTR Professional
Location: South Central Park Pickleball/Tennis Courts
Current Enrollment:
4-6: 07
7-9: 10 (FULL)
10-14: 10 (FULL)

Program Description:
Are you looking for a new sports experience for your child? How about a professionally run introduction to a sport of a life time. Eric is a certified USPTR professional for over 20 years. Head tennis professional at Force Sports Rocky River for the past 8 years. As a graduate and resident of North Ridgeville he is looking forward to working with the youth of the community. All participants should bring water, sunscreen & racquet.

Program Name: Deep Peace Restorative Yoga
Date: June 25 & July 9
Time: 7:00-8:30PM
Location: Safetyville Building
Current Enrollment:
June 25: 08 registrants (as of 06.19.25)
July 9: 02 registrants (as of 06.19.25)

Program Description:
Enjoy 90 minutes of relaxation that includes meditation, mindfulness and Restorative Yoga. This style of yoga is designed to provide mental and physical relaxation rather than moving quickly from one pose to another. There will be fewer poses, but they will be held three to five minutes to deepen your stretch, clear your mind and sink into your body while focusing on your breath. No experience is necessary. Please wear comfortable clothing and bring a yoga mat, pillow and blanket.

Program Name: Gentle Yoga
Date: July 1-July 29
Time: 6:00-7:00PM
Location: Safetyville Building
Current Enrollment: 13 (as of 06.19.25)

Program Description:
A calming stress-relieving yoga class designed to stretch and strengthen the body gradually. Emphasis is on building awareness of the body and breathing techniques. Yoga poses are practiced at a slow pace with attention to alignment and detail. Props, such as chairs, straps, and blocks, are used to assist the participant in the yoga postures. Seniors also welcome.

City of North Ridgeville
Revenue Report

Accounts: 101.150.000000 to 890.800.510601
As Of: 1/1/2025 to 5/31/2025
Account Access Group: N/A
Include Inactive Accounts: No

Account	Description	Budget	MTD Revenue	YTD Revenue	Uncollected	% Collected
270	CEMETERY			Target Percent:	41.67%	
DEPT: 000						
270.000.500531	LOT SALES	$17,000.00	$0.00	$2,050.00	$14,950.00	12.06%
270.000.500532	BURIALS	$15,000.00	$0.00	$5,600.00	$9,400.00	37.33%
270.000.500547	CHARGES FOR SERVICES	$5,500.00	$0.00	$1,825.00	$3,675.00	33.18%
270.000.700110	INTEREST INCOME	$9,000.00	$692.33	$4,922.71	$4,077.29	54.70%
270.000.800300	REIMBURSEMENT STATE BURIAL, INDI	$3,000.00	$0.00	$0.00	$3,000.00	0.00%
270.000.800892	OTHER REVENUE	$0.00	$10.07	$10.70	($10.70)	N/A
	DEPT: 000 Totals:	$49,500.00	$702.40	$14,408.41	$35,091.59	29.11%
270 Total:		$49,500.00	$702.40	$14,408.41	$35,091.59	29.11%
275	PARK & RECREATION TRUST			Target Percent:	41.67%	
DEPT: 000						
275.000.000000	PARK & REC TRUST FUND	$0.00	$0.00	$0.00	$0.00	N/A
275.000.400110	GRANT PROCEEDS	$500.00	$500.00	$500.00	$0.00	100.00%
275.000.500547	CHARGES FOR SERVICES	$352,000.00	$34,279.34	$220,180.00	$131,820.00	62.55%
275.000.500556	CONCESSION SALES	$16,000.00	$739.00	$739.00	$15,261.00	4.62%
275.000.700110	INTEREST INCOME	$8,000.00	$783.42	$5,332.12	$2,667.88	66.65%
275.000.800821	MERCHANT CONVENIENCE FEES	$0.00	$785.26	$5,820.74	($5,820.74)	N/A
275.000.800892	OTHER REVENUE	$0.00	$184.49	$603.82	($603.82)	N/A
	DEPT: 000 Totals:	$376,500.00	$37,271.51	$233,175.68	$143,324.32	61.93%
275 Total:		$376,500.00	$37,271.51	$233,175.68	$143,324.32	61.93%
280	PARK & RECREATION IMPROVEMENT			Target Percent:	41.67%	
DEPT: 000						
280.000.000000	PARK & REC IMP FUND	$0.00	$0.00	$0.00	$0.00	N/A
280.000.422130	P & R TRAIL GRANT PROCEEDS	$0.00	$0.00	$0.00	$0.00	N/A
280.000.620250	BUILDING FEES	$35,000.00	$1,750.00	$10,500.00	$24,500.00	30.00%
280.000.700110	INTEREST INCOME	$7,000.00	$528.36	$3,756.80	$3,243.20	53.67%
280.000.800892	OTHER REVENUE	$0.00	$0.00	$0.00	$0.00	N/A
	DEPT: 000 Totals:	$42,000.00	$2,278.36	$14,256.80	$27,743.20	33.94%
280 Total:		$42,000.00	$2,278.36	$14,256.80	$27,743.20	33.94%
890	TRUST MISCELLANEOUS			Target Percent:	41.67%	
DEPT: 000						
890.000.630601	PR MEMORIAL TREE PROGRAM	$0.00	$0.00	$0.00	$0.00	N/A
	DEPT: 000 Totals:	$0.00	$0.00	$0.00	$0.00	N/A

Revenue Report
As Of: 1/1/2025 to 5/31/2025

Account	Description	Budget	MTD Revenue	YTD Revenue	Uncollected	% Collected
890 Total:		$0.00	$0.00	$0.00	$0.00	N/A
Grand Total:		$468,000.00	$40,252.27	$261,840.89	$206,159.11	55.95%
					Target Percent:	41.67%

City of North Ridgeville
Statement of Cash Position with MTD Totals

From: 1/1/2025 to 5/31/2025 | Include Inactive Accounts: No

Funds: 275 to 280 | Page Break on Fund: No

Fund	Description	Beginning Balance	Net Revenue MTD	Net Revenue YTD	Net Expenses MTD	Net Expenses YTD	Unexpended Balance	Encumbrance YTD	Ending Balance
275	PARK & RECREATION TRUST	$324,938.27	$37,271.51	$233,175.68	$50,943.00	$143,473.53	$414,640.42	$110,026.47	$304,613.95
280	PARK & RECREATION IMPROVEMENT	$273,272.02	$2,278.36	$14,256.80	$0.00	$250.00	$287,278.82	$68,500.00	$218,778.82
Grand Total:		$598,210.29	$39,549.87	$247,432.48	$50,943.00	$143,723.53	$701,919.24	$178,526.47	$523,392.77

City of North Ridgeville
Expense Report

Accounts: 275.380.100102 to 275.380.510050
Account Access Group: N/A
As Of: 1/1/2025 to 3/31/2025

Include Inactive Accounts: No
Include Pre-Encumbrances: No

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
275	PARK & RECREATION TRUST					Target Percent:	25.00%	
PARK & RECREATION TRUST								
275.380.100102	WAGES-COMM EDUCATE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.100103	WAGES-SCP	$73,300.00	$468.77	$3,905.49	$69,394.51	$0.00	$69,394.51	5.33%
275.380.120125	EMPLOYEE BENEFITS	$2,550.00	$79.92	$423.29	$2,126.71	$593.35	$1,533.36	39.87%
275.380.120155	RETIREMENT	$10,300.00	$296.41	$549.83	$9,750.17	$0.00	$9,750.17	5.34%
275.380.210100	OFFICE SUPPLIES	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.215100	OPERATING SUPPLIES	$8,200.00	$5,144.00	$5,144.00	$3,056.00	$0.00	$3,056.00	62.73%
275.380.215201	BB-SUPP/EXP	$23,000.00	$0.00	$0.00	$23,000.00	$3,000.00	$20,000.00	13.04%
275.380.215204	COM ED-SUPP/EXP	$15,686.65	$328.00	$674.62	$15,012.03	$6,674.78	$8,337.25	46.85%
275.380.215208	SPECIAL EVENTS	$65,047.87	$2,210.69	$2,660.69	$62,387.18	$9,077.18	$53,310.00	18.04%
275.380.215212	SPORTS-SUPP/EXP	$90,220.77	$3,548.48	$9,776.25	$80,444.52	$42,161.71	$38,282.81	57.57%
275.380.215216	CLINICS-SUPP/EXP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.215219	CONCESSIONS-SUPP/EXP	$13,500.00	$179.00	$369.00	$13,131.00	$10,085.00	$3,046.00	77.44%
275.380.215270	SMALL TOOLS / EQUIPMEN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.315110	PHONE	$400.00	$0.00	$0.00	$400.00	$400.00	$0.00	100.00%
275.380.315120	CELLULAR PHONE / DATA	$1,902.72	$102.72	$308.16	$1,594.56	$1,054.56	$540.00	71.62%
275.380.315130	NETWORK / INTERNET / CA	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.315140	ELECT. MEDIA/SUBSCRIPTI	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.315190	OTHER COMMUNICATIONS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.315300	POSTAGE	$500.00	$0.00	$0.00	$500.00	$0.00	$500.00	0.00%
275.380.315403	BROCHURES ETC	$2,686.96	$0.00	$436.96	$2,250.00	$1,650.00	$600.00	77.67%
275.380.325200	FACILITY RENTAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.330100	PROFESSIONAL SERVICES	$12,780.53	$2,144.18	$3,000.76	$9,779.77	$3,179.77	$6,600.00	48.36%
275.380.350112	MERCHANT SERVICE FEES	$693.18	$0.00	$693.18	$0.00	$0.00	$0.00	100.00%
275.380.350113	CONVENIENCE FEES	$8,806.82	$1,212.19	$2,359.13	$6,447.69	$0.00	$6,447.69	26.79%
275.380.350201	BB-CONTRACT SVC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.350204	COM ED-CONTRACT SVCS	$40,137.91	$2,139.05	$9,770.40	$30,367.51	$8,814.51	$21,553.00	46.30%
275.380.350212	SPORTS-CONTRACT SVCS	$50,000.00	$0.00	$14,000.00	$36,000.00	$2,275.00	$33,725.00	32.55%
275.380.350216	CLINICS-CONTRACT SVCS	$12,000.00	$0.00	$0.00	$12,000.00	$12,000.00	$0.00	100.00%
275.380.350219	CONCESSIONS-CONTRACT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.350800	IT LICENSES & SUPPORT	$4,100.00	$0.00	$0.00	$4,100.00	$4,100.00	$0.00	100.00%
275.380.350807	OTHER - SFTWR EXP	$2,934.00	$240.00	$756.00	$2,178.00	$2,158.00	$20.00	99.32%
275.380.400030	EQUIPMENT LEASING	$10,750.00	$0.00	$0.00	$10,750.00	$10,750.00	$0.00	100.00%
275.380.400031	MAINT/SVC AGREEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
275.380.400050	EQUIPMENT OUTLAY	$26,700.00	$0.00	$0.00	$26,700.00	$17,700.00	$9,000.00	66.29%
275.380.415304	SD ACCESSIBLE WALKWAY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A

