Holly Swenk, At-Large
Paul Wolanski, At-Large
Cali Zingale, At-Large
Katie Rogerson, Ward 1
Vacant, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4

Kevin Corcoran, Mayor

City Council
CITY HALL COUNCIL CHAMBERS
REGULAR AGENDA OF JANUARY 5, 2026
7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular City Council Meeting Minutes dated December 15, 2025;
   (Council action required)

2. City Council Public Hearing Minutes dated December 15, 2025, for Name Change;
   (Council action required)

3. City Council Public Hearing Minutes dated December 15, 2025, for Zoning Change;
   (Council action required)

4. City Council Public Hearing Minutes dated December 15, 2025, for Vacate Request.
   (Council action required)

   Note:
   Planning Commission Meeting Minutes dated December 9, 2025.
   Board of Zoning and Building Appeals Meeting Minutes dated December 18, 2025.

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor

2. Engineer

3. Director of Finance

4. Other Reports

   November 2025 Fire Department Report

   November 2025 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

1. CORRESPONDENCE dated December 17, 2025, from Project Engineer Eric Brown – Effective January 1, 2026, the Stormwater Utility (SWU) Fee for all property owners will be increased by 3.6%. The City of North Ridgeville Codified Ordinance 1058.07 states that the SWU base rate will be adjusted annually by the Engineering News Record Construction Cost Index Annual Inflation Rate. The supporting information is attached. The 2025 base rate for one (1) equivalent residential unit will be increased from $4.73 to $4.90 per month.

OLD BUSINESS

NEW BUSINESS

RECESS

FIRST READINGS

R 2026-1 A Resolution authorizing the Director of Planning and Development to apply on behalf of the City of North Ridgeville for funding from ODOT's Highway Safety Improvement Program for systemic pedestrian safety improvements along Lorain Road; authorizing funds for the required local match; and authorizing the Mayor to accept the funding, if awarded, and to execute a contract with the State of Ohio.
(Introduced by Mayor Corcoran)

SECOND READINGS

O 2025-147 An Ordinance authorizing the Mayor to enter into a new ground lease agreement with TowerCo VI, LLC for the installation of a wireless communications facility at the Shady Drive Complex.
(Introduced by Mayor Corcoran; First Reading on 11-03-2025; Utilities Committee Meeting on 12-01-2025; Committee Report to City Council on 12-15-2025)

O 2025-162 An Ordinance amending Ordinance 6109-2023, which authorized the Mayor to enter into a contract with a consulting engineering firm for additional design services for the Mills Creek Conservation and Flood Control Project by increasing the prior approved amount of $507,500.00 to $665,200.00.
(Introduced by Mayor Corcoran; First Reading on 12-15-2025)

R 2025-163 A Resolution giving consent and cooperating with the Director of the Ohio Department of Transportation for preventative bridge maintenance of structures on Interstate 480.
(Introduced by Mayor Corcoran; First Reading on 12-15-2025)

THIRD READINGS

MEETING ANNOUNCEMENTS

1. The next Regular City Council meeting will be held on Tuesday, January 20, 2026, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
DECEMBER 15, 2025

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, December 15, 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, Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Councilman Eric Shaffer was excused.

Others Present: Mayor Kevin Corcoran, Finance Director April Wilkerson, City Engineer Christina Eavenson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Regular City Council Meeting Minutes dated December 1, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following:

Utilities Committee Meeting Minutes dated December 1, 2025.
Civil Service Commission Meeting Minutes dated December 2, 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

DRAFT

podium and state their name and address. He further added that each person was allowed three minutes to speak.

City of North Ridgeville Government

Shelle Kearsey of 37886 Stoney Lake Drive addressed City Council regarding concerns about the organization of the City. Ms. Kearsey called for the repeal of Ordinance T 132-2023 and urged Council to consider hiring a qualified Safety-Service Director. Ms. Kearsey referenced the December 18, 2023, vote, supporting the adoption of the rule of three, and asked for the removal of the Chief of Police. Additionally, she called for a full forensic audit of the City's finances from January 1, 2020, to the present, conducted by an independent agency, to determine why the City faced jeopardized safety services while providing significant raises to certain employees. She believed that the City was in trouble, and that new Council members would provide greater transparency, honesty, and a desire to serve residents.

Statement on Ongoing Members

Greg Fanning of 6025 Havencrest Court addressed Council and stated that he wished to offer positive and uplifting remarks in recognition of outgoing Council members at the final meeting before the new Council takes office. He expressed appreciation for the service of several at-large and ward representatives, including Council President Jason Jacobs, Councilwoman Georgia Awig, Councilman and former Council President Martin DeVries, Councilman Eric Schaffer, and Councilwoman Holly Swenk, who is transitioning to an at-large position. Mr. Fanning noted that serving in elected office requires significant time, dedication, and engagement, and he highlighted the contributions of each member. Mr. Fanning thanked each member for their contributions to the governance of North Ridgeville. He extended best wishes to the incoming Council, including Councilmember-elect Paul Wolanski and Councilwoman-elect Cali Zingale, expressing confidence that they would serve with distinction.

The Appointment for Ward 1 Vacancy

Paul Wolanski of 6048 Opal Street addressed Council and stated that he was one of three Council Members-at-Large elected to begin a four-year term on January 1, 2026. He noted that he was unable to participate in the vote to fill the Ward 1 vacancy created by Councilwoman Swenk's transition to an at-large seat. Mr. Wolanski urged the current Council to appoint Susan (Sue) Olsen, whom he described as not only the best choice but the most logical choice. He noted that Sue Olsen placed fourth in the at-large race with 3,755 more votes than any other individual who might be considered for appointment. In conclusion, Mr. Wolanski remarked that anyone the Council might appoint could have run for election and put in the work to earn voter support, but only Sue Olsen did so.

Roundabout

Albert Krage of 37903 Sugar Ridge Road addressed City Council and expressed concerns regarding the planned improvements on Sugar Ridge Road, particularly the proposed roundabout at Bender Road. He stated that he had not heard an explanation for why a roundabout was needed and questioned the necessity for it.

Resident Concerns on Zoning

Bernard Garcia of 7324 Root Road addressed City Council and referenced recent development issues in Lorain County involving large technology projects. He encouraged the City to review its master plan to ensure zoning protections are clear and prevent unwanted large-scale development. Mr. Garcia also commented on the recent accident involving a young girl on Lorain Road, stating it was a tragic accident but expressing concern about public comments being removed from the City's social media page. He mentioned that he had thought about applying for the Ward 1 vacancy, but couldn't because of family and work commitments. He also expressed his support for Sue Olsen as a candidate.

Considerations for the Appointment of Ward 1

Michelle Esper of 8734 Mosswood Circle addressed City Council and urged the appointment of Susan Olsen to the Ward 1 vacancy. She stated that residents expect the Council to honor the voter intent that showed increasing voter support, and finished among the top candidates in Ward 1. Ms. Esper also highlighted Ms. Olsen's public service experience as a precinct chairperson and her involvement with the League of Women Voters. She concluded that Ms. Olsen has earned public trust, understands resident needs, and is prepared to serve immediately.

Secrets Revealed

Robert Baumgardner of 6327 Stoney Ridge Road addressed City Council and referenced audio he previously played on October 20, 2025. He expressed concerns about the City's financial practices. He stated that his own review of campaign finance records and contracts suggested what he believed to be a recurring cycle involving donors and City vendors. He also stated that his public-records requests regarding bid scoring sheets and email searches had been denied because they were overbroad. Mr. Baumgardner further referenced payments made to a former Safety-Service Director and questioned the handling of those matters. He urged Council to vote against the American Structurepoint contract on the agenda, to call for a forensic audit, and to preserve related records.

Moved by Winkel and seconded by DeVries, an additional three minutes for Mr. Baumgardner to continue to speak.

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

Mr. Baumgardner reiterated his concerns and encouraged City Council to take action.

Ward 1 Appointment

Susan Olsen of 7685 Maddock Road addressed City Council regarding the appointment to fill the Ward 1 vacancy. She stated that she was seeking the appointment not because she wanted it given to her, but because she believed she had done the work required for the position. Ms. Olsen noted that City Council had reviewed her résumé, received emails from residents, and heard remarks in support of her candidacy. She asked City Council to consider the voice of the voters and to appoint her to the Ward

1 seat. Ms. Olsen expressed appreciation for the community and encouraged them not to lose faith in the City or its government. She urged continued civic engagement and offering holiday well-wishes.

Street Lighting

J.D. Gontkovsky of 34823 Cambridge addressed City Council regarding street lighting and public safety. He referenced the recent accident that occurred about a month earlier and questioned whether improved lighting might make a difference in similar situations. Mr. Gontkovsky suggested upgrading streetlights to brighter LED fixtures, particularly at intersections such as Root Road and Chestnut Ridge, which are poorly lit with older, dimmer lights. He shared examples of nearby communities that have transitioned to LED lighting and stated that it improves visibility in snow and fog. He encouraged the City to consider using available funds, such as NOPEC money, to implement LED upgrades either gradually or citywide. Mr. Gontkovsky thanked the outgoing Council members, encouraging them to stay involved, and offering birthday wishes to Councilman Martin DeVries.

Against Political Party

Cali Zingale of 35112 Jason Drive addressed City Council and stated that voters in November made clear their desire for independence, engagement, and resident-focused representation rather than party politics. Mrs. Zingale noted that her own priority is serving people over a political party. She expressed support for Sue Olsen because of her dedication and recent performance in Ward 1. She advised City Council to listen to voters and welcome open conversation.

ADMINISTRATORS REPORTS:

1. **Mayor:**

Mayor Corcoran remarked the following:

- Express his appreciation to the outgoing council members, Martin DeVries, Georgia Awig, and Jason Jacobs, for their dedicated services to the city and to the residents. They have done an outstanding job during their tenure on Council.

- Ordinance 2025-167 – an ordinance amending Ordinance Number 2024-139, providing appropriations for the 2025 budget year. The Mayor would like to move to dispense of the second and third readings and add the emergency.

- Under Second Readings: Ordinance 2025-160 – an Ordinance authorizing the Mayor to enter into a contract with the American Federation of State, County and Municipal Employees, AFL-CIO. The Mayor would like to move to dispense with the third reading and add the emergency in order for the employee contract to take effect January 1, 2026.

- Under Third Readings: Ordinance 2025-158 – an Ordinance providing appropriations for current expenses and other expenditures for the period commencing January 1, 2026, and ending December 31, 2026. He would like to add the emergency clause in order for the legislation to take effect on January 1, 2026.

- Magic of Lights Wonderland Walk - Victory Park is hosting the Magic of Lights Wonderland Walk. The event runs through January 3, 2026. It's a NEW, reimagined, dazzling walk-through experience! Stroll through a festive world filled with brilliant holiday scenes, beloved characters, and mesmerizing digital animations. Wander at your own pace beneath shimmering light tunnels, past towering displays, and through immersive environments that capture the spirit of the holidays. For hours and ticket information, visit Victory Park's website at victoryparkohio.com

- Coffee and Conversation: The last of the coffees and conversation for 2025 is Thursday, December 18, 2025, from 8:30 until 9:30 a.m. in Council Chambers. This month's special guest is Chris Hibsman, Board of Directors for the North Ridgeville Chamber of Commerce. Stop in for a cup of coffee, learn more about the Chamber, and get updates on community and business initiatives.

- Coffee with a Cop: The Police Department would like to extend an invitation to you to attend Coffee with a Cop on Monday, December 22, 2025, from 8:00 a.m. until 10:00 a.m. at Italian Coffee located at 34960 Center Ridge Road. This is a great way to connect with neighbors and get to know the officers that serve our city.

- Holiday Closures: City Offices will be closed December 24, 2025, and December 25, 2025, and January 1, 2025, in observance of the holidays.

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 and to review the collective bargaining strategy.

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

Adjourned into Executive Session at 7:37 p.m.
Reconvened into the Regular City Council meeting at 8:18 p.m.

Moved by Swenk and seconded by Winkel 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:

Project Update – Ordinance 2025-162 (Mills Creek Flood Control Basin Design Amendment):

- Ordinance 2025-162 requests an amendment to the previously approved scope and fee for Bramhall Engineering for design services on the Mills Creek Flood Control Basin project. Additional issues were encountered, including a conflict with TC Energy's high-pressure gas transmission line, which must be crossed to complete the project. Relocating the TC Energy line would be extremely costly and take years; therefore, the project will route stormwater under the transmission line using a system similar to a siphon.
- Bramhall will hire a specialized subconsultant to design temporary support for the 16-inch gas main; estimated cost is $65,000.
- A previously unrecognized FirstEnergy easement encroaches into the pond area, requiring revisions to grading and hydraulics to meet offset requirements.
- Wetlands permit requirements must also be added to the plan set. Combined additional design services total approximately $158,000. Funding is available through the remaining ARPA grant dollars provided by the county. ODNR construction grants remain unused and require periodic time extensions; continuing design progress is necessary.
- Passage by emergency was requested to keep Bramhall on schedule and prevent delays.