Expense Report
As Of: 1/1/2025 to 3/31/2025

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
275.380.510050	REFUNDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
	PARK & RECREATION TRUST Totals:	$476,197.41	$18,093.41	$54,827.76	$421,369.65	$135,673.86	$285,695.79	40.00%
275 Total:		$476,197.41	$18,093.41	$54,827.76	$421,369.65	$135,673.86	$285,695.79	40.00%
Grand Total:		$476,197.41	$18,093.41	$54,827.76	$421,369.65	$135,673.86	$285,695.79	40.00%

Target Percent: 25.00%

City of North Ridgeville
Expense Report

Accounts: 101.185.100101 to 101.185.417024
Account Access Group: N/A
As Of: 1/1/2025 to 5/31/2025

Include Inactive Accounts: No
Include Pre-Encumbrances: No

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
101	GENERAL					Target Percent:	41.67%	
PARK & RECREATION								
101.185.100101	WAGES-SUPER	$86,300.00	$6,441.00	$35,312.93	$50,987.07	$0.00	$50,987.07	40.92%
101.185.100102	WAGES-STAFF	$117,650.00	$9,428.58	$51,270.82	$66,379.18	$0.00	$66,379.18	43.58%
101.185.100111	INCENTIVE PAY	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.100117	RETIREE/SEPARATION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.100120	OVERTIME	$500.00	$0.00	$0.00	$500.00	$0.00	$500.00	0.00%
101.185.100127	CT CASH OUT	$2,500.00	$0.00	$0.00	$2,500.00	$0.00	$2,500.00	0.00%
101.185.100128	COMP ABSENCES	$500.00	$0.00	$0.00	$500.00	$0.00	$500.00	0.00%
101.185.100130	LONGEVITY	$2,300.00	$0.00	$0.00	$2,300.00	$0.00	$2,300.00	0.00%
101.185.100190	OTHER COMP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.120125	EMPLOYEE BENEFITS	$59,900.00	$4,989.24	$24,648.71	$35,251.29	$1,019.39	$34,231.90	42.85%
101.185.120127	EMPLOYER HSA CONTRIBU	$3,500.00	$0.00	$3,500.00	$0.00	$0.00	$0.00	100.00%
101.185.120155	RETIREMENT	$33,000.00	$2,479.38	$12,258.45	$20,741.55	$0.00	$20,741.55	37.15%
101.185.130100	MEMBERSHIP/EDUCATION	$2,000.00	$0.00	$505.00	$1,495.00	$0.00	$1,495.00	25.25%
101.185.130120	TRAVEL/TRANSPORTATION	$1,500.00	$0.00	$285.33	$1,214.67	$432.67	$782.00	47.87%
101.185.130130	UNIFORMS	$380.00	$0.00	$349.00	$31.00	$26.00	$5.00	98.68%
101.185.130150	PHYSICAL EXAMS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.210100	OFFICE SUPPLIES	$1,098.45	$64.50	$528.78	$569.67	$569.67	$0.00	100.00%
101.185.215100	OPERATING SUPPLIES	$5,100.00	$2,198.04	$2,893.23	$2,206.77	$1,306.77	$900.00	82.35%
101.185.215115	JANITORIAL SUPPLIES	$4,037.35	$191.65	$586.67	$3,450.68	$3,450.68	$0.00	100.00%
101.185.215240	FUEL	$550.00	$43.66	$169.15	$380.85	$0.00	$380.85	30.75%
101.185.215270	SMALL TOOLS / EQUIPMEN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.310110	ELECTRIC	$48,400.00	$3,652.62	$22,396.67	$26,003.33	$19,603.33	$6,400.00	86.78%
101.185.310120	WATER / SEWER	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.310130	NATURAL GAS / OIL	$1,500.00	$123.98	$782.10	$717.90	$717.90	$0.00	100.00%
101.185.315110	PHONE	$885.84	$52.80	$264.00	$621.84	$605.44	$16.40	98.15%
101.185.315120	CELLULAR PHONE / DATA	$2,222.79	$122.79	$613.95	$1,608.84	$984.84	$624.00	71.93%
101.185.315130	NETWORK / INTERNET / CA	$973.61	$76.61	$383.05	$590.56	$584.88	$5.68	99.42%
101.185.315140	ELECT. MEDIA/SUBSCRIPTI	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.315190	OTHER COMMUNICATIONS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.315200	ADVERTISING	$750.00	$0.00	$0.00	$750.00	$250.00	$500.00	33.33%
101.185.320110	M&R EQUIP CTY GARAGE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.320120	M&R EQUIPMENT - EXTERN	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.320130	EQUIPMENT SRV PLANS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.320210	M&R VEHICLES-CTY GARA	$2,000.00	$0.00	$893.44	$1,106.56	$0.00	$1,106.56	44.67%
101.185.320420	M&R BUILDINGS	$5,000.00	$0.00	$0.00	$5,000.00	$5,000.00	$0.00	100.00%

Expense Report
As Of: 1/1/2025 to 5/31/2025

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
101.185.320500	M&R LANDS & GROUNDS	$71,137.36	$20,344.14	$23,923.14	$47,214.22	$24,692.35	$22,521.87	68.34%
101.185.325100	EQUIPMENT RENTAL	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.330100	PROFESSIONAL SERVICE	$47,434.95	$1,708.33	$19,536.10	$27,898.85	$5,705.01	$22,193.84	53.21%
101.185.340100	INSURANCE	$10,900.00	$0.00	$0.00	$10,900.00	$0.00	$10,900.00	0.00%
101.185.350455	CUSTODIAL	$50,593.75	$4,000.00	$20,294.50	$30,299.25	$30,071.25	$228.00	99.55%
101.185.350800	IT LICENSES & SUPPORT	$1,030.79	$0.00	$299.99	$730.80	$480.79	$250.01	75.75%
101.185.360320	VEHICLE LEASE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.400030	EQUIPMENT LEASING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.400031	MAINT/SVC AGREEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
101.185.400033	COPIERS/PRINTERS	$5,007.82	$341.44	$1,507.95	$3,499.87	$2,328.71	$1,171.16	76.61%
101.185.400050	EQUIPMENT OUTLAY	$186,220.00	$12,351.41	$12,351.41	$173,868.59	$16,727.03	$157,141.56	15.62%
101.185.417024	VICTORY PARK PAVING	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	N/A
	PARK & RECREATION Totals:	$754,872.71	$68,610.17	$235,554.37	$519,318.34	$114,556.71	$404,761.63	46.38%
101 Total:		$754,872.71	$68,610.17	$235,554.37	$519,318.34	$114,556.71	$404,761.63	46.38%
Grand Total:		$754,872.71	$68,610.17	$235,554.37	$519,318.34	$114,556.71	$404,761.63	46.38%

Target Percent: 41.67%

MONTHLY SUMMARY REPORT
May 2025

The following is a condensed report of select activities performed by the police department for this period. All figures herein have been compiled from the records of this department.

PATROL ACTIVITY

	This Period	Year to Date	Prior YTD
Officer Activity	2452	10,481	11,397
Dispatched Calls for Service	1100	4607	5265
Citations	209	1055	911
Traffic Detail Citations	41	239	269
Parking Citations	42	152	82
Warnings	304	1205	1216

CRIMINAL ACTIVITY

	This Period	Year to Date	Prior YTD
Criminal Arrests	70	248	267
OVI Arrests	7	38	24
Traffic Detail Arrests	0	0	2

ACCIDENTS

	This Period	Year to Date	Prior YTD
Accidents Investigated	36	194	183
Injury Accidents	9	45	44
Fatal Accidents	0	1	0
Accident Citations	27	143	141

DETECTIVE BUREAU

	This Period	Year to Date	Prior YTD
Current Case Load	43	n/a	n/a
Cases Cleared by Arrest	1	11	4
Cases Unfounded	0	3	3
Criminal Arrests	3	111	15

DISPATCH ACTIVITY			
	This Period	Year to Date	Prior YTD
Number of Calls Received	1095	4863	5023
Number of Persons On Station	121	374	448
Total	*1216*	5237	*5471*

TOTAL WORK HOURS			
	This Period	Year to Date	Prior YTD
Patrol	5069	22,448	22,015
Detective Bureau	654.5	3296	3441.5
Dispatch	853.5	3856.5	3755.5