Resolution 2025-163 – ODOT Bridge Sealing Contract:

- Resolution 2025-163 authorizes a contract with ODOT for the sealing of two I-480 mainline bridges in North Ridgeville: Over Lear Nagel Road and over State Route 10.
- Construction is anticipated in 2027. No City funding is required for this project.

General Project Updates:

- The Frontier Park pedestrian bridge installation is complete.
- Digioia-suburban has begun work on Cypress Avenue.
- Grassbaugh LLC has started construction on improvements at the Root Road Soccer Complex.
- The Stony Ridge roundabout landscaping package was awarded to Rooted Landscape.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Finance Director April Wilkerson remarked that before City Council tonight is Ordinance Number 2025-167, an Ordinance amending annual appropriations. This appropriation is needed to accommodate the cost of issuance expenses associated with our recent bond anticipation note sale. Prior to this meeting, Director Wilkerson sent a memorandum to City Council detailing each item included in this amendment. She requested that City Council consider adopting this legislation this evening with the emergency clause to ensure the Department of Finance has the resources necessary to meet its financial obligations.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following.:

November 2025 Building Division Report

COUNCIL COMMITTEE REPORT(S):

Clerk of Council Nicholas Ciofani:

UTILITIES COMMITTEE REPORT DATED DECEMBER 1, 2025: The Committee reviewed and considered ORD. NO. 2025-147. The Committee moved to send ORD. NO. 2025-147 back to City Council for consideration without any recommended changes.

Moved by Jacobs and seconded by Winkel to accept the Utilities Committee Report dated December 1, 2025.

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

CORRESPONDENCE:

Clerk of Council Nicholas Ciofani:

CORRESPONDENCE FROM ELECTED OFFICIAL: Ward 2 Councilman Eric Shaffer submitted his resignation for his Ward 2 seat, effective January 1, 2026.

CORRESPONDENCE dated December 11, 2025, from Finance Director April Wilkerson – Ordinance No. 5479-2017 requires the City Auditor to evaluate the financial position of the Solid Waste Management Fund annually, after September 30th, and recommend whether or not a rate adjustment is necessary or if a rate holiday shall be declared. The memo presents the analysis of the Solid Waste Management Fund, which includes anticipated balances as of December 31, 2025, as well as forecasted balances through 2030

OLD BUSINESS:

There were none.

NEW BUSINESS:

1. The North Ridgeville Planning Commission took action on the following items at its regular meeting of December 9, 2025:

    1. PPZ2025-0392 Ridgefield Subdivision, PPN: 07-00-001-000-473
    Applicant: Keith Filipkowski/Pulte Homes of Ohio Corp., 387 Medina Rd, Suite 1700, Medina, OH 44256.
    Owner: Bob Schmitt Homes, Inc., 9095 Gatestone Rd, North Ridgeville, OH 44039.
    Proposal consists of an amendment to the preliminary plan.

DRAFT

PC ACTION: Approved by a vote of 4 to 1 (Toth) with the following conditions:

1. **Bagley Road at Gatestone Road will be improved with a westbound left turn lane as shown to be warranted in the Traffic Impact Study.**
2. **The Commission grants a waiver for minimum road radius for Longbrook Drive.**
3. **The Commission grants a waiver for maximum cul-de-sac length for Pleasant Ridge Circle.**
4. **The Commission grants a waiver for setback from cluster to single family lots in the model home park.**
5. **No waiver is granted for the cluster setbacks of sublot 873, which shall comply with code.**
6. **Streetlighting shall be the standard carriage fixture type along the roadway system and for the mailbox units.**

Councilman Abens remarked that one piece of good news about this particular plan is that there will actually be fewer homes built than in the original plan approved some years ago.

Moved by Abens and seconded by DeVries to approve the Planning Commission's recommendation of approval of PPZ2025-0392 Ridgefield Subdivision Phases 19 & 20.

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

2 O 2025-154 An Ordinance Suspending By-Right Cluster Subdivisions in the R-1 Residence District and Amending Chapters 1250, 1280, and 1282 of the North Ridgeville Zoning Code.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025)
PC ACTION: Approved by a vote of 5-0.

3. O 2025-157 An Ordinance Amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025)
PC ACTION: Approved by a vote of 5-0 as amended.

Law Director Brian Moriarty advised City Council that these actions from the Planning Commission, if attached to an ordinance or resolution, are simply requests for a recommendation and report. Only Acceptance of the report without a vote is required. It is not a vote, unlike the one that was done for PPZ2025-0392 Ridgefield Subdivision Phases 19 & 20, PPN: 07-00-001-000-473, in the first paragraph, which did require a vote. This also applies to numbers 3, 4, and 5, where the council's approval or denial, or approval of conditions, happens later in the process.

Appointment of Ward 1:

President Jacobs remarked that Mrs. Swenk has accepted City Council's At-Large seat she was elected to, thereby vacating her Ward One seat. City Council has advertised for resumes from applicants to fill the Ward 1 position through December 11, 2025, and has received several submissions. On behalf of City Council, he thanked everyone who expressed interest and applied.

He opened the floor for nominations for the Ward 1 seat.

Councilman Winkel nominated Katie Rogerson.

There were no other nominations.

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

Katie Rogerson was appointed to Ward 1.

RECESS:

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

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

Ordinance and Resolution submittal(s)
FIRST READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-162 An Ordinance amending Ordinance 6109-2023, which authorized the Mayor to enter into a contract with a consulting engineering firm for additional design services for the Mills Creek Conservation and Flood Control Project by increasing the prior approved amount of $507,500.00 to $665,200.00.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by DeVries to dispense with the second and third readings for 2025-162.

Councilman Winkel stated he is the biggest supporter of the project and understands inflation. However, he would like the legislation to go to second reading.

A roll call vote was taken, and the motion failed.
Yes – 3 No – 3 (Abens, Winkel, Awig)

Clerk of Council Nicholas Ciofani:

R 2025-163 A Resolution giving consent and cooperating with the Director of the Ohio Department of Transportation for preventative bridge maintenance of structures on Interstate 480.

(Introduced by Mayor Corcoran)

Ordinance Number 2025-163 moved to Second Reading.

Clerk of Council Nicholas Ciofani:

R 2025-164 A Resolution honoring and expressing appreciation to Martin Devries for his dedicated service to the City of North Ridgeville and its residents.
(Introduced by President Jacobs)

Moved by President Jacobs and seconded by Winkel to read Resolution number 2025-164 in its entirety.

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

Moved by President Jacobs and seconded by Abens to dispense with the second and third readings for 2025-164.

President Jacobs, on behalf of the people of North Ridgeville, sincerely thanked Councilman Martin DeVries for his years of dedication and service to the community. Councilman Martin DeVries' efforts have played a significant role in advancing the city and positioning it well for the future.

Councilman DeVries stated that it had been an honor and a privilege to give back to the community in which he grew up. He thanked those who supported him, including the current and former administrations, members of Council, and all individuals he had worked with over the years to improve the city. He noted that he would miss serving but planned to remain involved and continue helping the community whenever possible. He concluded by expressing his appreciation to everyone.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by President Jacobs and seconded by Swenk to add the emergency clause order to allow the City to formally recognize and present appreciation to Councilman Martin DeVries before the conclusion of his term of office.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 6 No – 0

Moved by President Jacobs and seconded by Swenk to adopt 2025-164 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-164.**

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

R 2025-165 A Resolution honoring and expressing appreciation to Georgia Awig for her dedicated service to the City of North Ridgeville and its residents.
(Introduced by President Jacobs)

Moved by President Jacobs and seconded by Abens to read Resolution number 2025-165 in its entirety.

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

Moved by President Jacobs and seconded by Abens to dispense with the second and third readings for 2025-165.

President Jacobs, on behalf of the people of North Ridgeville, sincerely thanked Councilman Georgia Awig for her years of dedication and service to the community. Councilwoman Georgia Awig's efforts have played a significant role in advancing the city and positioning it well for the future.

Councilwoman Georgia Awig stated that she felt very blessed to have served on City Council and to have represented the community. She noted that the experience allowed her to meet many hardworking members of the administration and expressed appreciation for their support, as well as for the residents she had come to know. She also thanked her husband for his constant encouragement and assistance.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by President Jacobs and seconded by Abens to add the emergency clause order to allow the City to formally recognize and present appreciation to Councilwoman Georgia Awig before the conclusion of her term of office.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 6 No – 0

Moved by President Jacobs and seconded by Abens to adopt 2025-165 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-165.**
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

R 2025-166 A Resolution honoring and expressing appreciation to Jason Jacobs for his dedicated service to the City of North Ridgeville and its residents.
(Introduced by Councilman Winkel)

Moved by Winkel and seconded by Swenk to read Resolution number 2025-166 in its entirety.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Winkel and seconded by Abens to dispense with the second and third readings for 2025-166.

Councilman Winkel expressed that it had been a pleasure to get to know his President Jacobs and to witness his hard work and dedication to the community through City Council and various other groups within the city. He noted that from day one, he approached his responsibilities with integrity and honesty. He expressed that he was grateful to have worked alongside President Jacobs.

President Jacobs stated that, as he prepared to step away from service, he wished to express sincere gratitude to everyone who had supported him throughout his time on Council. He thanked the residents of North Ridgeville for placing their trust in him, noting that, as a lifelong resident, serving on City Council had been meaningful. He said his commitment had always been to help make North Ridgeville an even more vibrant place to live, work, play, raise a family, and conduct business. He also thanked his fellow council members for their support and for entrusting him with the role of Council President, adding that he always sought to run meetings professionally and respectfully. He further expressed appreciation to his family for their patience, sacrifices, and support during long meetings and busy schedules. He stated that serving the community had been an honor and a privilege.

Councilwoman Swenk stated that she would have big shoes to fill. She remarked that Mr. Jacobs has always conducted meetings with grace, dignity, and integrity, and that he would be greatly missed. She expressed hope that he would remain involved in the community, noting that as lifelong residents, they shared a deep care for the city. Councilman Swenk thanked Mr. Jacobs for his service.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Winkel and seconded by Abens to add the emergency clause order to allow the City to formally recognize and present appreciation to President Jason Jacobs before the conclusion of his term of office.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 6 No – 0

DRAFT

Moved by Winkel and seconded by Abens to adopt 2025-166 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-166.**

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-167 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 Winkel and seconded by Abens to dispense with the second and third readings for 2025-167.

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 order to provide the Department of Finance 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 Abens to adopt 2025-167 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-167.**

Yes – 6 No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-160 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to enter into a contract with the American Federation of State, County, and Municipal Employees, AFL-CIO.
(Introduced by Mayor Corcoran; First Reading on 12-01-2025)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the third reading for 2025-160.

Mayor Corcoran expressed gratitude to the administrative team that negotiated the contract, along with the members of the ASCME union who advocated on their behalf. He believed this was a fair resolution for everyone involved, including the taxpayers of North

DRAFT

Ridgeville. As our largest union, he emphasized that starting the contract on January 1, 2026, would be beneficial for all parties.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause order to start the union contract on January 1, 2026.

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 Winkel to adopt 2025-160 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-160.**

Yes – 6 No – 0

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-110 An ordinance amending Sections 1266.02, 1268.02, and 1272.04 of the North Ridgeville Zoning Code to update use regulations for automobile service stations and gasoline stations.
(Introduced by Councilman Abens; First Reading on 07-21-2025; Council referred to Planning Commission and Building and Lands on 07-21-2025; to Building and Lands on 08-18-2025; to Planning Commission on 09-09-25; Council approved PC extension on 09-15-2025; to Planning Commission on 10-14-2025; to Planning Commission on 11-12-2025; Second Reading on 11-17-2025; Amended on the floor on 11-17-2025; Public Hearing on 12-15-2025)

Councilman Abens stated that work on the legislation began in July and had gone through multiple meetings, hearings, and revisions from its original form. He explained that the revised legislation was intended to encourage more complex development rather than just a gas station, while also limiting the number of gas stations in North Ridgeville by prohibiting new stations within a half-mile of an existing one in the B-3 zoning district.