Quarterly Vehicle Mileage - April 2025			
Vehicle ID#	License#	Vehicle Year	Odometer
X-112	ET Truck	2012	1617
X-129	Det. Bureau	2015	90,855
X-132	41	2016	85,684
X-134	38	2016	114,911
X-135	69	2016	86,145
X-138	503	2017	96,116
X-139	500	2017	100,423
X-140	100	2017	64,418
X-141	605	2017	101,401
X-142	50	2017	94,407
X-143	unassigned	2018	108,595
X-144	79	2018	91,000
X-145	505	2018	111,000
X-146	603	2018	64,995
X-147	604	2018	113,020
X-151	502	2019	58,000
X-152	504	2019	136,000
X-153	601	2019	67,995
X-154	97	2019	68,395
X-155	602	2019	85,000
X-157	99	2020	83,236
X-158	63	2020	49,603
X-159	49	2020	42,854
X-160	51	2020	51,100
X-161	91	2020	58,562

X-163	600	2021	28,217
X-164	608	2021	46,549
X-165	610	2021	78,295
X-166	88	2021	61,600
X-167	89	2021	75,450
X-168	unmarked	2009	41,503
X-169	87	2022	45,525
X-170	607	2022	40,100
X-171	58	2022	33,143
X-172	75	2022	40,000
X-173	77	2022	37,674
X-174	unmarked	2021	50,000
X-175	unmarked	2020	70,718
X-176	44	2024	6,400
X-177	70	2024	4,330
X-178	80	2024	4,472
X-179	84	2024	6,500
X-180	606	2024	4,790
X-181	unmarked	2017	131,000

SUPPORT CAR ACTIVITY	
Total Units Participating	23
Total Marked Units	23
Total Unmarked Units	0
Total Marked Units within City of North Ridgeville	9
Total Marked Units outside City of North Ridgeville	14
Total Unmarked Units within City of North Ridgeville	0
Total Unmarked Units outside City of North Ridgeville	0

Location & Activity	*Disposition*	*Total minutes*	*Unit #*
Laurel Cir - Property Damage	Checks OK	10	74
Avalon Dr./Ravenway - Traffic Stop	Warning	5	75
Hedgerow / Sr 83 - Shots Fired	Checks OK	10	91
Broad Blvd - Psychiatric Situation	Transported	28	88
Drake / Ridgeview - Disturbance	Advised	90	84
Drake / Ridgeview - Disturbance	Advised	20	77
Drake / Ridgeview - Disturbance	Advised	25	100
Jaycox Rd - Alarm	Checks OK	10	58
Shady Park - Suspicious Condition	Transported	38	84
Lorain Rd / Cook Rd - Traffic Stop	Verbal Warning	5	100
Lorain Rd - Arson	Report	240	69
I480WB / Lorain Rd - Traffic Stop	Verbal Warning	5	100
Lorain Rd - Assist Other Agency	Checks Ok	24	89
Jaycox Rd / Downing - Traffic stop	Citation	12	58
Victoria Ln - Assist Ambulance	Assisted	24	84
Marc's - Injury Accident	Report	124	74/84/99
7070 Ranger Way - Missing Juvenile	Located	88	74/77/84
Starbucks - Suspicious Condition	Assisted	25	91

While this statistical synopsis in no way accounts for all of the activities that this department is tasked with performing, it does provide for, in very general terms, a brief overview of some of the more common police tasks.

Michael Freeman
Chief of Police

DATE:	July 7, 2025	1ST READING:	July 7, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	

ORDINANCE NO. 2025-101

AN ORDINANCE CREATING A NEW CHAPTER 1041 *ILLICIT DISCHARGE AND ILLEGAL CONNECTION CONTROL* OF THE NORTH RIDGEVILLE STREETS, UTILITIES AND PUBLIC SERVICES CODE.

WHEREAS illicit discharges to the City of North Ridgeville separate storm sewer system create water quality risks to public health, safety and general welfare; and

WHEREAS illicit discharges may necessitate repair of storm sewers and ditches, cause damage to public and private property and may damage water resources by reducing water quality; and

WHEREAS there are watershed-wide efforts to reduce illicit discharges to the French Creek, Black River and Lake Erie to which community drains and to protect and enhance the unique water resources of these watershed(s); and

WHEREAS, the City of North Ridgeville recognizes its obligation to control illicit discharges and to protect water quality within its borders; and,

WHEREAS, 40 C.F.R. Parts 9, 122, 123, and 124, and Ohio Administrative Code 3745-39 require designated communities, including the City of North Ridgeville, to develop a Storm Water Management Program that, among other components, requires the City of North Ridgeville to prohibit illicit discharges to their storm water system and to implement appropriate enforcement procedures and actions to detect and eliminate such illicit discharges; and

WHEREAS, Article XVIII, Section 3 of the Ohio Constitution grants municipalities the legal authority to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other similar regulations, as are not in conflict with general laws; and

WHEREAS, it is the desire of Council to amend these Codified Ordinances to proactively address illicit discharges and illegal connections.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. A new Chapter 1041 *Illicit Discharge and Illegal Connection Control* of the Streets, Utilities and Public Services Code be created, which shall read in its entirety as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

CHAPTER 1041
Illicit Discharge and Illegal Connection Control

1041.01 PURPOSE AND SCOPE

The purpose of this regulation is to provide for the health, safety, and general welfare of the citizens of the City of North Ridgeville through the regulation of illicit discharges to the municipal separate storm sewer system (MS4). This regulation establishes methods for controlling the introduction of pollutants into the MS4 to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process as required by the Ohio Environmental Protection Agency (Ohio EPA). The objectives of this regulation are:

(a) To prohibit illicit discharges and illegal connections into the MS4.
(b) To establish legal authority to carry out inspections, monitoring procedures, and enforcement actions necessary to ensure compliance with this regulation.

1041.02 APPLICABILITY

This regulation shall apply to all residential, commercial, industrial, or institutional facilities responsible for discharges to the MS4 and on any lands in the City of North Ridgeville, except for those discharges generated by the activities detailed in Section 1041.07(a)(1) to (a)(3) of this regulation.

1041.03 DEFINITIONS

The words and terms used in this regulation, unless otherwise expressly stated, shall have the following meaning:

(a) BEST MANAGEMENT PRACTICES (BMPS): means schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to storm water. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.
(b) COMMUNITY: means the City of North Ridgeville, its designated representatives, boards, or commissions.
(c) ENVIRONMENTAL PROTECTION AGENCY OR UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA): means the United States Environmental Protection Agency, including but not limited to the Ohio Environmental Protection Agency (Ohio EPA), or any duly authorized official of said agency.
(d) FLOATABLE MATERIAL: in general, means any foreign matter that may float or remain suspended in the water column, and includes but is not limited to, plastic, aluminum cans, wood products, bottles, and paper products.
(e) HAZARDOUS MATERIAL: means any material including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.
(f) ILLICIT DISCHARGE: as defined at 40 C.F.R. 122.26 (b)(2), means any discharge to an MS4 that is not composed entirely of storm water, except for those discharges to an MS4 pursuant to a NPDES permit or noted in Section 1041.07 of this regulation.

(g) ILLEGAL CONNECTION: means any drain or conveyance, whether on the surface or subsurface, that allows an illicit discharge to enter the MS4.

(h) MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4): as defined at 40 C.F.R. 122.26 (b)(8), means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

(1) Owned or operated by a State, city, town, borough, county, parish, district, municipality, township, county, district, association, or other public body (created by or pursuant to State law) having jurisdiction over sewage, industrial wastes, including special districts under State law such as a sewer district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the Clean Water Act that discharges to waters of the United States;

(2) Designed or used for collecting or conveying storm water;

(3) Which is not a combined sewer; and

(4) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 C.F.R. 122.2.

(i) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER DISCHARGE PERMIT: means a permit issued by EPA (or by a State under authority delegated pursuant to 33 USC § 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general areawide basis.

(j) OFF-LOT DISCHARGING HOUSEHOLD SEWAGE TREATMENT SYSTEM: means a system designed to treat household sewage on-site and discharges treated wastewater effluent off the property into a storm water or surface water conveyance or system.

(k) OWNER/OPERATOR: means any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or on the owner's behalf.

(l) POLLUTANT: means anything that causes or contributes to pollution. Pollutants may include, but are not limited to, paints, varnishes, solvents, oil and other automotive fluids, non-hazardous liquid and solid wastes, yard wastes, refuse, rubbish, garbage, litter or other discarded or abandoned objects, floatable materials, pesticides, herbicides, fertilizers, hazardous materials, wastes, sewage, dissolved and particulate metals, animal wastes, residues that result from constructing a structure, and noxious or offensive matter of any kind.

(m) STORM WATER: means any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation.

(n) WASTEWATER: means the spent water of a community. From the standpoint of a source, it may be a combination of the liquid and water-carried waste from residences, commercial buildings, industrial plants, and institutions.

1041.04 DISCLAIMER OF LIABILITY

Compliance with the provisions of this regulation shall not relieve any person from responsibility for damage to any person otherwise imposed by law. The provisions of this regulation are promulgated to promote the health, safety, and welfare of the public and are not designed for the benefit of any individual or for the benefit of any particular parcel of property.

1041.05 ONFLICTS, SEVERABILITY, NUISANCES & RESPONSIBILITY

(a) Where this regulation conflicts with other provisions of law or ordinance, the most restrictive provisions, as determined by the City of North Ridgeville, shall prevail.
(b) If any clause, section, or provision of this regulation is declared invalid or unconstitutional by a court of competent jurisdiction, the validity of the remainder shall not be affected thereby.
(c) This regulation shall not be construed as authorizing any person to maintain a nuisance on their property, and compliance with the provisions of this regulation shall not be a defense in any action to abate such a nuisance.
(d) Failure of the City of North Ridgeville to observe or recognize hazardous or unsightly conditions or to recommend corrective measures shall not relieve the site owner from the responsibility for the condition or damage resulting therefrom and shall not result in the City of North Ridgeville, its officers, employees, or agents being responsible for any condition or damage resulting therefrom.

1041.06 RESPONSIBILITY FOR ADMINISTRATION

The City of North Ridgeville shall administer, implement, and enforce the provisions of this regulation. The City of North Ridgeville may contract with Lorain County Public Health or other outside service providers to conduct inspections and monitoring and to assist with enforcement actions.

1041.07 DISCHARGE AND CONNECTION PROHIBITIONS

(a) Prohibition of Illicit Discharges. No person shall discharge, or cause to be discharged, an illicit discharge into the MS4. The commencement, conduct, or continuance of any illicit discharge to the MS4 is prohibited except as described below:
    (1) Water line flushing; landscape irrigation; diverted stream flows; rising ground waters; uncontaminated ground water infiltration (infiltration is defined as water other than wastewater that enters a sewer system, including sewer service connections and foundation drains, from the ground through such means as defective pipes, pipe joints, connections, or manholes. Infiltration does not include, and is distinguished from, inflow); uncontaminated pumped ground water; discharges from potable water sources; foundation drains; air conditioning condensate; irrigation water; springs; water from crawl space pumps; footing drains; lawn watering; individual residential car washing; flows from riparian habitats and wetlands; dechlorinated/dibrominated/ desalinated swimming pool discharges; street wash water with dry cleanup method and no detergents to minimize pollutants; discharges or flows from fire-fighting activities (not planned exercises); dye tests. These discharges are exempt until such time as they are determined by the City of North Ridgeville or Ohio EPA to be significant contributors of pollutants to the MS4.
    (2) Discharges specified in writing by the City of North Ridgeville as being necessary to protect public health and safety.
    (3) Discharges from off-lot discharging household sewage treatment systems existing prior to January 1, 2007 and permitted by the Lorain County Public Health for the purpose of discharging treated sewage effluent in accordance with Ohio Administrative Code 3701-29, or other applicable Lorain County Public Health regulations, until such time as the Ohio Environmental Protection Agency issues an NPDES permitting mechanism for household sewage treatment systems existing prior to January 1, 2007. These discharges are exempt unless such discharges are

deemed to be creating a public health nuisance by the Lorain County Public Health. Discharges from new or replacement off-lot household sewage treatment systems installed after January 1, 2007 are not exempt from the requirements of this regulation. In compliance with the City of North Ridgeville Storm Water Management Program, discharges from all offlot discharging household sewage treatment systems must either be eliminated or have coverage under an appropriate NPDES permit issued and approved by the Ohio Environmental Protection Agency. When such permit coverage is available for systems existing prior to January 1, 2007, discharges from off-lot discharging household sewage treatment systems existing prior to January 1, 2007 will no longer be exempt from the requirements of this regulation.

(b) Prohibition of Illegal Connections. The construction, use, maintenance, or continued existence of illegal connections to the MS4 is prohibited.

(1) This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(2) A person is considered to be in violation of this regulation if the person connects a line conveying illicit discharges to the MS4 or allows such a connection to continue.

1041.08 MONITORING OF ILLICIT DISCHARGES AND ILLEGAL CONNECTIONS

(a) Establishment of an Illicit Discharge and Illegal Connection Monitoring Program. The City of North Ridgeville shall establish a program to detect and eliminate illicit discharges and illegal connections to the MS4. This program shall include the mapping of the MS4, including MS4 outfalls and household sewage treatment systems; the routine inspection of storm water outfalls to the MS4, and the systematic investigation of potential residential, commercial, industrial, and institutional facilities for the sources of any dry weather flows found as the result of these inspections.

(b) Inspection of Residential, Commercial, Industrial, or Institutional Facilities.

(1) The City of North Ridgeville shall be permitted to enter and inspect facilities subject to this regulation as often as may be necessary to determine compliance with this regulation.

(2) The City of North Ridgeville shall have the right to set up at facilities subject to this regulation such devices as are necessary to conduct monitoring and/or sampling of the facility's storm water discharge, as determined necessary.

(3) The City of North Ridgeville shall have the right to require the facility owner/operator to install monitoring equipment as necessary. This sampling and monitoring equipment shall be maintained at all times in safe and proper operating condition by the facility owner/operator at the owner/operator's expense. All devices used to measure storm water flow and quality shall be calibrated to ensure their accuracy.

(4) Any temporary or permanent obstruction to safe and reasonable access to the facility to be inspected and/or sampled shall be promptly removed by the facility's owner/operator at the written or oral request of the [community] and shall not be replaced. The costs of clearing such access shall be borne by the facility owner/operator.

(5) Unreasonable delays in allowing the City of North Ridgeville access to a facility subject to this regulation for the purposes of illicit discharge inspection is a violation of this regulation.

(6) If the City of North Ridgeville is refused access to any part of the facility from which storm water is discharged, and the City of North Ridgeville demonstrates probable cause to believe that there may be a violation of this regulation, or that there is a need to inspect and/or sample as part of an inspection and sampling program designed to verify compliance with this regulation or any order issued hereunder, or to protect the public health, safety, and welfare, the City of North Ridgeville may seek issuance of a search warrant, civil remedies including but not limited to injunctive relief, and/or criminal remedies from any court of appropriate jurisdiction.

(7) Any costs associated with these inspections shall be assessed to the facility owner/operator.

1041.09 ENFORCEMENT

(a) Notice of Violation. When the City of North Ridgeville finds that a person has violated a prohibition or failed to meet a requirement of this regulation, the City Engineer or other authorized city official may order compliance by written Notice of Violation. Such notice must specify the violation and shall be hand delivered, and/or sent by registered mail, to the owner/operator of the facility. Such notice may require the following actions:

(1) The performance of monitoring, analyses, and reporting;
(2) The elimination of illicit discharges or illegal connections;
(3) That violating discharges, practices, or operations cease and desist;
(4) The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property; or
(5) The implementation of source control or treatment of BMPs.

(b) If abatement of a violation and/or restoration of affected property is required, the Notice of Violation shall set forth a deadline within which such remediation or restoration must be completed. Said Notice shall further advise that, should the facility owner/operator fail to remediate or restore within the established deadline, a legal action for enforcement may be initiated.

(c) Any person receiving a Notice of Violation must meet compliance standards within the time established in the Notice of Violation.

(d) Administrative Hearing: If the violation has not been corrected pursuant to the requirements set forth in the Notice of Violation, the City of North Ridgeville shall schedule an administrative hearing before the Board of Drainage and Flood Control to determine reasons for non-compliance and to determine the next enforcement activity. Notice of the administrative hearing shall be hand delivered and/or sent by registered mail.

(e) Injunctive Relief: It shall be unlawful for any owner/operator to violate any provision or fail to comply with any of the requirements of this regulation pursuant to O.R.C. 3709.211. If an owner/operator has violated or continues to violate the provisions of this regulation, the City of North Ridgeville may petition for a preliminary or permanent injunction restraining the owner/operator from activities that would create further violations or compelling the owner/operator to perform abatement or remediation of the violation.

1041.10 REMEDIES NOT EXCLUSIVE

The remedies listed in this regulation are not exclusive of any other remedies available under any applicable federal, state or local law and it is in the discretion of the City of North Ridgeville to seek cumulative remedies.

DATE:	July 7, 2024	1ST READING:	July 7, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	

ORDINANCE NO. 102-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2025 TRAFFIC PAINT STRIPING AND OTHER APPURTENANCES, NOT TO EXCEED $170,000.00.

WHEREAS, the City of North Ridgeville Public Works Department and Engineering Division has identified the need to restripe with traffic paint various streets throughout the City that are no longer meeting the appropriate standards for vehicle and pedestrian safety; and

WHEREAS, the City of North Ridgeville has appropriated the necessary funds to perform this work; and

WHEREAS, the Engineering Division will review the list of streets from the Public Works Department and create detailed exhibits for the bidding documents; and

WHEREAS, the bidding documents and specifications will be prepared and made available by the Engineering Division for this project.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 Traffic Paint Striping and other appurtenances in an amount not to exceed $170,000.00.

SECTION 2. The cost for said project shall be paid from the appropriate fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

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DATE:	July 7, 2025	1ST READING:	July 7, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	

ORDINANCE NO. 2025-103

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW A FIVE-YEAR CONTRACT WITH HACH COMPANY, NOW KNOWN AS MCCROMETER INC., FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT BILLING METERS DATA DELIVERY SERVICE (DDS) PROJECT/ PROGRAM, NOT TO EXCEED $283,500.00.

WHEREAS, the French Creek Wastewater Treatment Plant receives flow from North Ridgeville, Avon and Sheffield Village which must be monitored for operational and billing purposes; and

WHEREAS, the City of North Ridgeville entered into a five-year contract with Hach Company which went into effect on July 14, 2020, and will end on July 14, 2025; and

WHEREAS, Hach Company is now known as McCrometer Inc.; and

WHEREAS, the City of North Ridgeville would like to renew its contract with McCrometer Inc.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor is hereby authorized to enter into a five-year contract with McCrometer Inc., not to exceed $283,500.00. A copy of the proposal is attached hereto.

SECTION 2. The contract shall go into effect on July 14, 2025, and end July 14, 2030.