Moved by Abens and seconded by Swenk to adopt 2025-110.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-110.**

Yes – 6 No – 0

DRAFT

Clerk of Council Nicholas Ciofani:

O 2025-145 An Ordinance providing for the renaming of Thibo Trail to Orchard Park Drive.
(Introduced by Mayor Corcoran; First Reading on 11-03-2025; Planning Commission on 11-12-2025; Planning Commission Report on 11-17-2025; Second Reading on 12-01-2025; Public Hearing on 12-15-2025)

Moved by Swenk and seconded by Abens to adopt 2025-145.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-145.**
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-151 An Ordinance authorizing the Mayor to enter into a contract with Fishbeck, a professional consulting firm specializing in engineering, environmental sciences, architecture, and construction management, to provide engineering services for the Sugar Ridge Road and Bender Road Roundabout in an amount not to exceed $429,807.00.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025)

Mayor Corcoran explained that he had provided an initial overview when the legislation was first introduced and offered a brief summary. He stated that the item pertained to the Sugar Ridge and Bender Road roundabout project, for which NOACA awarded the City $2.174 million. The Engineering Department solicited statements of qualifications from engineering consultants and ranked Fishbach highest. He noted that the scope of services includes all required engineering work, as well as bid-phase and construction-phase support. Funding for the engineering portion of the project has been appropriated in the 2026 budget.

Moved by Swenk and seconded by Abens to adopt 2025-151.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-15**1.
Yes – 5 No – 1 (Swenk)

Clerk of Council Nicholas Ciofani:

O 2025-152 An Ordinance authorizing the Mayor to enter into a contract with American Structurepoint Inc., a national full-service architecture and engineering firm, to provide engineering services for the Sugar Ridge Road Rehabilitation Project in an amount not to exceed $370,410.00.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025)

DRAFT

Moved by Abens and seconded by Winkel to adopt 2025-152.

Mayor Corcoran explained that the city was awarded $2 million through NOACA for this project. The Engineering Department solicited statements of qualifications from engineering consultants, and America's Structure Point was rated the highest by the department. The scope of services includes all necessary engineering support during the bid and construction phases. Funds have been appropriated for engineering in the 2026 budget.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-152**.
Yes – 5 No – 1 (Swenk)

Clerk of Council Nicholas Ciofani:

O 2025-154 An Ordinance suspending by-right cluster subdivisions in the R-1 Residence District and amending Chapters 1250, 1280, and 1282 of the North Ridgeville Zoning Code.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on 12-01-2025; Planning Commission on 12-09-25; Public Hearing on 12-15-25)

Moved by Swenk and seconded by Winkel to adopt 2025-154.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-154**.
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-155 An Ordinance amending Ordinance No. 5311-2016 adopted by Council on January 4, 2016, to remove certain parcels.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025

Moved by Swenk and seconded by Winkel to adopt 2025-155.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-155**.
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-157 An Ordinance amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading 12-01-2025; Planning Commission on 12-09-2025; Public Hearing on 12-15-2025)

Moved by President Jacobs and seconded by Winkel to amend 2025-157 by substitution.

A roll call vote was taken, and the motion carried.

Yes – 6 No – 0

DRAFT

Moved by Swenk and seconded by Winkel to adopt 2025-157 Amended.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-157**.
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-158 An Ordinance providing appropriations for current expenses and other expenditures of the City of North Ridgeville, Ohio, for the period commencing January 1, 2026, and ending December 31, 2026.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025)

Moved by Winkel and seconded by Abens to add the emergency clause in order to provide the Department of Finance 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 Abens to adopt 2025-158 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-158.**
Yes – 6 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. A City Council Organizational meeting will be held on Monday, January 5, 2026, at 6:15 p.m. in Council Chambers.
2. The next Regular City Council meeting will be held on Monday, January 5, 2026, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 9:10 p.m.

Approval of minutes on January 5, 2026:

Jason Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

DRAFT

NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
DECEMBER 15, 2025

CALL TO ORDER:

President Jacobs called the Monday, December 15, 2025, Public Hearing to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council Members President Jason Jacobs, Holly A. Swenk, Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Councilman Eric Shaffer was excused.

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

This public hearing is being held to consider the following:

O 2025-145 AN ORDINANCE PROVIDING FOR THE RENAMING OF THIBO TRAIL TO ORCHARD PARK DRIVE.
(Introduced by Mayor Corcoran; First Reading on 11-03-2025; Second Reading on 11-17-2025; Planning Commission on 11-12-2025)

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 6:33 p.m.
Approval of minutes on January 5, 2026:

_____ _____

PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

DRAFT

NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
DECEMBER 15, 2025

CALL TO ORDER:

President Jacobs called the Monday, December 15, 2025, Public Hearing to order at 6:35 p.m.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council Members President Jason Jacobs, Holly A. Swenk, Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Councilman Eric Shaffer was excused.

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

This public hearing is being held to consider the following:

O 2025-110 AN ORDINANCE AMENDING SECTIONS 1266.02, 1268.02, AND 1272.04 OF THE NORTH RIDGEVILLE ZONING CODE TO UPDATE USE REGULATIONS FOR AUTOMOBILE SERVICE STATION AND GASOLINE STATION.

(Introduced by Councilman Abens; First Reading on 07-21-2025; Council referred to Planning Commission and Building and Lands on 07-21-2025; to Building and Lands on 08-18-2025; to Planning Commission on 09-09-25; Council approved PC extension on 09-15-2025; to Planning Commission on 10-14-2025; to Planning Commission on 11-12-2025; Second Reading on 11-17-2025; Amended on 11-17-2025)

O 2025-154 AN ORDINANCE SUSPENDING BY-RIGHT CLUSTER SUBDIVISIONS IN THE R-1 RESIDENCE DISTRICT AND AMENDING CHAPTERS 1250, 1280 AND 1282 OF THE NORTH RIDGEVILLE ZONING CODE.

(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Planning Commission on 12-09-2025)

O 2025-157 AN ORDINANCE AMENDING CHAPTER 1226 DESIGN STANDARDS OF THE NORTH RIDGEVILLE SUBDIVISION REGULATIONS.

(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Planning Commission on 12-09-2025)

President Jacobs asked if anyone from the public had any comments.

DRAFT

There was no discussion from City Council, the Administration, or the public.

ADJOURNMENT:

President Jacobs adjourned the Public Hearing at 6:41 p.m.
Approval of minutes on January 5, 2026:

Jason R. Jacobs PRESIDENT OF COUNCIL	Nicholas Ciofani CLERK OF COUNCIL

DRAFT

NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
DECEMBER 15, 2025

CALL TO ORDER:

President Jacobs called the Monday, December 15, 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, Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Councilman Eric Shaffer was excused.

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

This public hearing is being held to consider the following:

O 2025-159 AN ORDINANCE VACATING A PORTION OF ASPEN STREET.
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Planning Commission on 12-09-2025)

President Jacobs asked if anyone from the public had any comments.

Ellis and Jodi Stevens, of 5674 Ridgeview Boulevard, addressed City Council regarding the request to vacate a portion of the street abutting their property to the south. They explained that they have maintained this area since building their home in 2002. Mr. Stevens stated that he previously spoke with the Building Department, which informed him that no plans existed for that section of the roadway and encouraged them to pursue a vacation petition. He noted that survey work had been completed and submitted to the City. The Stevens requested clarification on the 20-foot utility easement referenced in the Ordinance, as they were not aware of any utilities running through that area; from their understanding, utilities run north–south. They also commented that the ditch located behind their property is privately maintained and, based on county auditor records, is now owned by Drees, whose property extends to their property line. They added that the City has never accessed or used the swale area behind their home, and that existing fencing would prevent equipment access. The Stevenses reiterated that they are long-time residents of North Ridgeville and expressed appreciation for the opportunity to speak.

DRAFT

President Jacobs noted that Planning and Development Director Kim Lieber was present and could provide clarification regarding the easement.

There was no more discussion from City Council, the Administration, or the public.

ADJOURNMENT:

President Jacobs adjourned the Public Hearing at 6:51 p.m.
Approval of minutes on January 5, 2026:

_____ _____

PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

DRAFT

NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, DECEMBER 9, 2025

CALL TO ORDER

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL

Present were members Frank Toth, Steve Ali, Council Liaison Bruce Abens, Vice-Chairman Paul Schumann and Chairman James Smolik.

Also present were City Engineer Christina Eavenson, Planning & Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of November 12, 2025 and asked if there were any corrections.

Chairman Smolik stated that there was one correction under Call to Order that stated "Vice-Chairman Schumann called the Planning Commission" and should be changed to Chairman Smolik called the Planning Commission. With that correction the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. PPZ2024-0390 Wild Bill's Tobacco of North Ridgeville, LLC, 32327 Cook Rd, Unit 2
   Approval of a Certificate of Zoning Compliance for a tobacco retailer.

2. PPZ2025-0393 Random Apocalypse Comics & Collectibles, 32660 Center Ridge Rd
   Approval of a Certificate of Zoning Compliance for retail, collectibles.

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber stated that since the last meeting, there had been two certificates of zoning compliance, one for Wild Bills Tobacco of North Ridgeville on Cook Road and one for Random Apocalypse Comics and Collectibles and they could be found in the on Center Ridge Road in the Ninos Plaza.

OLD BUSINESS

NEW BUSINESS

PPZ2025-0392 Ridgefield Subdivision, PPN: 07-00-001-000-473
Applicant: Keith Filipkowski/Pulte Homes of Ohio Corp., 387 Medina Rd, Suite 1700, Medina, OH 44256. Owner: Bob Schmitt Homes, Inc., 9095 Gatestone Rd, North Ridgeville, OH 44039. Proposal consists of an amendment to the preliminary plan.

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber explained that the Ridgefield Subdivision was originally proposed in 1994 by Bob Schmidt Homes. Along with the development proposal, Chapter 1282—governing single-family detached and cluster development—was introduced. She noted that this chapter has been frequently reviewed and has become a foundational code relied upon by many developers in North Ridgeville.

As originally proposed in 1994, the Ridgefield Subdivision consisted of approximately 500 acres and 894 dwelling units, including 701 single-family units and 193 cluster units. At that time, the development included approximately 110 acres of open space, representing 22% of the site, with a density of 1.79 units per acre. The property is zoned partly R-1 Residential and partly B-3 Highway Commercial. In 1994, residential uses within the B-3 District were permitted through conditional use approval by the Board of Zoning, Building, and Appeals (BZBA).

Director Lieber stated that since the original preliminary plan approval, Ridgefield has been constructed in many phases over several decades. Each phase underwent engineering review and received final plat approval from the Planning Commission prior to recording. The most recently approved phase was Phase 17. As each phase was submitted, minor deviations from the original preliminary plan were approved; however, the developer was required at each stage to demonstrate continued compliance with overall density, unit mix, and minimum open space requirements. She explained that changes in unit numbers, street layouts, and building orientation were expected given the size and long duration of the project.

She further noted that over time, approximately 20 additional acres were added to the development area beyond the original preliminary plan, and the anticipated number of dwelling units increased. For each final plat approval, an exhibit was submitted showing a running total of anticipated units at full build-out. The number of units originally began at 894 and at one point reached as high as 1,048. Current documentation shows the total development area to be approximately 523 acres, with an increase in total open space.

Director Lieber stated that the number of cluster units increased over time, and that Bob Schmidt Homes recently sold the remaining undeveloped portion of approximately 132 acres to Pulte Homes. Pulte intends to assume construction of Phase 18, which was originally submitted by Bob Schmidt Homes and is currently under engineering review at the City's request.

She explained that Pulte is seeking approval of an amended preliminary plan for the remaining undeveloped area of Ridgefield. This amended plan consolidates decades of prior approvals and incremental modifications and establishes a clear framework for the completion of the subdivision. Pulte plans to construct Phases 18, 19, and 20, with Phases 19 and 20 completing the subdivision. These final two phases encompass approximately 124 acres, including approximately 62 acres of open space, and propose 54 single-family units and 137 cluster units.

Director Lieber emphasized that while individual phases may vary in unit count or open space, zoning compliance is evaluated based on the subdivision as a whole. At full build-out, staff reviewed whether

DRAFT

the project complies with the required single-family to cluster unit ratio, minimum open space requirements, and the maximum permitted density of 2.3 units per acre.

She stated that staff prepared a summarized chart comparing the original 1994 proposal, the most recent Phase 17 approval, and the proposed final build-out. Based on the amended preliminary plan, the total number of dwelling units at full build-out would be 980, including 559 single-family units and 421 cluster units. Cluster units would remain within the permitted 35% maximum, total open space would be approximately 160 acres (30% provided where 20% is required), and overall density would be 1.87 units per acre, which is below the maximum permitted density.

Director Lieber concluded that all zoning metrics would be met at full build-out. Residents of future phases would be fully integrated into the existing subdivision and would have access to the same recreational amenities, including the Ridgefield Recreation Center. She stated that the proposed amended preliminary plan is zoning compliant.

She noted that the applicant is requesting three minor modifications to subdivision design standards and one modification related to cluster unit spacing, all of which fall within the Planning Commission's authority to approve. The applicant has addressed prior staff comments regarding sub-lot numbering and setbacks from detention and retention basins and wetlands, and utility locations have been adjusted to avoid sub-lots where possible.