SECTION 3. The cost for said project shall be paid from the appropriate fund.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

McCROMETER

Proposal

McCrometer Inc.
3255 W Stetson Ave
Hemet, CA 92545
Phone: (951) 652-6811
Website: www.mccrometer.com

Quote Number: 101185434v1
Use quote number at time of order to ensure that you receive prices quoted

Quote Date: 05/28/2025

Quote Expiration: 06/27/2025

CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN RD
NORTH RIDGEVILLE, OH 44039-3731

CITY OF NORTH RIDGEVILLE
2350 ABBE ROAD
SHEFFIELD VILLAGE, OH 44054

Name: Corey Timko
Phone: 440-934-5251
Email: ctimko@nridgeville.org

Customer Account Number : 40428792
Customer Quote Reference: McCrometer DDS Proposal

Sales Contact: Randy Draper Email: randy.draper@mccrometer.com Phone: 301-524-6342

INTRODUCTION

PROJECT NAME: 5 Year Renewal

PRICING QUOTATION

Line	Part Number	Description	Qty	Net Unit Price	Extended Price
		DDS Proposal for FL904/FloDar			
		# of Requested Sites/Meters: 9			
		Duration of DDS Contract: 60 Months			
		**When ready to move forward with your project, please email a Customer Purchase Order referencing and accepting the proposal to your McCrometer Flow Divisional Manager, Randy Draper.			
1	DDS-SL2-LT	DDS LONG-TERM Monthly Charge for (9) FL900 Loggers with Flo-Dar Sensors for (60) months for $525 per logger per month.	9	31,500.00	283,500.00
				Grand Total	$ 283,500.00

DATE:	July 7, 2025	1ST READING:	July 7, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-104

AN ORDINANCE DESIGNATING THE NORTH RIDGEVILLE COMMUNITY IMPROVEMENT CORPORATION AS AN AGENCY OF THE CITY UNDER OHIO REVISED CODE SECTION 1724.10; AUTHORIZING THE EXECUTION OF AN AGREEMENT AND PLAN FOR INDUSTRIAL, COMMERCIAL, DISTRIBUTION, RESEARCH AND DEVELOPMENT.

WHEREAS, the Section 13 of Article VIII of the Ohio Constitution provides that, to create and preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is in the public interest and a proper public purpose for a municipal corporation, its agencies or instrumentalities, or corporations not for profit designated by such municipal corporation as its agency or instrumentality, to perform the acts and exercise the powers therein provided; and

WHEREAS, pursuant to Chapter 1724, Ohio Revised Code as it may hereinafter be amended (herein called the "*Act*"), there has been formed a corporation known as "North Ridgeville Community Improvement Corporation," a corporation not for profit as recorded on the Records of Incorporation and Miscellaneous Filings of the Secretary of State of the State of Ohio; and

WHEREAS, the City and this Council desire to designate the North Ridgeville Community Improvement Corporation as an agent for the City for the purpose of advancing, encouraging and promoting the industrial, economic, commercial and civic development of the City; and

WHEREAS, there are substantial and pressing issues including but not limited to the development and encouragement of industry, commerce, distribution and research within the confines of this City, which may best be solved by and with the assistance of said corporation; and

WHEREAS, it is hereby found and determined that the policy of this City is to promote the health, safety, morals and general welfare of its inhabitants through the designation by ordinance of a community improvement corporation as the agency of the City for industrial, commercial, distribution and research development in the City; and

WHEREAS, any political subdivision which has designated a community improvement corporation as such agency may enter into an agreement with said corporation to provide any one or more services specified by Chapter 1724, Ohio Revised Code; and

WHEREAS, this Council has determined that it would be in the best interests of the City to approve and authorize the execution of an Agreement and Plan for Industrial, Commercial, Distribution, Research and Development (the "*Agreement and Plan*"), all pursuant to Section 1724.10, Ohio Revised Code;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Designation of the CIC. The North Ridgeville Community Improvement Corporation is hereby designated as the agency of the City, for the industrial, commercial, distribution, research and development of the City of North Ridgeville, Ohio.

SECTION 2. Agreement and Plan of Development. The form of Agreement and Plan for Industrial, Commercial, Distribution, Research and Development by and between this City and the North Ridgeville Community Improvement Corporation, attached as **Exhibit A**, is hereby approved and authorized with changes therein not inconsistent with this Ordinance and not substantially adverse to this City and which shall be approved by the Mayor and Director of Finance. The Mayor and Director of Finance, for and in the name of this City, are hereby authorized to execute the Agreement and Plan, provided further that the approval of changes thereto by those officials, and their character as not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof.

SECTION 3. The Council finds and determines that all formal actions of this Council and of any of its committees concerning and relating to the passage of this ordinance were taken, and all deliberations of this Council and of any of its committees that resulted in such formal action were held, in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This ordinance shall be in full force and effect from and after the earliest time permitted by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

AGREEMENT AND PLAN FOR INDUSTRIAL, COMMERCIAL, DISTRIBUTION, RESEARCH AND DEVELOPMENT

This AGREEMENT AND PLAN FOR INDUSTRIAL, COMMERCIAL, DISTRIBUTION AND RESEARCH DEVELOPMENT (the "*Agreement*"), is being entered into as of the ____ day of _____, 2025, by and between the CITY OF NORTH RIDGEVILLE, OHIO (the "*City*"), a municipal corporation duly organized and validly existing under the Constitution and laws of the State of Ohio (the "*State*"), and the NORTH RIDGEVILLE COMMUNITY IMPROVEMENT CORPORATION (the "*CIC*"), a community improvement corporation organized and existing as a corporation not for profit under the laws of the State.

RECITALS

WHEREAS, the City, by Ordinance No. 2025-____ passed on _____, 2025 and in accordance with Section 1724.10, Ohio Revised Code, has designated the CIC as the agency and instrumentality of the City for the industrial, commercial, distribution and research development of the City and has approved this Agreement and the Plan and authorized the Mayor and the Director of Finance of the City to execute this Agreement on behalf of the City; and

WHEREAS, upon the designation of the CIC as the agency and instrumentality of the City for the aforementioned purposes, the CIC, by Resolution No. ____ adopted on _____, 2025, has proposed that the CIC and the City enter into this Agreement pursuant to Section 1724.10, Ohio Revised Code to provide for a plan for industrial, commercial, distribution and research development within the City (the "*Plan*"), all as provided for in Section 1724.10, Ohio Revised Code;

NOW, THEREFORE, the City and the CIC do hereby agree as follows:

Section 1. Plan. The initial Plan shall be to advance, encourage and promote the industrial, commercial, distribution and research development of the City in a manner which:

a. Creates and preserves jobs and employment opportunities in the City and the State.

b. Improves the economic welfare of the people of the City and of the State.

c. Encourages and causes the maintenance, location, relocation, expansion, modernization and equipment of sites, buildings, structures and appurtenant facilities for industrial, commercial, distribution and research activities within the City and thereby preserves, maintains or creates additional opportunities for employment within the City.

d. Maintains and increases the tax valuation of property within the City in order that tax revenues may be available to provide services for the preservation of public peace, health, safety and general welfare of the City.

e. Is consistent with social, economic and geographic factors present in the City.

f. Is not inconsistent with job needs and skills present in the City.

g. Is not inconsistent with environmental factors present in the City.

h. Is in accordance with its applicable planning and zoning.

Section 2. Furtherance of the Plan by the CIC. Such initial Plan may be amended and supplemented from time to time by the City and the CIC and to that end, and to the extent as requested by the legislative authority of the City:

a. The CIC shall prepare and maintain a current inventory and catalog of lands, buildings, or other improvements within the City which are or may become available and suitable for the location, relocation, expansion, modernization or conversion of or to industrial, commercial, distribution or research development facilities in furtherance of this Agreement and the Plan and the accomplishment of its purposes. The CIC agrees that it will, from time to time, supplement and amend any such inventory and catalog in order that it may be currently maintained.

b. The CIC shall cause the preparation of an analysis of the social, economic, geographic and other advantages which the City can offer in support of industrial, commercial, distribution or research development in a form suitable for distribution to those which the City and CIC seek to interest in such development in the City.

Section 3. Implementation of the Plan. In furtherance of the Plan, as from time to time amended, the CIC may, to the extent as requested by the legislative authority of the City:

a. As the agency and instrumentality of the City, advance, encourage and promote the maintenance, location, relocation, expansion, modernization and equipment of buildings, structures and appurtenant facilities, and the acquisition of sites therefor for lease or sale by the City or the CIC for industrial, commercial, distribution and research development activities within the City. Any real or personal property, or both, proposed for acquisition, by gift or purchase, construction, improvement or equipment for such purpose is referred to herein as a "*Development Project.*"

b. From time to time, prepare and present to the executive and legislative authorities of the City recommendations for action to be taken in aid of industrial, commercial, distribution and research development in the City. Where appropriate, such recommendations shall include the location, relocation, construction, expansion, modernization, modification or improvement of municipal facilities or services.

c. Upon the request of the Mayor (which may be in lieu of a request of the legislative authority of the City), review any Development Project proposed to be financed by the City pursuant to the authority granted by Article VIII, Section 13, Ohio Constitution and Chapter 165, Ohio Revised Code, to determine whether or not such Development Project is in accordance with this Agreement and the Plan and following such review shall certify to such City its determination.

d. Cause advertising, promotional and educational material to be prepared, printed or otherwise reproduced and distributed and otherwise made available to such extent and in such manner as in the judgment of the CIC will best assist the industrial, commercial, distribution and research development in the City.

e. Contact and solicit any person, firm or corporation ("*Employer*") which then or in the immediate future is likely to or may be induced to locate, relocate, expand, modify or improve industrial, commercial, distribution or research activities or facilities within the City or which then or in the immediate future threatens to terminate or reduce employment in any such activities or facilities then existing within the City in order to induce said Employer to locate, relocate, expand, modify, improve or maintain its said industrial, commercial, distribution or research activities or facilities in the City.

f. Advance, encourage and promote the establishment, growth and maintenance in the City of industrial, commercial, distribution and research facilities in accordance with and in furtherance of the purposes set forth in Section 1 of this Agreement by:

(i) insuring mortgage payments required by a first mortgage on any industrial, economic, commercial or civic property for which funds have been loaned by any person, corporation, bank or financial or lending institution upon such terms and conditions as the CIC may prescribe.

(ii) incurring debt, mortgaging its property, no matter from what source and by what method acquired, and issuing its obligations for the purpose of acquiring, constructing, improving and equipping buildings, structures and other properties, and acquiring sites therefor, for lease or sale by the CIC, provided that any such debt shall be solely that of the CIC and shall not be secured by the pledge of any moneys received or to be received from the City, the State or any political subdivision thereof.