Director Lieber added that a traffic study was submitted earlier that afternoon and had not yet been fully reviewed, but engineering staff would evaluate it as part of the ongoing review process. She stated that additional items to be addressed during engineering review include mailbox locations, landscaping, and the provision of street trees in accordance with City requirements and subject to review by the City Arborist.

City Engineer Eavenson stated that engineering staff has provided several review comments related to the engineering permit process. These include a request for additional documentation regarding the approved jurisdictional delineation of wetlands and any required Section 401 and/or 404 permits associated with wetland impacts and mitigation within the project area.

She explained that staff also requested riparian buffers be provided for all wetlands, including a minimum 10-foot no-disturbance area beyond the wetland boundaries. She noted that these buffers appear to be shown on the submitted preliminary plan. All wetlands and associated setbacks should remain outside of defined sub-lots to avoid the need for easements within individual lots to protect waterways.

City Engineer Eavenson further stated that shared common swales, drainage systems, floodplains, and similar features located along rear or side yards should be placed within common areas and maintained by the homeowners association (HOA).

Regarding stormwater management, she indicated that staff requested a comprehensive stormwater management report covering the entire Ridgefield development. To date, a complete report has not been provided that includes pre- and post-development drainage maps and interconnected hydraulic modeling for both existing and proposed conditions.

DRAFT

She noted that one roadway item was reviewed involving a cul-de-sac that exceeds the 600-foot length recommended in the City's codified ordinances. However, she stated that a waiver is acceptable when a street cannot reasonably connect to the broader roadway network. In this case, the cul-de-sac is surrounded by wetlands, making connectivity infeasible.

City Engineer Eavenson stated that during pre-planning meetings, staff discussed enhancing common open-space areas with additional landscaping and amenities, such as walking paths, to improve usability and benefit residents. These enhancements have not yet been shown in the submitted plan set, and staff would like to see further development of these details during the engineering permit review.

She also noted that staff discussed the importance of careful planning for mailbox locations and street lighting. In earlier Bob Schmidt Homes phases, globe-style lights installed in individual yards were permitted to count toward street lighting requirements. However, the current City standard requires traditional carriage-style post lights located along the roadway network. Staff prefers that lighting at intersections, curves, and near mailbox locations conform to current City standards, as discussed during prior meetings.

Finally, City Engineer Eavenson addressed traffic considerations. She stated that a traffic study was requested to evaluate both existing conditions and full build-out conditions. She was unsure whether a traffic study was required at the time of the original Ridgefield Planning Commission approval, as it may have predated current requirements. Although the traffic study was submitted earlier that day, she had not yet reviewed it in detail.

She did note that the traffic study summary identified several turn-lane warrants. In particular, a westbound left-turn lane at the intersection of Bagley Road and Gatestone Drive becomes warranted under full build-out conditions. Other identified turn-lane warrants are already required under existing conditions. Engineering staff would like Pulte Homes to address the westbound left-turn lane at Bagley and Gatestone.

She referenced a similar situation at the Crossing at French Creek, where traffic from a new development connecting to an older subdivision warranted the installation of a turn lane. In that case, the developer was required to construct the turn lane, and staff believes a comparable approach may be appropriate here.

Chairman Smolik asked if there was a representative for the project.

Keith Filipkowski, Pulte Homes, 387 Medina Rd, Suite 1700, Medina, Ohio 44256.

Mr. Filipkowski stated that Pulte Homes is a national homebuilder that constructed approximately 29,000 homes this year and currently has approximately 240,000 lots under control nationwide. He noted that this year marks Pulte's 75th anniversary and that the company is one of the top three homebuilders in the country. He explained that Pulte serves a wide range of consumer segments, utilizes industry-leading building methods and materials, offers an industry-leading warranty, has received the "Great Place to Work" award seven times, and prides itself on doing the right thing.

He stated that locally, Pulte operates in approximately 20 submarkets throughout Northeast Ohio and expects to build approximately 650 homes in the region this year. Pulte currently controls approximately

3,100 lots in Northeast Ohio, representing an estimated 4.5-year supply. He explained that the company's local territory ranges from Avon Lake to Mentor, south to Green, and includes most communities in between.

Mr. Filipkowski stated that Pulte is familiar with the City of North Ridgeville, having successfully developed the Pioneer Ridge community, a Del Webb age-restricted (55+) development and the first Del Webb community in Northeast Ohio. He noted that Pulte recently opened another Del Webb community in Columbia Station consisting of approximately 622 lots, many of which offer product types similar to those proposed for this development. He stated that Pioneer Ridge includes 585 homes and Waterbury includes 205 single-family homes, for a combined total of 790 homes.

He introduced his team and stated that collectively they have more than 132 years of industry experience, noting that he has been with Pulte for 21 years. He explained that he has served in multiple roles within the company, including Director of Construction and architectural oversight, and is currently involved in land entitlement. He emphasized that Pulte serves as both builder and developer, with an in-house land development team and mortgage company, allowing the company to manage projects from start to finish.

Mr. Filipkowski explained that the original 1994 Ridgefield master plan approved for Bob Schmidt Homes encompassed approximately 523 acres. Phases 1 through 18 account for approximately 399 acres, leaving approximately 124 acres of undeveloped land proposed for Phases 19 and 20. He clarified that earlier references to 134 acres included Phase 18, while the raw land being acquired for Phases 19 and 20 totals approximately 124 acres.

He stated that Phases 1 through 18 include approximately 792 homes and approximately 96 acres of open space, representing about 18%, which is below the minimum required under Chapter 1282. He noted that over time, changes to the development were expected for a project of this size and duration. He referenced prior Planning Commission applications showing as many as 1,048 homes, with cluster units exceeding the permitted percentage and open space not meeting minimum requirements at that time.

Mr. Filipkowski emphasized that the appropriate benchmark for evaluation is Chapter 1282, which permits up to 1,204 dwelling units, requires a minimum of 20% open space, and allows a cluster-to-single-family ratio of 35% to 65%.

He explained that the most recent Schmidt Homes proposal for Phases 19 and 20 included 94 cluster units and 80 single-family units, resulting in a total of 966 units, including 381 cluster units and 585 single-family units, with approximately 160 acres of open space. Pulte's proposal includes 980 total units, consisting of 421 cluster units and 559 single-family units, with approximately 159 acres of open space and an overall density of 1.87 units per acre, which is well below the maximum permitted density of 2.3 units per acre.

Mr. Filipkowski presented a side-by-side comparison of the Schmidt and Pulte plans, noting that while there are minor layout differences, connectivity between existing and new development areas remains unchanged. He explained the proposed product mix for Phases 19 and 20, which includes 56 two-story cluster homes on 55-foot lots, 81 ranch-style cluster homes on 40-foot lots, and 54 single-family homes on 80-foot lots, for a total of 191 lots.

DRAFT

He discussed phasing and timing, noting that Pulte will acquire Lot 690 in Phase 15 and 16 remaining lots in Phase 17, which are shovel-ready. Phase 18 is entitled but not yet land-developed, with construction anticipated to begin in the spring. Pending approvals and completion of engineering review, Pulte anticipates beginning earthwork for Phases 19 and 20 in the summer of 2026, with Phase 20 following in spring 2027. He estimated an overall project duration of approximately four years, concluding around 2029, subject to market conditions.

Mr. Filipkowski described the proposed model park, which would include furnished model homes representing each product line and a temporary sales office operating under a conditional use. Upon completion of sales, the model homes would be converted to standard residential use.

He reviewed three requested waivers, including a reduced road radius necessitated by existing Phase 18 infrastructure and wetlands, a cul-de-sac length exceeding the 600-foot standard by approximately 30 feet, and a reduced setback between a cluster unit and a single-family lot to allow for enhanced buffering along the street frontage. He stated that these waivers are minor, consistent with existing conditions, and common within the Ridgefield development.

Mr. Filipkowski discussed stormwater management, stating that five new wet detention basins will be constructed and oversized to allow for slow release and minimal discharge. He noted that Lorain County has no concerns with the proposed stormwater design and that all basins will be constructed early in each phase to support proper drainage.

He explained that wetlands were delineated by HCW Consultants and that the delineation has been accepted by the U.S. Army Corps of Engineers. Approximately 92.4% of wetlands will be preserved, with less than three acres of isolated wetlands disturbed in accordance with permitting requirements.

Mr. Filipkowski stated that Pulte will join the existing Ridgefield Homeowners Association and has been working collaboratively with the HOA board. Pulte will retain developer rights while contributing financially to the HOA through new homeowners. He emphasized coordination with the HOA to ensure complementary architecture, landscaping, buffering, and transitional treatments between existing and new development areas.

He highlighted open space and pedestrian amenities, noting that Phases 19 and 20 will provide approximately 3.37 miles of sidewalks, with approximately 73% of homes backing up to open space or water features. He stated that approximately 50% of Phases 19 and 20 will consist of open space, while maintaining an overall 30% open space ratio for the entire development.

Mr. Filipkowski explained that additional landscaping, fountains within retention basins, varied street tree species, and enhanced buffering will be provided. He concluded by describing the proposed home types and floor plans, noting that architectural elevations are still under development and will be refined through the approval process.

Chairman Smolik stated that he was open up the floor of the general public.

Debbie Gillette 8905 Longbrook Dr, North Ridgeville 44039.

DRAFT

Ms. Gillette stated that she reviewed the plans and noted references to retention basins and additional landscaped trees throughout the development. She expressed concern that her neighborhood has experienced significant increases in homeowners association fees over the past three years and questioned whether the proposed features would result in further fee increases. She stated that retention basins and additional landscaping can be costly to maintain and asked whether there were estimates regarding future fee impacts.

Ms. Gillette also referenced comments regarding enhanced landscaping in common areas and requested clarification on what additional landscaping is being proposed.

She stated that she resides at the corner of Longbrook Drive and Gatestone Drive and anticipates increased traffic in the area. She asked whether any buffering or mitigation measures are planned for existing portions of the neighborhood that may be impacted by increased traffic.

Chairman Smolik stated that what he was going to do was write down all of the questions and at the end then they would go through them all. He asked if there were any other additional questions or comments.

Lee Sutherland 33063 Meadows Edge Lane, North Ridgeville, OH 44039.

Mr. Sutherland commented that on one of the slides was shown the retention basin or the wetlands they had purple areas where they were going to build. He stated that those were wetland areas where they were building and his backyard butts up to the west side of that wetland and the woods there were already wet. He explained that his concern was that they were going to raise those lots and then what's going to happen, where was that water going to go and was he guaranteed that it was not going to end up making his backyard even more wet.

Gina Morris 9485 Root Road, North Ridgeville, OH 44039.

Ms. Morris stated that she had the same concern about drainage and said that she had the long skinny piece of land that went up against phase 18. She discussed that she had concerns about that and also the buffer that would be them that area. She said that the other thing she wanted to add was the two-story buildings and that all of the buildings on the other side Ridgefield, Mr. Schmitt had kept as ranches and now they will have two-story buildings right up alongside their property looking down on them. She stated that they weren't too happy about that.

Beth Clapper 33023 Meadows Edge Lane, North Ridgeville, OH 44039.

Ms. Clapper stated that her family owns a home adjacent to the pond and wetland area and paid a premium for the lot because of its proximity to the wetland. She explained that she is an avid birdwatcher and that her husband works and volunteers at the Lake Erie Nature and Science Center. She noted that they have observed more than 75 species of migratory birds in the wetland area.

Ms. Clapper identified the affected lots as Lots 870, 873, and 875, which back directly onto the wooded wetland area. She stated that the existing woods provide significant habitat for migratory birds, particularly during the spring, when the wetland expands beyond what may be visible during other

DRAFT

times of the year. She noted that determining the full extent of the wetland can be difficult during the winter months.

She expressed concern that the proposed development would remove much of the existing wooded area, negatively impacting wildlife and bird migration. Ms. Clapper also stated that when her family purchased the property, they were informed by Bob Schmidt Homes that the adjacent wetland area would remain undeveloped. She expressed disappointment that the proposed plan would allow construction of two-story homes behind her property.

Ms. Clapper stated that she respects Pulte Homes as a builder and acknowledged that she and her husband are realtors who understand the development process. She expressed appreciation that a reputable builder is involved, but stated a preference for ranch-style homes and less encroachment into the wetland area.

Tom Bridge 9129 Pleasant Ridge Circle, North Ridgeville, OH 44039.

Mr. Bridge stated that he wanted to hear a little bit more about the plans for phase 18. He said that there was a lot of focus on 19 and 20 and very little on what's going to happen in phase 18, specifically that extension part of Pleasant Ridge there. So, if they could provide a little more detail on that he would appreciate it.

Chairman Smolik stated that since they did have a bunch of questions, he was going to have Pulte come up and try and address some of these and then I'll open it back up to the public.

Pam Hamilton, 8913 Longbrook Dr, North Ridgeville, OH 44039.