(iii) making loans to any person, firm, partnership, corporation, joint stock company, association, or trust, and may establish and regulate the terms and conditions with respect to any such loans; provided the CIC shall not approve any application for loan unless and until the person applying for said loan shows that he has applied for the loan through ordinary banking or commercial channels and that the loan has been refused by at least one bank or other financial institution.

(iv) purchasing, receiving, holding, leasing, or otherwise acquiring and selling, conveying, transferring, leasing, subleasing, or otherwise disposing of real and personal property, together with such rights and privileges as maybe incidental and appurtenant thereto and the use thereof, including but not restricted to, any real or personal property acquired by the CIC from time to time in the satisfaction of debts or enforcement of obligations.

(v) acquiring the good will, business, rights, real and personal property, and other assets, or any part thereof, or interest therein, of any persons, firms, partnerships, corporations, joint stock companies, associations, or trusts, and may assume, undertake, or pay the obligations, debts, and liabilities of any such person, firm, partnership, corporation, joint stock company, association, or trust; may acquire improved or unimproved real estate for the purpose of constructing industrial plants or other business establishments thereon or for the purpose of disposing of such real estate to others in whole or in part for the construction of industrial plants other business establishments; and may acquire, construct

or reconstruct, alter, repair, maintain, operate, sell, convey, transfer, lease, sublease, or otherwise dispose of industrial plants or business establishments.

(vi) acquiring, subscribing for, owning, holding, selling, assigning, transferring, mortgaging, pledging, or otherwise disposing of the stock, shares, bonds, debentures, notes, or other securities and evidences of interest in, or indebtedness of, any person, firm, corporation, joint stock company, association, or trust, and while the owner or holder thereof, may exercise all the rights, powers, and privileges of ownership, including the right to vote therein.

(vii) mortgaging, pledging, or otherwise encumbering any property acquired pursuant to the powers contained in paragraphs (iv), (v) or (vi) of this subsection 3(f).

(viii) making application to the Director of the Ohio Department of Development of the State for insurance or advance commitments for insurance of mortgage payments required by a first mortgage on any Development Project for which the CIC has loaned its funds or upon which the CIC has borrowed funds, and may make assignments of insured mortgages and provide other forms of security in accordance with the provisions of Section 122.451, Ohio Revised Code.

(ix) soliciting, receiving and using donations or commitments of money or other property of any kind whatsoever from private corporations, firms or organizations.

(x) otherwise exercising any or all of the powers and privileges permitted by, and subject to the limitations of, Section 1724.10, Ohio Revised Code.

g. Sell or to lease any lands or interests in lands owned by the City determined from time to time by the legislative authority of the City not to be required by the City for its purposes, for uses determined by the legislative authority of the City as those that will promote the welfare of the people of the City, stabilize the economy, preserve, maintain or provide employment, and assist in the development of industrial, commercial, distribution and research activities to the benefit of the people of the City and will preserve, maintain or provide additional opportunities for their gainful employment. The legislative authority of the City shall specify the consideration for such sale or lease and any other terms thereof. Any determination made by the legislative authority of the City under this paragraph of this Agreement shall be conclusive. The CIC acting through its officers and on behalf and as agent of the City shall execute the necessary instruments, including deeds conveying the title of the City or leases, to accomplish such sale or lease. Such conveyance or lease shall be made without advertising and receipt of bids. A copy of this Agreement shall be recorded in the office of the county recorder of the County of Lorain, Ohio in which the City is located, prior to the recording of a deed or lease executed pursuant to this Agreement.

Section 4. Miscellaneous.

a. The City may convey to the CIC lands and interest in lands owned by the City and determined by its legislative authority not to be required by the City for its purposes, and that such conveyance of such land or interests in land will promote the welfare of the people of the City, stabilize the economy, provide employment and assist in the development of industrial, commercial, distribution and research activities to the benefit of the people of the City and

preserve, maintain or provide additional opportunities for their gainful employment. The consideration for any such lands and interests in lands so conveyed shall be the fair market value thereof as determined by a qualified appraiser, designated and employed by the City, and confirmed by its legislative authority. The CIC may also, as agency for such development and to the extent requested by the legislative authority of the City, acquire from others additional lands or interests in lands and may convey lands or interests in land provided, however, that any lands or interests in land the CIC may so acquire or convey shall be so acquired or conveyed for uses that will promote the welfare of the people of the City, stabilize the economy, preserve, maintain or provide employment, and assist in the development of industrial, commercial, distribution and research activities required for the people of the City and for their gainful employment. Any conveyance or lease by the City to the CIC shall be made without advertising and receipt of bids. If any lands or interests in lands conveyed by the City to the CIC are sold by the CIC at a price in excess of the consideration received by the City from the CIC therefor, such excess shall be paid to the City after deducting therefrom the following costs to the extent incurred by the CIC; the costs of acquisition and sale by the CIC, taxes, assessments, costs of maintenance, costs of improvements to the land by the CIC, debt service charges of the CIC attributable to such lands or interests, and a reasonable service fee determined by the CIC.

b. The City shall not be required to make any financial contributions to the CIC and nothing in this Agreement and the Plan shall be construed as permitting the CIC to obligate the City except as expressly set forth in this Agreement.

c. All costs of the CIC shall be paid solely from the funds of the CIC and the City need not contribute any moneys to the CIC to meet its costs. In no event shall any moneys raised by taxation be obligated or pledged for the payment of any bonds or other obligations issued or guarantees made pursuant to this Agreement.

d. Not less than two-fifths of the governing board of the CIC shall be comprised of appointed or elected officers of the City or other political subdivision designating the CIC as its agency pursuant to Section 1724.10, Ohio Revised Code.

e. In the event of any voluntary or involuntary dissolution or liquidation of the CIC, or in the event of failure to reinstate the Articles of Incorporation of the CIC after cancellation thereof, any remaining assets of the CIC shall be paid over and distributed as determined by the governing body of the CIC with the approval of the Court of Common Pleas of the County of Lorain, Ohio, to one or more political subdivisions of the State from which on the date of the dissolution, liquidation or cancellation of the Articles of the CIC there exists a designation of the CIC to act as agent for industrial, commercial, distribution and research development, to be used exclusively for designated civic projects or public charitable purposes.

f. The term of this Agreement shall commence on the date of its making and shall continue in effect thereafter except as otherwise provided in this subsection 4(f). Upon the expiration of twelve months after either party shall have given to the other party notice of intention to withdraw from this Agreement, no further actions, agreements, contracts, liabilities or obligations shall be initiated or incurred pursuant to this Agreement, but any action, agreement, contract, liability or obligation which has been commenced, entered into, initiated or incurred prior to the expiration of such twelve month period shall not be affected by such withdrawal and this

Agreement shall remain in full force and effect as to any such action, agreement, contract, liability or obligation and the CIC shall continue as the Agency of the City under this Agreement and the Plan and the designation made by the legislative authority of the City in the ordinance confirming and authorizing this Agreement, as to all such actions, agreements, contracts, liabilities or obligations. Notice of withdrawal shall be given to the City by delivering a copy of such notice to the office by the Clerk of Council of the City and to the CIC by delivering a copy of such notice to the person in charge of its principal office.

g. No provision, term or covenant contained in this Agreement shall be construed as prohibiting or limiting the City from independently exercising any and all powers it may have under the Constitution of the State, Chapter 165, Ohio Revised Code, or any other law.

h. This Agreement may be amended or supplemented from time to time as desired and approved by the legislative authority of the City and the Board of Directors of the CIC.

i. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.

(THIS SPACE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the City and the CIC, by their duly authorized officers, have caused this Agreement to be executed as of the day and year first above written.

NORTH RIDGEVILLE COMMUNITY IMPROVEMENT CORPORATION

By:_____
Vice President

Attest:_____
Secretary

CITY OF NORTH RIDGEVILLE, OHIO

By:_____
Mayor

Attest:_____
Director of Finance

Approved as to form and correctness:

_____
Director of Law

DATE:	July 7, 2025	1ST READING:	July 7, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-105

AN ORDINANCE APPROVING THE SALE OF CERTAIN PERSONAL PROPERTY OWNED BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO O.R.C. SECTION 721.15(D).

WHEREAS, the city of North Ridgeville, pursuant to O.R.C. Section 721.15(D), may sell certain personal property by Internet auction; and

WHEREAS, North Ridgeville City Ordinance No. 4177-2005 and amending Ordinance No. 4711-09 permit the sale of City-owned personal property via Internet auction; and

WHEREAS, the City Fire Department has a 2008 Ford F2S super duty utility truck which is valued in excess of $1,000.00, therefore, the sale of this asset must be approved by Council; and

WHEREAS, the frame and entire underbody of the truck are badly rusted and the vehicle needs a lot of new parts and repair. The vehicle is unsafe for towing a trailer or using in an emergency, and the cost to repair the truck exceeds its value.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. City Council finds that the 2008 Ford F2S super duty utility truck no longer serves a municipal purpose and hereby approves the sale of the truck via Internet auction.

SECTION 2. Proceeds from the sale of the 2008 Ford F2S super duty utility truck shall be deposited into the appropriate City fund(s).

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

DATE:	July 7, 2025	1ST READING:	July 7, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-106

AN ORDINANCE APPROVING THE TAX BUDGET OF THE CITY OF NORTH RIDGEVILLE, OHIO FOR THE YEAR BEGINNING JANUARY 1, 2026 AND SUBMITTING SAME TO THE LORAIN COUNTY AUDITOR.

WHEREAS, the Director of Finance has compiled a tax budget for the City of North Ridgeville, Ohio for the year beginning January 1, 2026 attached hereto as **Exhibit "A"**,

WHEREAS, the tax budget will be made available for public inspection for at least ten (10) days and on file in the Finance Department.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

SECTION 1. The tax budget of the City of North Ridgeville, Ohio for the year beginning January 1, 2026, compiled by the Director of Finance and submitted to Council; copies of which are on file in the Finance Department, is hereby accepted and approved as the tax budget of the City of North Ridgeville, Ohio for the year beginning January 1, 2026.

SECTION 2. The Director of Finance is hereby authorized and directed to send a copy of said budget and Ordinance to the Auditor of Lorain County, Ohio.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

CITIES TAX YEAR 2026 ANNUAL BUDGET OF ESTIMATED REVENUES and EXPENDITURES

Date: July 7, 2025

Per Ohio Revised Code Section 5705.281 The Budget Commission of Lorain County, Ohio
requests the following information to be completed and returned to the Lorain County Auditors Office, by July 18th in order to perform its duties.

NORTH RIDGEVILLE CITY

FUND	ESTIMATED UNENCUMBERED BALANCE January 1, 2026	ESTIMATED REAL ESTATE TAXES	ESTIMATED LOCAL GOVERNMENT ALLOCATION 2026	OTHER SOURCES	TOTAL	ESTIMATED EXPENDITURES	OVER/UNDER REVENUE
General Fund	$ 17,589,268.00	$ 2,792,000.00	$ 541,000.00	$ 19,140,600.00	$ 40,062,868.00	$ 22,008,000.00	$ 18,054,868.00
TIF Fund					$ -		$ -
Special Revenue Funds - Public Library	$ 9,667,913.00	$ 9,905,000.00		$ 10,678,696.00	$ 30,251,609.00	$ 22,232,082.00	$ 8,019,527.00
Debt Service Funds	$ 3,687,147.00	$ 1,273,000.00		$ 2,031,800.00	$ 6,991,947.00	$ 2,925,658.00	$ 4,066,289.00
Capital Project Funds	$ 12,591,400.00			$ 5,299,650.00	$ 17,891,050.00	$ 8,091,400.00	$ 9,799,650.00
Special Assessment Funds					$ -		$ -
Enterprise Funds	$ 33,338,623.00			$ 29,203,127.00	$ 62,541,750.00	$ 36,704,983.00	$ 25,836,767.00
Internal Service Funds	$ 2,237,000.00			$ 6,311,000.00	$ 8,548,000.00	$ 5,370,000.00	$ 3,178,000.00
Custodial Funds	$ 2,201,300.00			$ 1,668,100.00	$ 3,869,400.00	$ 1,299,000.00	$ 2,570,400.00
TOTAL	$ 81,312,651.00	$ 13,970,000.00	$ 541,000.00	$ 74,332,973.00	$ 170,156,624.00	$ 98,631,123.00	$ 71,525,501.00

***SUBJECT TO FURTHER REVIEW BY BUDGET COMMISSION

NORTH RIDGEVILLE CITY - DIRECTOR OF FINANCE

SIGNATURE AND TITLE: _____

DATE:	July 7, 2025	1ST READING:	July 7, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-107

AN ORDINANCE AMENDING ORDINANCE 2025-81 EXHIBIT "A" CREATING THE POSITION OF ADMINISTRATIVE COORDINATOR.

WHEREAS, the Administration desires to create the full-time position of Administrative Coordinator, this position will serve under the direction of the City Engineer.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The full-time position of Administrative Coordinator is hereby established with the salary range outlined in Exhibit A. This position shall be unclassified Civil Service.

SECTION 2. A copy of the job description can be found in the Office of the Mayor.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

EXHIBIT A: Full Time Employee Classifications

	From	To	Pay Type
Office of Mayor			
Mayor	*See Ord. 6064-2023*		Salary
Administrative Assistant to Mayor	63,000.00	78,161.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Finance Department			
Director of Finance	105,393.00	146,387.00	Salary
Assistant Director of Finance	75,637.00	108,215.00	Salary
Payroll Administrator	66,884.00	82,989.00	Hourly
Accounts Payable Clerk	56,357.00	69,901.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Human Resource Coordinator	65,000.00	85,000.00	Salary
Law Department			
Assistant Director of Law/Chief Prosecutor	91,603.00	109,729.00	Salary
Assistant Director of Law/Prosecutor	91,603.00	109,729.00	Salary
Clerk of Mayor's Court	47,512.00	85,318.00	Salary
Administrative Assistant	54,144.00	67,159.00	Hourly
Public Works Department			
Director of Public Works	105,393.00	146,387.00	Salary
Streets Foreman	80,974.00	100,510.00	Hourly
Water and Sewage Foreman	80,974.00	100,510.00	Hourly
Stormwater Foreman	80,974.00	100,510.00	Hourly
Grounds Maintenance Foreman	80,974.00	100,510.00	Hourly
Superintendent of FCWWTP	81,495.00	133,753.00	Salary
Assistant Superintendent of FCWWTP	87,905.00	109,126.00	Hourly
Laboratory Manager	65,332.00	78,173.00	Hourly
French Creek Class IV Foreman	85,068.00	105,600.00	Hourly
French Creek Class III Foreman	82,231.00	102,072.00	Hourly
French Creek Foreman	80,974.00	100,510.00	Hourly
Administrative Assistant	54,144.00	67,159.00	Hourly
Arborist	55,744.00	77,662.00	Hourly
Community Services Department			
Director of Community Services	105,393.00	146,387.00	Salary
Director of Parks and Recreation	62,616.00	91,490.00	Salary
Recreation Services Administrator	51,500.00	72,100.00	Hourly
Program Supervisor	41,349.00	62,115.00	Hourly
Administrator of Office of Older Adults	52,086.00	80,865.00	Salary
Case Manager	51,406.00	63,714.00	Hourly
Information Technology Manager	81,161.00	119,036.00	Salary
Information Technology Specialist	67,244.00	83,438.00	Salary
Planning and Development Department			
Director of Planning and Development	105,393.00	146,387.00	Salary
Office Administrator	57,385.00	71,287.00	Salary
Administrative Coordinator	54,144.00	67,159.00	Hourly
City Engineer	93,091.00	121,200.00	Salary
Assistant City Engineer	89,603.00	107,055.00	Salary
Civil Engineer II (PE)	82,243.00	99,233.00	Salary
Civil Engineer I (EI)	70,340.00	85,166.00	Salary
Chief Resident Project Representative	79,538.00	94,904.00	Hourly
Chief Building Official	91,670.00	115,790.00	Salary
Assistant Chief Building Official	84,460.00	98,880.00	Salary
Zoning Inspector	56,650.00	72,100.00	Hourly
Communications Coordinator	57,385.00	71,287.00	Salary
Police Department			
Fire Department			
Administrative Assistant	56,382.00	72,364.00	Hourly
Office of Council			
Assistant Clerk of Council	60,576.00	75,155.00	Salary
Deputy Clerk of Council	54,144.00	67,150.00	Hourly

DATE:	June 16, 2025	1ST READING:	June 16, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-88

AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS LOCATED IN THE MEADOW LAKES SUBDIVISION NO. 14 AND DEDICATING THEM FOR PUBLIC PURPOSES.

WHEREAS, pursuant to N.R.C.O. Section 1228.01(b)(3), following completion of improvements, a developer shall post a maintenance bond or equivalent for a period of three years, which covers all streets, sidewalks, water and/or sewer lines and rear and side-yard drainage; and

WHEREAS, pursuant to N.R.C.O. Section 1228.01(h)(4), the City Engineer shall make recommendations to City Council and for final acceptance of the improvement if the Engineer's inspection finds the work to be satisfactory; and

WHEREAS, pursuant to N.R.C.O. Section 1224.05(b)(5), acceptance of any street/ improvement or utility for public use and maintenance shall be by separate action of City Council; and

WHEREAS, the requisite bond or equivalent has been posted relative to the improvements made to the named development; and

WHEREAS, the City Engineer has inspected the improvements and has found them to be acceptable. The City Engineer recommends them for final acceptance by Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. City Council hereby accepts the following streets/improvements from K. Hovnanian of Ohio, LLC, located in the Meadow Lakes Subdivision No. 14, and hereby dedicates said streets/improvements for public use and maintenance, including but not limited to roadways, sidewalks, drainage, and utility purposes:

1. Fawn Lane – 514 feet Between Sandy Ridge Drive and Tail Feather Drive
2. Yellow Tail Lane – 480 feet Between Sandy Ridge Drive and Tail Feather Drive
3. Golden Eagle Drive – 164 feet from Center of Yellow Tail Lane Going West
4. Freedom Avenue – 200 feet North from Tail Feather Drive To 772ft Northwest from Tail Feather Drive.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____

Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST:_____
Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:_____ _____

Kevin Corcoran
MAYOR

DATE:	June 16, 2025	1ST READING:	June 16, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-89

AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS LOCATED IN THE MILLRIDGE SUBDIVISION NO. 1 AND DEDICATING THEM FOR PUBLIC PURPOSES.

WHEREAS, pursuant to N.R.C.O. Section 1228.01(b)(3), following completion of improvements, a developer shall post a maintenance bond or equivalent for a period of three years which covers all streets, sidewalks, water and/or sewer lines and rear and side-yard drainage; and

WHEREAS, pursuant to N.R.C.O. Section 1228.01(h)(4), the City Engineer shall make recommendations to City Council and for final acceptance of the improvement if the Engineer's inspection finds the work to be satisfactory; and

WHEREAS, pursuant to N.R.C.O. Section 1224.05(b)(5), acceptance of any street/ improvement or utility for public use and maintenance shall be by separate action of City Council; and

WHEREAS, the requisite bond or equivalent has been posted relative to the improvements made to the named development; and

WHEREAS, the City Engineer has inspected the improvements and has found them to be acceptable, does recommend them for final acceptance by Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. City Council hereby accepts the following streets/improvements from Millridge Development LLC, located in the Millridge Subdivision No. 1, and hereby dedicates said streets/improvements for public use and maintenance, including but not limited to roadways, sidewalks, drainage and utility purposes:

1. Barkhurst Mill Drive – 270 feet east Stratton Mill Street
2. Stratton Mill Street – 385 feet south of Mills Road
3. Stockport Mill Drive – 460 feet east of Stratton Mill Street

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

DATE:	June 16, 2025	1ST READING:	June 16, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-90

AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS LOCATED IN THE NORTH RIDGE POINTE SUBDIVISION NO. 2 AND DEDICATING THEM FOR PUBLIC PURPOSES.