Ms. Hamilton stated that a major concern regarding Longbrook Drive is that it is expected to become a primary traffic route for the development. She noted that the development is planned for family homes, which could result in increased traffic from children and school buses. She expressed concern that the development does not have an additional entrance to help mitigate traffic flow.

Ms. Hamilton asked whether the plans for Phases 18 and 19 back up to Sprague Road. She also inquired about Phase 17, which she understood is off Riverwood Drive, where new homes are currently being constructed and several lots remain open. She asked whether the new homes in Phase 17 will be two-story homes, noting that the existing homes in that area are ranch-style and valued at approximately $700,000–$800,000. She expressed concern that the design of the new homes may differ significantly from the existing Bob Schmidt homes, and that two-story homes overlooking existing ranch homes could impact property values and privacy for current residents.

Chairman Smolik stated that they would start off with the question on the HOA maintenance. He mentioned that obviously the HOA was the one that establishes the annual dues and asked if that was going to be incorporated within the existing. He asked if maybe Mr. Filipkowski could touch base on that. He commented that he guessed until a budget was established, they wouldn't know their dues, or they were going to pay the same dues and asked if that was correct.

Mr. Filipkowski stated that he would answer all the questions but Devin Daugherty with Pulti was there along with him as well and he had been instrumental with the HOA, so he may be to shed a little bit of

light on the HOA portion.

Devin Daugherty, Pulte Homes, 387 Medina Rd, Suite 1700, Medina, OH 44256.

Mr. Daugherty said that they had been working with the HOA and had been discussing the costs of the HOA fees and how that impacts the homeowners. He discussed that one thing Pulte did on a regular basis with their new developments is homeowners pay one-time capital contribution fee at the time of closing which goes directly to the HOA. He explained that essentially, if they were adding roughly 228 homes across all the different phases, depending on what that amount is that was being finalized, it was just additional cash infused into the HOA's budget that can be dispersed through operating or reserve accounts to better handle any infrastructure for the amenities or for operation costs.

Chairman Smolik stated that the next questions was he knew he went over some buffering, but "Was there any additional buffering between the proposed stays and the existing homes?"

Mr. Filipkowski stated that they were planning to provide buffering at every single connection between the existing and the new. He mentioned that he personally had in fact gone out and visited specific home sites of homeowners concerned about this and offered additional buffering on top of that.

Chairman Smolik stated that if I people have specific buffering questions, then maybe they should contact you.

Audience members asked about buffering on Root Road and Sprague.

Mr. Filipkowski asked against the main roadway.

Chairman Smolik stated that there was no real development anywhere near those streets.

Council Liaison Abens commented that if he could maybe get a clarification, he thought the person was asking on the couple of lots that they were going to be building on Riverwood and they were concerned that all of the houses there are ranch and they're worried about a two-story going into those couple of lots.

Mr. Filipkowski stated that he knew there was a lot of discussion about that phase and he had now also called it to attention, he did just to remind the Board that they were there for approval of Phases 19 and 20.

Chairman Smolik stated that the question came up that the wetland delineation was performed, in December, but he didn't think people realized everything that went into that delineation like organics, the soil, vegetations and commented that maybe he could explain a little bit about how the delineation was determined.

Mr. Filipkowski stated that it was determined over the summer and that it was the Army Corps of Engineers that they wanted affirmation from. He explained that the delineation was done during the summer months and then the Army Corps had now affirmed that delineation to be accurate.

DRAFT

Chairman Smolik stated that so everyone was aware, land doesn't have to have standing water, if you will, for these specialists to determine if it's wetland, they look at all kinds of variables. He explained that they actually looked at the soil, they looked at vegetation, they looked at the Moss on the trees, and there were all kinds of parameters that they looked at, so you don't technically need to have water on it to make sure it's a wetland. He stated that they were going back to the question regarding phase 17 and what that type may be.

Mr. Filipkowski stated that to answer his questions point blank, all ranch homes.

Council Liaison Abens remarked that was what they wanted to hear.

Mr. Filipkowski explained that, drawing on his architectural background, the proposed streetscape was designed to blend with the mid-century modern aesthetic of the existing community. He stated that specific materials and color choices, including charcoal tones, were intentionally selected to match the surrounding homes. Unlike some Pulte projects where colors may vary between houses, he noted that this project would maintain a more uniform, monotone palette to better integrate with the existing neighborhood. He indicated that all homes would feature board-and-batten siding on the front façades and flat-panel garages. He also mentioned that certain details, such as lamp lighting, were being sourced to match existing homes as closely as possible.

Audience member asked if this approach would apply to the single lot on Longbrook Drive.

Mr. Filipkowski confirmed that it would.

Audience member then asked why the approach was not being applied to the entire subdivision.

Mr. Filipkowski explained that while they aimed to blend with the existing community, Pulte also wanted to maintain its own brand identity. He noted that the company has specific design standards for floor plans and architecture that they implement consistently. He stated that the goal was to balance integration with the existing community while also differentiating their product. He added that city staff had helped guide decisions regarding buffers between existing and new homes. He emphasized that the presentation focused on obtaining approval for the land plan, and that architectural details would continue to be refined after land-plan approval.

Chairman Smolik asked about sublots 873, 874, and 875, noting that these areas appeared to involve wetland impacts and inquired whether it had been included in the presentation.

Mr. Filipkowski responded that the referenced wetland area is not part of the property being purchased and that Pulte does not intend to impact it. He noted that the area had not been delineated as wetland on their property.

Donna Barker, 33071 Meadows Edge Lane, North Ridgeville, OH 44039.

Ms. Barker asked that when he talked about open space, what that meant. She asked if that included storm retention or if that was something to beautify the area. She asked about the wetlands behind her and what it took to have wetlands built upon. She commented that they were supposed to stay and now they were going to have part of it built up and a two-story house put on it. She stated that they paid

DRAFT

premium for that lot and it was very upsetting and unless all of them lived there, they wouldn't know, but if they did live that in that area, they would know. She said that she just couldn't understand why they would build a house on wetlands and if somebody could maybe call her and let me know, she would appreciate it.

Chairman Smolik stated that they could probably touch base on it a little bit. He asked if there were any other comments or questions from the general audience.

Christy Dunn, 31678 Sprague Road and 31690 Sprague Road, North Ridgeville, OH 44039.

Ms. Dunn stated that she owns two properties adjacent to the large soy field, which is primarily wetland, and noted that her yard floods for much of the year. She explained that Fortune Ditch runs through her property and also experiences flooding, and she is aware that Lorain County is conducting a project to mitigate flooding in the area. She asked whether the proposed development would direct any water to Fortune Ditch, as that could impact her property.

Ms. Dunn noted that the development plans include a large water retention area near the houses being built along the soy field. She asked whether grades would be adjusted to prevent flooding and whether those adjustments could affect her property. She expressed concern that, despite assurances that surrounding properties would not be impacted, she already experiences significant water issues.

She asked about plans for the existing wetlands in terms of vegetation, noting that invasive grasses are currently taking over and that she would like to see vegetation that better supports wildlife and bird habitat.

Ms. Dunn also requested additional buffering along her property line and her neighbor's property, suggesting three alternating rows of pine and spruce trees to help maintain privacy and block views of the development. She stated that she currently enjoys a peaceful, rural view and expressed concern that new homes and lights from the development are changing that character. She noted that the soy field across the street, located in Eaton Township, is also slated for development, reducing the rural feel of the area, and emphasized that the additional buffer would help preserve some of that rural character.

Ms. Dunn asked about the proposed sidewalks and walking paths intended to increase walkability. She requested clarification on whether these paths would go through existing wetlands or near the large water retention area, as she is concerned that increased foot traffic could result in people, including children, entering her property.

Jeffrey Smith, 124 Middle Ave, Suite 800, Elyria, OH 44035.

Mr. Smith stated that he was there with Peter and Thomas they lived at 9154 Longbrook and 9162 Longbrook and stated that the 10th slide, which showed the comparison between Bob Schmitt and Pulte and stated that they were there because they had purchased those homes from Bob Schmitt were told that their backyard was not to be built upon.

Chairman Smolik stated that that was a civil matter and that it did not involve the City of North Ridgeville.

DRAFT

Mr. Smith stated that his concerns relate to the developer adding lots, specifically Lots 873 through 875. He noted that Bob Schmidt Homes had previously indicated that no homes would be built on those lots, and that Mr. Schmidt's representative, Scott Kubeck, had sent a letter confirming that intent.

Mr. Smith explained that a substantial buffer currently exists between their house and the proposed new phase. While he acknowledged that 73% of properties in the subdivision have open space behind them, in his situation the existing open space would be replaced with new homes. He identified the loss of this open space as their primary concern.

He stated that discussions regarding buffers between existing and new homes were ongoing, and he hoped the Planning Commission would consider additional buffering in light of the increased number of units proposed compared to the original Bob Schmidt plan.

Mr. Smith added that Pulte Homes has been cooperative in discussing potential solutions, including the possibility of purchasing the affected area, and he wanted the Planning Commission to be aware of their concerns.

Peter Bovenzi, 9154 Longbrook Dr, North Ridgeville, OH 44039.

Mr. Bovenzi stated that he wanted to read a note from Scott Kubeck. He explained that Scott had verified in writing what had been previously communicated verbally regarding the land behind their home. The note read in part:

*"Hi Keith, Pete, and Becky Bovenzi,

You stopped by my office today, Friday, to discuss the land behind your home. It was our intention, if Bob Schmidt Homes were to develop the open acreage, to build out the area consistent with the attached plan. We understood that your main concern was the amount of land planned to remain open behind your property compared to the proposed plan by Pulte Homes.

Please note that no contractual agreements were made; this reflects our verbal discussion and what we would have intended to do. I am sharing this information for clarity. If I can be of any assistance, please feel free to reach out to me.

Thank you,
Scott Kubeck"*

Mr. Bovenzi stated that he shared this note to provide context regarding the intentions of Bob Schmidt Homes in relation to the open land behind their property.

Matt Thomas, 9162 Longbrook Dr, North Ridgeville, OH 44039.

Mr. Thomas stated that the gentleman from Pulte started the discussion saying that they prided themselves on doing what's right. And their proposal was to build a two-story house in his backyard. He remarked that that was it, that was all he had to say.

DRAFT

Mr. Smith stated that the only thing he wanted to add was that in looking at the agenda it had Pulte Homes and it had Bob Schmitt Homes as the owner as well.

Joe Lazaro 33047 Meadows Edge Lane, North Ridgeville, OH 44039.

Mr. Lazaro stated that he knew it was just an early drawing and asked at what point once they got the buffers established would they allow public input and if that was protocol or not. He commented that he wasn't sure if this was public input right now. He said that once the engineer's drawings were done that showed the buffers, etcetera, because they were looking at just the preliminary set of drawings and then they would have the engineered drawings that showed buffers, setbacks, all that.

Chairman Smolik said correct.

Mr. Lazaro asked if the public was allowed to give input.

Chairman Smolik replied, no, then it would get a professional review by a licensed engineer.

Mr. Lazaro asked if they had no input other than that meeting.

Chairman Smolik stated that they had access to administration anytime they wanted. He mentioned that they could talk to them.

Mr. Lazaro asked how they would be notified when those drawings were done so that they could give input.

Chairman Smolik stated that they could reach out and inquire through the engineering department. He explained that what they currently had was the development plan approval and then they would have to touch base with the administration.

Mr. Lazaro asked if that would be like on a weekly basis to find out what the status was.

Chairman Smolik explained that they were just the Commission and not the administration.

Mr. Lazaro asked if the presentation would be available to the public on the website.

Chairman Smolik stated that the meeting was recorded on a live stream, so he could replay the live stream and see it.

Rebecca Bovenzi, 9154 Longbrook Dr, North Ridgeville, OH 44039.

Ms. Bovenzi stated that they paid a significant premium—close to $50,000 or more—for their lot because it included the wooded area behind their home. She noted that the proposed development would place three new homes in what had previously been open space.

DRAFT

She explained that, under the original plan with Bob Schmidt Homes, their lot would have had 177 feet of open space before the next house, and her neighbor Matt's lot would have had 115 feet. With the proposed plan, they would lose a significant portion of their backyard view.

Ms. Bovenzi also noted that across the street there were two identical lots, which they could have chosen for similar size and privacy. However, they selected their lot specifically for the 250 feet of open space and the wooded area in the backyard, which they are now losing. She added that, according to Scott Kubeck, there had been no intention to build on that property under the previous plan, but the current proposal would place two two-story homes directly behind their home.

Frans Jager, 8748 Timber Edge Dr, North Ridgeville, OH 44039.

Mr. Jajer stated that he had a suggestion to the Commission that under no circumstance should the Commission approve a plan that infringes on the precious few wetlands that were now part of their community.

Donna Bakr, 33071 Meadows Edge, North Ridgeville, OH 44039.

Ms. Baker stated that the illustrations showed mostly one-story homes, but only a few of those backed up to Pulte's property. She expressed concern that on the premium lots behind their homes, two-story homes would be built, impacting their views and privacy. She asked why Pulte could not place one-story homes on those lots, which would satisfy residents without the need for fences that could not adequately screen a second story. She added that the houses would still be built, but one-story homes would make residents happy.

Chairman Smolik noted that cluster subdivisions allow up to 35% of lots to be cluster homes. He asked whether the calculation had always been based on the allowable number of units or the total built structures.

Director Lieber stated that, according to the Building Official, the calculation has historically been based on the allowable number of units.

Chairman Smolik remarked that if actual built units were considered, the cluster lots would be at 43%.

Director Lieber clarified that the calculation is based on the allowable units, consistent with city interpretation of the code since 1994.

Chairman Smolik acknowledged that even though one phase appears to have about 70% cluster lots, it still meets code requirements overall and left evaluation to the Commission's discretion. He then asked if there were any additional questions or comments from the Commission.

Vice-Chairman Schumann asked City Engineer Eavenson whether issues raised in her presentation—including lighting, drainage, mailboxes, traffic warrants, turn lanes, and necessary waivers—should be addressed as conditions if the Commission were to make a recommendation that evening.

City Engineer Eavenson stated that it was pertinent for those issues to be addressed in the approval process and, if needed, incorporated as conditions in the recommendation.

DRAFT

Council Liaison Abens stated that, as the Councilman for the area, he had received numerous complaints regarding the older cul-de-sacs deteriorating over time. He asked whether the ends of the new cul-de-sacs would be solid concrete or have islands, noting that repairs are expensive for the city.

He also expressed concern regarding fire hydrants, noting that in prior developments by Bob Schmidt Homes, hydrants were often placed inconsistently on both sides of the street, creating parking issues. He hoped Pulte would maintain hydrants on a single side.

Regarding water management, Councilman Abens noted that previous projects helped solve water issues in surrounding areas. He expressed confidence that Pulte's stormwater management plans would similarly address water concerns. He complimented Pulte's work in Pioneer Ridge and Waterbury, noting both communities were well-managed and successful.

Chairman Smolik stated he wanted to revisit some resident questions and turned the discussion back to Pulte.

He began by asking about the calculation of open space. He clarified that open space consists of undeveloped land, including stormwater management areas, wetlands, and common areas, and asked if anything else should be included.

Mr. Filipkowski confirmed that the definition was correct. Regarding a question about wetlands mitigation, he clarified that no wetlands directly behind anyone's lots would be impacted. The mitigation areas were located near a new cul-de-sac at the opposite end of the wetland boundary.

Chairman Smolik asked about the level of the wetlands being mitigated.

Mr. Filipkowski stated that they were Level Two isolated wetlands.

Chairman Smolik asked for an explanation of what mitigation meant.

Mr. Filipkowski explained that impacting wetlands requires purchasing or preserving wetlands elsewhere, typically at a ratio of two to three times the impacted area. This process effectively "banks" wetlands elsewhere to ensure preservation, rather than simply removing them.

Chairman Smolik noted that the mitigation wetlands are typically of higher quality.

Mr. Filipkowski agreed.

Chairman Smolik asked whether stormwater would outfall to Fortune Ditch.

Mr. Filipkowski stated that while discussions were ongoing at the county level, the project's retention basins were being designed with overcapacity and slow-release systems, ensuring proper stormwater management within the development.

Chairman Smolik asked about beautifying existing wetlands.

DRAFT

Mr. Filipkowski explained that wetlands could not be disturbed and that a 10-foot riparian buffer would remain between the wetlands and built parcels.

Chairman Smolik asked whether any trails would go through wetlands.

Mr. Filipkowski confirmed that no trails would cross wetlands.

Chairman Smolik asked about drainage for new homes along the former soy field.

Mr. Filipkowski stated that each parcel would include a rear-yard swale to manage stormwater on-site.

Chairman Smolik raised concerns about two-story homes being located behind existing ranch homes.

Mr. Filipkowski explained that the development would comply with cluster versus single-family lot requirements and zoning regulations. The mix of homes was designed to ensure community success and variety. He noted that previous sales rates indicated that providing a variety of homes was important for the HOA's financial stability.

Chairman Smolik asked about potential additional traffic on Longbrook Drive.

Mr. Filipkowski stated that he did not foresee significant issues, noting that the traffic study did not specifically address that area.

Director Lieber raised a zoning concern regarding lots 873–875. She noted that the code requires certain setbacks to open space or single-family lots, and it appeared lot 873 may not meet these standards.

Mr. Filipkowski asked for clarification regarding whether the area was a block or open space.

Director Lieber clarified that there was a narrow 20-foot strip, with a single-family lot on the other side, meaning both setback standards would apply. She suggested this could provide additional buffer for existing homes.

Mr. Filipkowski stated that he would review the slide and discuss potential solutions. He noted discussions with residents regarding the possibility of purchasing the land back, adding plantings along the strip, and increasing landscaping for additional buffering. He emphasized that the cluster lot in question was significantly deeper than typical, so homes would not be immediately behind existing houses. He stated that they were committed to working with residents to find suitable solutions.

Mr. Thomas asked whether lot 873 would be a two-story home.

Mr. Filipkowski stated that while the product line was predominantly two-story, they could potentially offer a ranch home on that lot. He clarified that no specific commitments could be made at that early stage, but the company was committed to collaborating with residents. He also reiterated that the common area would not be disturbed and that the nearby pond was not on Pulte property.

Director Lieber stated that just to go back that the code establishes cluster setback from single family, so

DRAFT

the Commission would have to grant an additional waiver to that area if they were to entertain the current layout. She indicated that otherwise if they did not entertain that waiver, they would need to meet the required setback or seek a variance.

Chairman Smolik stated that he understood. He asked if there were any other questions or comments from the Commission.

Mr. Filipkowski stated that he had a question. He stated that he needed clarification on that rule set and asked if the 35 feet was from building to building or if that was from building to property line or what the specifics were of that requirement.

Director Lieber stated it was building to property line, from cluster footprint to single family property line, side or rear.

Mr. Filipkowski commented that not knowing the product that's on it, perhaps there isn't the waiver required because maybe the unit becomes less in width by way of introducing a different ranch home or whatever that might be. He stated that if that were the rule set, they would ask for a waiver on that.

Chairman Smolik asked if there were any other questions or comments from the Administration.

None were given.

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

None were given.

Moved by Smolik and seconded by Schumann to approve with the following conditions:
1. Bagley Road at Gatestone Road will be improved with a westbound left turn lane as shown to be warranted in the Traffic Impact Study.
2. The Commission grants a waiver for minimum road radius for Longbrook Drive.
3. The Commission grants a waiver for maximum cul-de-sac length for Pleasant Ridge Circle.
4. The Commission grants a waiver for setback from cluster to single family lots in the model home park.
5. No waiver is granted for the cluster setbacks of sublot 873, which shall comply with code.
6. Streetlighting shall be the standard carriage fixture type along the roadway system and for the mailbox units.

A roll call vote was taken and the motion carried.

Yes – 4 No – 1(Toth)

O 2025-154 An Ordinance Suspending By-Right Cluster Subdivisions in the R-1 Residence District and Amending Chapters 1250, 1280 and 1282 of the North Ridgeville Zoning Code.

Chairman Smolik asked Director Lieber to discuss the legislation before the Commission.

DRAFT

Director Lieber provided an overview of the proposed ordinance and its impact on cluster subdivisions. She explained that the ordinance would amend Chapter 1250 by deleting the second sentence in the intent section that referenced the ability to propose cluster subdivisions and amend Chapters 1280 and 1282 with a new applicability section to indicate the expansion of the respective cluster districts.

She noted that this discussion was timely, given the current meeting's focus on cluster subdivisions. The ordinance would suspend the ability of developers to obtain approval under Chapters 1280 and 1282 in the future, while preserving existing cluster regulations for previously developed neighborhoods such as Ridgefield.

Director Lieber provided a brief history of cluster subdivisions in North Ridgeville. Cluster subdivisions have been permitted by right in the R-1 District since the city adopted its first zoning code in the 1960s. The 1280 cluster style allowed a 30% reduction in lot size in exchange for a minimum open space requirement. Chapter 1282, adopted in 1994, provided greater flexibility. In recent years, developers increasingly used cluster provisions rather than traditional R-1 standards, primarily to reduce lot sizes and gain design flexibility.

She explained that while clusters were designed to be density-neutral (e.g., 2.3 units per acre under both R-1 and 1282), the preserved open space often consisted of stormwater ponds, wetlands, or narrow strips of land, which did not provide functional recreation areas or meaningful amenities. This outcome did not align with the city's original intent of creating usable open spaces while maintaining density neutrality.

Director Lieber stated that the city's zoning code rewrite was well underway, with a complete draft of 120 pages recently compiled. Under the new code, cluster developments would no longer be permitted by right. Instead, any cluster-style residential or mixed-use proposal would follow a Planned Unit Development (PUD) process, requiring legislative rezoning by City Council. This approach is intended to give the Planning Commission and Council greater control over development types, density, and neighborhood character, promoting higher-quality developments.

She emphasized that the adoption process for the new code would take time due to the extent of changes, required hearings, and notifications. In the interim, existing provisions for cluster developments would remain in effect, and new projects could continue to be submitted under current rules. The ordinance would "sunset" future cluster subdivisions while preserving the R-1 District and allowing traditional subdivisions to continue.

Director Lieber clarified that the ordinance would not alter existing approvals for cluster developments, including Ridgefield, The Crossing at French Creek, Northridge Pointe, or Hampton. All previously approved clusters would remain legal and zoning-compliant, and the associated regulations would remain accessible for real estate professionals, residents, and financial institutions.

Additionally, the city plans to update maps with clear hatching or color coding to indicate which developments were approved as cluster subdivisions. This would improve documentation and public understanding, addressing confusion over lot widths and prior approvals.

Chairman Smolik stated that he thought she planned it perfect because of what was just presented to the Commission showed why they needed to redo that.

DRAFT

Director Lieber noted that staff had struggled with subdivision regulations requiring only minimal preliminary submissions, such as lot layouts, two-foot contours, and a north arrow. These requirements did not allow the Commission to fully review functional and interesting open spaces or amenities at the preliminary stage. By the time plans reached the final plat stage, roads, sewers, and water systems were already installed, limiting the ability to request changes. She stated that the proposed ordinance would address this issue.

Member Toth commented that the legislation was overdue, applauding the administration for taking steps to address these issues and expressing support for greater oversight.

Council Liaison Abens offered a different perspective, noting that he did not oppose the legislation but viewed wetlands and retention ponds as valid amenities. He explained that some residents value passive open spaces, such as areas for birdwatching or canoeing, over playgrounds or swimming pools. He emphasized the importance of preserving such spaces for recreational and environmental purposes.

Director Lieber agreed that passive open spaces and stormwater management areas are important for community health and biodiversity. However, she clarified that the problem arises when these are the only open spaces provided in a development. She explained that the code would now require at least two types of usable amenities in addition to stormwater and wetlands, ensuring developments offer functional open space beyond just passive areas.

Council Liaison Abens acknowledged this concern and noted that developments like French Creek successfully balanced passive and active open spaces, including playgrounds and wetlands.

Director Lieber further explained that under the current “by right” system, staff had limited leverage when negotiating with developers, often relying on informal requests to improve community quality. The new code would formalize these requirements, providing clear standards for usable open space and amenities.

Chairman Smolik expressed support for the changes, noting that prior interpretations of the 35% open space rule were nuanced and often technically compliant but not practical. He emphasized that the proposed ordinance serves as a temporary measure until the full legislation—already 80% complete—is reviewed and adopted.

Moved by Schuman and seconded by Toth to recommend approval of Ord. 2025-154.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

O 2025-157 An Ordinance Amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.

Director Lieber stated that the ordinance amends Chapter 1226, Design Standards, of the North Ridgeville Subdivision Regulations. A replacement version had been emailed to Commission members. She explained that the city routinely reviews subdivisions on sites that include wetlands, natural drainage courses, and other sensitive environmental features. Clearly identifying and keeping these

DRAFT

features out of residential lots helps prevent grading issues, encroachments, and homeowner confusion, supports proper stormwater management, and reduces long-term maintenance issues. She noted that placing utilities in private yards or relying on homeowners to manage these areas can cause problems. The amendment closes these gaps by turning best practices into requirements. Updates had been provided that afternoon, and she asked the City Engineer to further explain the changes.