WHEREAS, pursuant to N.R.C.O. Section 1228.01(b)(3), following completion of improvements, a developer shall post a maintenance bond or equivalent for a period of three years which covers all streets, sidewalks, water and/or sewer lines and rear and side-yard drainage; and

WHEREAS, pursuant to N.R.C.O. Section 1228.01(h)(4), the City Engineer shall make recommendations to City Council and for final acceptance of the improvement if the Engineer's inspection finds the work to be satisfactory; and

WHEREAS, pursuant to N.R.C.O. Section 1224.05(b)(5), acceptance of any street/ improvement or utility for public use and maintenance shall be by separate action of City Council; and

WHEREAS, the requisite bond or equivalent has been posted relative to the improvements made to the named development; and

WHEREAS, the City Engineer has inspected the improvements and has found them to be acceptable, does recommend them for final acceptance by Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. City Council hereby accepts the following streets/improvements from North Ridge Point, LTD, located in the North Ridge Pointe Subdivision No. 2, and hereby dedicates said streets/improvements for public use and maintenance, including but not limited to roadways, sidewalks, drainage, and utility purposes:

1. Navona Lane – 270 feet east Stratton Mill Street
2. Stratton Mill Street – 385 feet south of Mills Road
3. Stockport Mill Drive – 460 feet east of Stratton Mill Street

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

DATE:	June 16, 2025	1ST READING:	June 16, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-91

AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS LOCATED IN THE RESERVE AT WINFIELD FARMS SUBDIVISION NO. 1 AND DEDICATING THEM FOR PUBLIC PURPOSES.

WHEREAS, pursuant to N.R.C.O. Section 1228.01(b)(3), following completion of improvements, a developer shall post a maintenance bond or equivalent for a period of three years, which covers all streets, sidewalks, water and/or sewer lines and rear and side-yard drainage; and

WHEREAS, pursuant to N.R.C.O. Section 1228.01(h)(4), the City Engineer shall make recommendations to City Council and for final acceptance of the improvement if the Engineer's inspection finds the work to be satisfactory; and

WHEREAS, pursuant to N.R.C.O. Section 1224.05(b)(5), acceptance of any street/ improvement or utility for public use and maintenance shall be by separate action of City Council; and

WHEREAS, the requisite bond or equivalent has been posted relative to the improvements made to the named development; and

WHEREAS, the City Engineer has inspected the improvements and has found them to be acceptable, does recommend them for final acceptance by Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. City Council hereby accepts the following streets/improvements from Winfield Farms Development, LLC, located in the Reserve at Winfield Farms Subdivision No. 1, and hereby dedicates said streets/improvements for public use and maintenance, including but not limited to roadways, sidewalks, drainage and utility purposes:

1. Plymouth trail – 285 feet extension southward on existing Plymouth Trail south of Unionville Drive
2. Nash Lane – 620 feet between Plymouth Trail and Elizabeth Lane
3. Elizabeth Lane – 585 feet extension northward on existing Elizabeth Lane north of Calista Drive

4. Winfield Lane – 1635 feet off of Elizabeth Lane between Calista Drive and Nash Lane

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

DATE:	June 16, 2025	1ST READING:	June 16, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-92

AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS LOCATED IN THE RESERVE AT WINFIELD FARMS SUBDIVISION NO. 3 AND DEDICATING THEM FOR PUBLIC PURPOSES.

WHEREAS, pursuant to N.R.C.O. Section 1228.01(b)(3), following completion of improvements, a developer shall post a maintenance bond or equivalent for a period of three years which covers all streets, sidewalks, water and/or sewer lines and rear and side-yard drainage; and

WHEREAS, pursuant to N.R.C.O. Section 1228.01(h)(4), the City Engineer shall make recommendations to City Council and for final acceptance of the improvement if the Engineer's inspection finds the work to be satisfactory; and

WHEREAS, pursuant to N.R.C.O. Section 1224.05(b)(5), acceptance of any street/ improvement or utility for public use and maintenance shall be by separate action of City Council; and

WHEREAS, the requisite bond or equivalent has been posted relative to the improvements made to the named development; and

WHEREAS, the City Engineer has inspected the improvements and has found them to be acceptable, does recommend them for final acceptance by Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. City Council hereby accepts the following streets/improvements from Winfield Farms Development, LLC, located in the Reserve at Winfield Farms Subdivision No. 3, and hereby dedicates said streets/improvements for public use and maintenance, including but not limited to roadways, sidewalks, drainage and utility purposes:

1. Nash Lane – 710 feet extension north onto the existing Nash Lane
2. Winfield Lane – 1100 feet extension north onto the existing Winfield Lane past Elizabeth Lane

SECTION 2. It is found and determined that all formal actions of this Council

concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

DATE:	June 16, 2025	1ST READING:	June 16, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	
		EFFECTIVE:	

ORDINANCE NO. 2025-93

AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS LOCATED IN THE WATERBURY SUBDIVISION NO. 10 AND DEDICATING THEM FOR PUBLIC PURPOSES.

WHEREAS, pursuant to N.R.C.O. Section 1228.01(b)(3), following completion of improvements, a developer shall post a maintenance bond or equivalent for a period of three years which covers all streets, sidewalks, water and/or sewer lines and rear and side-yard drainage; and

WHEREAS, pursuant to N.R.C.O. Section 1228.01(h)(4), the City Engineer shall make recommendations to City Council and for final acceptance of the improvement if the Engineer's inspection finds the work to be satisfactory; and

WHEREAS, pursuant to N.R.C.O. Section 1224.05(b)(5), acceptance of any street/ improvement or utility for public use and maintenance shall be by separate action of City Council; and

WHEREAS, the requisite bond or equivalent has been posted relative to the improvements made to the named development; and

WHEREAS, the City Engineer has inspected the improvements and has found them to be acceptable, does recommend them for final acceptance by Council.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. City Council hereby accepts the following streets/improvements from K. Hovnanian Waterbury, LLC, located in the Waterbury Subdivision No. 10, and hereby dedicates said streets/improvements for public use and maintenance, including but not limited to roadways, sidewalks, drainage and utility purposes:

1. Waterbury Boulevard – 2920 feet east of Terrell Drive
2. East Fenwick Drive – 253 feet east of Waterbury Boulevard
3. Ashford Circle – 880 feet between East Fenwick Drive and Shady Drive
4. Shady Drive – 1231 feet north of Ashford Circle

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

DATE:	June 2, 2025	1ST READING:	June 2, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	

ORDINANCE NO. 2025-82

AN ORDINANCE AMENDING SUBSECTION (B)(1) OF N.R.C.O. SECTION 452.03 *PROHIBITED STANDING OR PARKING PLACES.*

WHEREAS, subsection (b)(1) of N.R.C.O. Section 452.03 *Prohibited standing or parking places* currently states the following:

> Any person who receives notice of a violation of this section shall have the right to appear at City Hall at the Clerk of the Mayor's Court office, and if such person, any time prior to his or her court appearance, and, in writing, waives the filing of an affidavit relating to the violation, the reading of the same and the issuance of a warrant, and then and there enters a plea of guilty and consents to be tried in his or her absence and pays the amount of fifteen dollars ($15.00), such person shall be released from further liability.; and

WHEREAS, the Mayor's Court Magistrate previously ordered an increase to $30.00 to reflect the standard rate in comparable cities; and

WHEREAS, City Council and the Administration desire to adopt said increase in N.R.C.O. Section 452.03(b)(1) from fifteen dollars ($15.00) to thirty dollars ($30.00).

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Subsection (b)(1) of N.R.C.O. Section 452.03 is hereby amended by increasing the amount of the fine from fifteen dollars ($15.00) to thirty dollars ($30.00).

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____ _____
PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____ _____
MAYOR

Jason Jacobs, At-Large/President of Cancel
Georgia Awig, At-Large
Martin DeVries, At-Large
Holly A. Swenk, Ward 1
Eric Shaffer, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem

Kevin Corcoran, Mayor

NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR:

MONDAY, June 16, 2025
6:45 P.M.
CITY HALL COUNCIL CHAMBERS
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OH 44039

THIS PUBLIC HEARING IS BEING HELD TO CONSIDER THE FOLLOWING:

Pursuant to Ohio Revised Code Sections 929.01 to 929.05, a public hearing is scheduled for an application filed with the Office of the Clerk of Council for placement of farmland in an agricultural district in the City of North Ridgeville, Ohio for the following applicants:

O 2025-79 An Ordinance amending the Zoning Map of the City of North Ridgeville such that Permanent Parcel Number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District and the portion of Permanent Parcel Number 07-00-024-101-109 located at 35600 Lorain Road that is currently zoned I-2 Light Industrial District be rezoned to R-1 Residence District.
(Introduced by Mayor Corcoran; First Reading on 05-19-2025; Second Reading on 06-02-2025; Planning Commission on 06-10-2025)

This new application may be inspected at the Office of the Clerk of Council during regular business hours. All interested parties may appear at the meeting and be heard concerning the proposed placement of farmland in the agricultural district.

THIS PUBLIC HEARING IS SCHEDULED BY ORDER OF THE NORTH RIDGEVILLE CITY COUNCIL.

Visit the City Council webpage to access the agenda and notice items:
https://northridgevilleoh.portal.civicclerk.com/

Notice Date(s): 06/01/2025 (City's Website), 05/20/2025.

CLERK OF COUNCIL'S OFFICE
7307 Avon Belden Road
North Ridgeville, OH 44039
(440) 490-2045
nridgeville.org