City Engineer Eavenson stated that over the past year, she and Director Lieber had been working to ensure developers place utilities and common swales correctly. Current ordinances provided limited guidance, so compliance often relied on staff requests. She cited Pulte at Ridgefield as an example of successful compliance, with all common storm sewers and wetlands off sublots. She noted that seven fence permits were currently being issued to contractors who had encroached on common storm sewers, creating extra work for staff. By moving encroachments into common areas, she explained, future issues would be reduced, even if it meant additional HOA oversight or minor costs. She also clarified that revised language added definitions and more explicit guidance to make expectations clear for developers.

Chairman Smolik asked for questions from Commission members. None were given. He asked for clarification on the term “fen” included in the wetlands definition (along with freshwater marsh, bog, and swamp).

City Engineer Eavenson explained that a fen is a type of pooling water, and that the language was taken from EPA guidelines.

Chairman Smolik supported the effort to manage utilities, noting that easements in side yards are often overlooked, especially by DIY property owners installing fences without permits. He appreciated that the revised language included flexibility for unique situations, allowing the city engineer to approve exceptions if appropriate.

Council Liaison Abens raised the issue of old farmer drain tiles, which are often unknown until they fail. He cited examples on Lorain Road and on Mrs. Schartman’s property, noting these tiles are scattered throughout the city.

City Engineer Eavenson explained that for new residential subdivisions, staff is proactively walking property lines and working with developers to identify and address existing drain tiles, either on-site or off-site. She cited Hampton 8 as an example where the design rerouted an old drain tile.

Council Liaison Abens acknowledged that most of the problem tiles were very old, noting that residents sometimes say, “the developer told me,” which can cause confusion.

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

None were given.

Moved by Schuman and seconded by Toth to recommend approval of Ord. 2025-157 as amended.

A roll call vote was taken and the motion carried.

DRAFT

Yes – 5 No – 0

O 2025-159 An Ordinance Vacating a Portion of Aspen Street.

Ordinance was read.

Chairman Smolik asked Director Lieber to give

Director Lieber stated that the city received a petition from abutting property owners on Ridgeview Boulevard to vacate a portion of Aspen Street. She explained that the 40-foot-wide right-of-way was located on the west side of Ridgeview Boulevard between addresses 5660 and 5674. The rear lot lines of the neighboring properties were adjacent to the Crossing at French Creek subdivision. No road connection from Aspen Street was proposed or desired, and the property was not needed for municipal purposes.

She noted that Section 2 of the ordinance referenced a 20-foot utility easement to the city, but it was not shown in the exhibit. Batner Ditch runs north-south along the east property line of the Crossing at French Creek, nestled within the tree line. The city prefers that the easement be designated as an access and drainage easement to allow for maintenance of the ditch, and that this designation be a condition of the vacation, prepared in accordance with the city engineer's requirements.

City Engineer Eavenson stated she had no additional comments.

Chairman Smolik asked if anyone from the general audience had questions or comments. None were given.

He then asked who would pay the recording fees.

Director Lieber stated she believed the ordinance established the procedure but was unsure of the specifics.

City Engineer Eavenson clarified that the petitioner would handle the recording and associated legwork, including working with their attorney to prepare the necessary documents. The city would not pay these fees.

Chairman Smolik confirmed that this ensured the city would not cover legal costs for the property acquisition, and the parties acquiring the real estate would be responsible. He noted that one party could not attend the meeting that evening and asked if there had been communication from the other party.

Director Lieber responded that she was not aware of any.

Chairman Smolik asked if all legal fees would be the responsibility of one party, with reimbursement from the second party handled privately.

Director Lieber stated that the city would set the conditions, and the petitioners would engage their professionals to prepare compliant documents. The city would not charge for reviewing them.

DRAFT

Chairman Smolik asked if there were additional questions from the Commission.

Council Liaison Abens emphasized the importance of maintaining pedestrian connectivity. He noted that part of the French Creek subdivision approval included a sidewalk through the area to allow residents to safely reach nearby schools. He explained that the city's master plan encourages connecting neighborhoods via sidewalks. With schools facing financial challenges, this pedestrian connection would provide children a safe walking route within a two-mile radius, rather than requiring longer, less safe routes. He suggested that the vacation be approved only with an easement preserving the sidewalk.

Director Lieber stated that she did not recall a pedestrian connection being a condition of the Planning Commission's approval for the homes along that property edge. She indicated she would need to review the prior discussions to confirm any requirements.

Council Liaison Abens reiterated that he believed the sidewalk condition was part of the original approval and stressed the importance of neighborhood connectivity, especially given potential reductions in school busing. He concluded that vacating the street could be acceptable, provided an easement was maintained for the sidewalk.

Member Toth asked who would pay for it.

Council Liaison Abens stated that it would be Drees responsibility and as far as maintaining that sidewalk, it would be the HOA's responsibility, much like any of the sidewalks that were outside of the development such as along 83, that is the HOA's responsibility to keep those sidewalks clear.

City Engineer Eavenson stated that The Crossings also had a large block on the opposite side of the swale, which had already been platted, and the city did not have any rights over it. She noted that it would be very difficult at this stage to obtain rights for a pedestrian way through that common block area. She recalled that connectivity had been discussed at Rosebelle and other streets where traffic connects with the roadway network, and that sidewalk connection was being addressed. However, she did not recall a connection through this specific area being discussed and noted it would be a hardship due to the swale and the need to renegotiate rights through The Crossing's common space.

Council Liaison Abens expressed frustration, noting that during the previous Board meeting, about a month prior, it was indicated that the sidewalk issue was resolved. He observed that sometimes conditions or amendments attached to approvals seem to get lost.

Director Lieber stated that if a motion with conditions had been made, it would be documented, and the situation could be clarified. She added that if the Commission wished to hold the matter until the next meeting, they were still within the 60-day review period for legislation.

Member Toth stated that he believed the connection in question was at Rosebelle.

Director Lieber agreed, noting that was where the street connection was.

Council Liaison Abens clarified that while the road connection was at Rosebelle, it did not necessarily address the sidewalk connection.

DRAFT

Vice-Chairman Schumann suggested that, in the absence of the applicant, the matter could be tabled.

Director Lieber agreed, noting that there was nobody present in support of the application, which was another reason to consider tabling.

Chairman Smolik asked if there was already an easement in place.

City Engineer Eavenson stated that the swale running north-south behind the property was a city-owned ditch that Public Works could maintain, and she did not want to lose access for maintenance purposes.

Vice-Chairman Schumann confirmed that a 20-foot utility easement was being requested across the property.

Director Lieber stated that she was unsure how the easement language had been drafted into the ordinance, noting that the Law Department may have prepared it. The intent was to ensure a 20-foot access and drainage easement while also reviewing approvals from The Crossing at French Creek to ensure nothing was missed.

City Engineer Eavenson added that, based on a review using Google Street Maps, there were several encumbrances on the property, including a utility pole, guide wires, and trees. She recommended that the access easement be applied over the entire property, approximately 40 feet wide, to allow sufficient room for maneuvering and maintenance.

Moved by Schuman and seconded by Toth to recommend tabling Ord. 2025-159 until the next meeting.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Director Lieber stated that she hoped the Commission received and enjoyed your master plan annual report, the first of what would be many. She said that she thought it was a good way of cataloging what had been done to see how many things they were actively making progress on. She wished everyone happy holidays and said that she would see them in the new year.

ADJOURNMENT

Vice-Chairman Schumann adjourned the meeting at 9:22 PM.

_____
James Smolik
Chairman

_____
Tina Wieber
Deputy Clerk of Council

DRAFT

Tuesday, January 13, 2026
Date Approved

DRAFT

NORTH RIDGEVILLE BOARD OF ZONING AND BUILDING APPEALS
MINUTES OF
REGULAR MEETING – THURSDAY, DECEMBER 18, 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 James Cain, Brad Weaver, Planning Commission Liaison Frank Toth, Vice-Chairman Paul Graupmann and Chairwoman Linda Masterson.

Also present were Council Liaison Cliff Winkel, Planning and Development Director Kim Lieber, Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

MINUTES:

Regular meeting minutes of November 20, 2025

> Moved by Masterson and seconded by Cain to approve the regular meeting minutes of November 20, 2025.

A roll call vote was taken and the motion carried.

> Yes – 5 No – 0

PLANNING COMMISSION REPORT:

Member Toth stated that the North Ridgeville Planning Commission took action on three items at their regularly scheduled meeting on December 9th, 2025, the first item was:

PPZ2025-0392 Ridgefield Subdivision PPN 07-00-001-00-473, Applicant: Keith Filipkowski Pulte Homes of Ohio Corp, 387 Medina Rd. Suite 1700, Medina, OH 44256. Owner: Bob Schmitt Homes Incorporated, 9095 Gatestone Road, North Ridgeville, OH 44039. Proposal consists of amendment to the preliminary plan. PC Action: Approved for recommendation to City Council with the following conditions 1. Bagley Road at Gatestone Rd. will be improved with the westbound left turn lane as to be warranted in the Traffic Impact Study. 2. The Commission grants a waiver for minimum Road radius for Longbrook Drive. 3. The Commission grants a waiver for maximum cul-de-sac length for Pleasant Ridge Circle. 4. The Commission grants a waiver for setback from cluster to single family lots in the Model Home Park. 5. No waiver is granted for the cluster setbacks of Lot 873, which shall comply with Code. 6. Street lighting shall be standard carriage fixture type along the roadway system and for the mailbox units.

The second item was Ordinance 2025-154, an ordinance suspending by-right cluster subdivisions in the R-1 Resident Residence District and amending Chapters 1250, 1280 and 1282 of the North Ridgeville Zoning Code. This legislation was introduced by Mayor Corcoran as a response to deficiencies identified through the zoning code audit, which was completed late last year. The general premise of cluster zoning is to allow smaller lot sizes than in traditional R1 zones in exchange for greater open space preservation, thus creating functional and interesting open spaces in the development. The audit found that while the city expected the housing density. Between traditional R1 development, development and cluster development to remain neutral at 2.3 units per acre. In actual practice, it has been demonstrated

that stormwater ponds, wetlands and narrow, unusable strips of land were areas being set aside by developers to satisfy the 20% open area requirement of the cluster zoning. He stated that this led to developments which look and feel as if every usable area is developed, with areas unsuitable for building being documented as preserved open spaces. Moving forward, developers can still build in North Ridgeville under the R1 zoning codes. However, if they wish to include cluster lot sizes in their development, they will need to apply for legislative rezoning by City Council to planned unit development zoning. This will give both Planning Commission and City Council greater control of the residential development process. He stated that it was important to note this would not affect previously approved preliminary plats within the City, only new residential development submissions applying for approval. PC Action: The legislation was approved for recommendation to City Council, and he stated that he was happy to report the legislation was adopted by Council at their 12/15/2025 meeting.

The third item Ordinance 2025-157, an ordinance amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations. He discussed that this piece of legislation was introduced by Mayor Corcoran and would strengthen the best practices currently used by the Engineering Department in subdivision review and establish those practices as requirements in the City of North Ridgeville. It would give developers clearer expectations up front, help streamline the review process, and reduce the need for planned revisions. Overall, the changes created a more predictable and consistent development process. PC Action: The legislation was approved for recommendation to City Council with the City Engineers proposed amendments to 1226.02. Council adopted 12/15/2025.

In addition to these three items, Director Lieber advised the Commission on an administrative approval for a Certificate of Zoning compliance for a tobacco retailer to Wild Bills Tobacco of North Ridgeville, LLC, 32327 Cook Rd., Unit 2, and an administrative approval for a Certificate of Zoning. Compliance for retail collectibles to Random Apocalypse Comics and Collectibles, 32660 Center Ridge Rd., and finally, the city released its first North Ridgeville Ready Master Plan annual report. This report details the steps taken to date to implement the North Ridgeville master plan, which was adopted by council in 2024, in categories such as land use, economy, housing, amenities, mobility, physical infrastructure and leadership. The report identifies implementation, actions and future action steps necessary to achieve the vision of the Master Plan. A surprising amount of progress has been made to date. He congratulated all involved and encouraged all residents to view the informational report found at the City's website, northridgeville.org. and the next Planning Commission meeting was scheduled for January 13th, 2026, at 7:00 PM in Council Chambers.

OTHER REPORTS OR CORRESPONDENCE:

Chairwoman Masterson asked if there were any other reports or correspondence?

Schedule BZBA 2026 Training

Director Lieber stated that she wanted to bring to the Board’s attention her plans to schedule training for boards and commissions in the coming year. She explained that she intends to offer the Board a training session in January or February. She reminded members that the first training was conducted in person, while the second was held via Zoom with the same presenter from McBride, Dale, Clarion, which proved effective.

DRAFT

Director Lieber stated that the training would be beneficial both for new Board members and as an annual refresher on procedures. She emphasized the value of having an expert available to answer questions.

She asked for the Board's input on whether they would prefer to schedule the training prior to a regular meeting or on a separate, alternate evening to avoid competing with regular agenda items. She stated that once the Board provides direction on its preference, staff can begin identifying potential dates.

Chairwoman Masterson stated that they would prefer to have it on a night that isn't a meeting night.

Director Lieber stated that she would work with Tina to look at some dates so maybe the end of January or beginning of February when it's kind of quiet and nobody has anything going on.

PUBLIC HEARINGS:

PPZ2025-0391 John & Jennifer Phelan, 6460 Stoney Ridge Rd, PPN: 07-00-028-101-098
Proposal consists of constructing a garage. Property is zoned R-1 Residence District. Requests:

1. A variance for a garage in the front yard. Code allows garages in the rear yard only, Section 1294.03(c).
2. A 4-foot variance for height of a garage. Height of proposed garage is 19 feet, code allows 15 feet, Section 1294.03(d)(1).

Application was read.

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

John Phelan 6460 Stoney Ridge Rd, North Ridgeville, OH 44039, was sworn in.

Chairwoman Masterson asked Director Lieber for her administrative review.

Director Lieber stated that the applicant is proposing to construct a 32-foot by 64-foot pole building on their approximately four-acre property on Stony Ridge Road. The purpose of the structure is to store recreational vehicles; therefore, under the zoning code, the building is classified as a garage. She explained that an outbuilding is defined as a storage building for purposes other than the parking of motor vehicles such as cars or trucks. As a result, the proposed structure is considered a garage, not an outbuilding.

Director Lieber noted that while there are minor variances associated with the request, the primary issue relates to building height, as the zoning code imposes a more restrictive height requirement for garages than for outbuildings. The proposed garage height is 19 feet, which exceeds the maximum permitted height of 15 feet, resulting in a four-foot height variance request.

She further explained that the dwelling is set back more than 400 feet from the right-of-way and is located approximately midway toward the rear of the lot. A significant portion of the rear yard—approximately one acre—is occupied by a pond. There is an existing detached garage located between the house and the street. City records indicate that this garage was permitted in 2001 to a previous

DRAFT

owner; however, there is no record of a variance being granted for its placement in the front yard. Director Lieber stated that it is possible the permit was issued without that consideration.

The proposed garage would be located between the house and the existing garage, on the same side of the driveway, approximately 360 feet from the street line. Although the structure would technically be located in the front yard by definition, it would be set back a considerable distance from the road. Director Lieber noted that if the house had been built at the minimum required 50-foot setback, the proposed garage would be located in what would otherwise be considered the backyard.

Director Lieber concluded that the applicant is requesting two variances: one for front-yard placement and one for garage height.

Chairwoman Masterson noted a typo in the summary request that incorrectly listed the property as being on Bender Road.

Director Lieber responded that the error appeared only in the narrative; the public notice and cover sheet were correct.

Chairwoman Masterson stated she wanted to address the discrepancy for the record.

Director Lieber added that Ms. Wieber corrected the error online as soon as it was identified.

Chairwoman Masterson stated that the Board had received an email from Laura Shannon and asked the Assistant Law Director how such submissions should be handled.

Assistant Law Director Morgan confirmed that the email had been distributed to the Board and asked whether the members were aware of its contents.

Chairwoman Masterson replied that they were.

Assistant Law Director Morgan stated that the Board could consider the email.

Chairwoman Masterson noted that the author of the email chose not to attend the meeting.

Assistant Law Director Morgan stated that there is no rule requiring an individual to appear in person and that there is no provision prohibiting consideration of written submissions.

Chairwoman Masterson indicated that she understood the email could be accepted.

Assistant Law Director Morgan asked whether Chairwoman Masterson was referring to reading the email into the record.

DRAFT

Chairwoman Masterson clarified that she was referring to considering the email, noting that there is no opportunity to question or verify the author.

Assistant Law Director Morgan asked whether the submission had been verified.

Deputy Clerk of Council Wieber stated that while no follow-up contact was made, she did verify that the submitted address matched the property owner.

Assistant Law Director Morgan stated that if the Board had concerns regarding verification, it could choose not to consider the email. However, if the Board was satisfied with the verification provided, it could consider the submission and was not required to read it into the record.

Chairwoman Masterson stated that in the past she was told by her that it was just something to consider but it wasn't part of the record.

Assistant Law Director Morgan stated that was correct. Don't read it into the record, but you do have it and consider it if you're satisfied with it. And in the future, if you want us to do a more stringent check on that, we can do that for you.

Chairwoman Masterson asked the applicant to present his application.

Mr. Phelan stated that he and his wife have lived in North Ridgeville for 21 years. They previously lived in Meadow Lakes and had admired their current home for many years before purchasing it when it came on the market. They have lived in the home for the past six years. He explained that the property offered a balance between a rural setting and nearby neighbors, which appealed to both him and his wife.

Mr. Phelan stated that the property consists of four acres. He explained that his family has always enjoyed camping, particularly because his wife does not like to fly. As their children grew older, camping became a way for them to continue traveling and spending time together. A few years ago, they purchased a motorhome, which is currently stored outdoors on a concrete pad next to the detached garage. He stated that the motor home was a significant investment and that they would like to protect it and extend its lifespan by storing it indoors, ideally for the next 10 to 15 years as they approach retirement.

Mr. Phelan stated that he met with the Building Department and researched the requirements for constructing a 32-foot by 64-foot pole building. He explained that he limited the truss width to 36 feet to avoid the need for extensive engineering drawings. The proposed building size would allow him to store both the motorhome and a car trailer used to transport a tractor or side-by-side vehicle.

He noted that the house is set back approximately 450 feet from the road and stated that he understood why placing a garage close to the street would typically be discouraged. However, in this case, the proposed garage would be located far back from the road, tucked to the left side of the driveway, and would not negatively impact the visual appearance of the property. At the same time, the location would avoid placing the structure deep into the backyard.

DRAFT

Mr. Phelan explained that locating the building closer to the house would also reduce the need to extend the driveway an additional 250 to 300 feet. He stated that maneuvering a 45-foot motorhome that distance would be difficult. He also noted that the proposed location avoids underground utilities, as water and gas lines run across the driveway to the house and not beneath the proposed building site.

He explained that placing the building in the backyard presented additional challenges. Approximately one acre of the backyard is occupied by a pond, with only about one-half acre remaining as usable grass area. He stated that the property is served by a septic system that is approximately 26 years old, and while septic systems can last 25 to 50 years, he may need to relocate it in the future. He expressed concern that placing a building in the backyard would limit future options for septic placement.

Mr. Phelan also stated that the property uses geothermal heating and cooling. He explained that there is no permit record showing the exact location of the underground geothermal lines. He spoke with neighbors, including a former landowner, who estimated that the lines run near the rear fence line. He stated that placing a building or driveway in the backyard could interfere with those lines, which further influenced the decision to locate the structure closer to the house.

Mr. Phelan stated that he initially requested a height variance without knowing the exact building height, estimating it to be between 20 and 21 feet. After reviewing the notice listing the height at 19 feet, he contacted the builder and truss manufacturer and obtained diagrams, which he provided to the Board. He stated that the total building height is 22 feet, 1 inch, with 16-foot walls. He explained that this height is necessary to accommodate a 14-foot garage door, which is required for a motorhome measuring approximately 13 feet, 4 inches tall. He noted that the truss design is standard and not unusually peaked.

Director Lieber explained that zoning height is measured at the midpoint between the eaves and the roof peak for a pitched roof, which is why the zoning height was calculated as 19 feet.

Mr. Phelan stated that the proposed building would be located approximately 350 to 360 feet from the road. He explained that power lines run along the left side of the property about 25 feet from the property line, and the proposed structure would be set approximately 25 to 30 feet inside the southern property line, maintaining roughly 55 feet of separation from the house. He noted that the building would sit just left of the south side of the house and approximately 60 feet farther back than shown in earlier images.

Mr. Phelan stated that camping is a significant part of their lifestyle and that they intend to live on the property long-term. He stated that the proposed pole building would protect the motorhome from winter freeze-thaw cycles and improve its longevity.

Chairwoman Masterson stated that the Board exists to consider reasonable requests that do not meet zoning code requirements. She noted the unique characteristics of the property, including the large pond, the septic system, and the geothermal system with undocumented line placement. She stated that these factors constitute extenuating circumstances affecting the placement of the proposed structure.

DRAFT

Chairwoman Masterson reviewed the Duncan Factors. She read, *"Can this property yield a reasonable return?"* and stated that it could, noting that the motorhome could be parked outdoors. She added that, in her opinion, a well-maintained building would be less visually disruptive than outdoor storage. She read, *"Is the variance substantial?"* and stated that while technically it is, the size of the parcel and the placement of the house support the request. She noted that if the structure were classified as an outbuilding, the variance would not be required.

Director Lieber clarified that garages are subject to stricter height limits than outbuildings and that the height variance is required because the structure is classified as a garage.

Member Weaver asked what constitutes acceptable use of an outbuilding.

Director Lieber responded that an outbuilding is intended for storage purposes other than parking motor vehicles, such as lawn equipment or personal items, and that the classification hinges on vehicle storage.

Chairwoman Masterson continued reviewing the Duncan Factors, stating that the variance would not adversely affect the delivery of government services. She acknowledged that the property owner purchased the property with knowledge of zoning restrictions and stated that while alternative placement was possible, it would be difficult given the site conditions. She asked whether any Board members had additional questions or comments.

Member Toth questioned the building height, noting the total height of 22.1 feet and asking how it related to zoning measurements.

Director Lieber reiterated that for zoning purposes, the height is measured at 19 feet.

Member Toth acknowledged the clarification and raised a question regarding sewer availability in the area.

Director Lieber stated that she was not aware of sewer service crossing the property and that if the homeowner remains on septic, it indicates no required sewer connection.

Member Cain stated that sewer lines terminate near the developments on Stony Ridge Road and are not available for properties outside those developments.

Assistant Law Director Morgan noted that there is a distance requirement for mandatory sewer connection, which she did not believe applied in this case.

Chairwoman Masterson stated that she was familiar with the property and confirmed that sewer service is not available at that location.

Mr. Phelan added that his neighbor located directly on the street also uses a septic system.

Member Toth stated that a letter submitted raised concerns about the existing garage located in the front yard and questioned why that structure was not being considered as part of the discussion.

DRAFT

Mr. Cain stated that he believed the proposed additional garage would be counted toward lot coverage and asked Director Lieber to confirm.

Director Lieber confirmed that it would. She explained that, due to the size of the lot, the property is subject to a 10% maximum lot coverage, and there is no limitation on the number of accessory structures. She noted that the existing detached garage in the front yard was permitted and counts toward lot coverage. The total lot coverage would remain within the 10% limit. She added that the existing garage did not receive a variance when it was constructed in 2001, making it non-conforming, but emphasized that this issue is not before the Board.

Member Toth asked whether approval of the variance would result in one conforming garage and one nonconforming garage in the front yard.

Assistant Law Director Morgan stated that she was unclear on the question.

Director Lieber clarified that there is an existing detached garage, and the applicant is seeking a variance for the placement and height of a second garage located behind it. The existing garage was constructed without a variance.

Assistant Law Director Morgan stated that variances run with the structure. She explained that the applicant is requesting variances related only to front-yard placement and height, not to size or lot coverage. She stated that those two factors are the sole considerations before the Board.

Chairwoman Masterson asked whether the existing front-yard garage had been properly permitted and inspected and questioned whether the City had failed to identify the need for a variance at the time of construction.

Director Lieber stated that the Building Official acknowledged that the issue should have been identified but explained that, in 2001, there were differing interpretations of front yard requirements. At that time, if a structure was set back beyond the required 50-foot front setback, it was considered acceptable. She explained that the current interpretation defines the front yard as the area extending from the front of the primary structure to the right-of-way. She noted that this interpretation has evolved over time and that the original garage was approved under the earlier understanding.

Chairwoman Masterson stated that she did not want to assign blame but also did not want the homeowners to be penalized for a condition they did not create.

Member Toth asked whether the garage was constructed by a previous owner.

Mr. Phelan confirmed that it was and stated that he has owned the property only since 2019.

Chairwoman Masterson asked whether any Board members had additional comments or questions.

Council Liaison Winkel stated that the proposed variance would not adversely affect the integrity or character of the neighborhood, noting that the structure would be located hundreds of feet from the street. He commented that, based on the Duncan Factor review, the request appeared to be more of a technical variance than a substantive one.

DRAFT

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

None were given.

Moved by Cain and seconded by Masterson to approve the variance for a garage in the front yard.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

Moved by Cain and seconded by Graupmann to approve the 4-foot variance for height of garage.

A roll call vote was taken and the motion carried.

Yes – 5 No – 0

ADJOURNMENT:

The meeting was adjourned at 7:37 PM.

Linda Masterson
Chairwoman

Tina Wieber
Recording Secretary/Deputy Clerk of Council

Thursday, January 22, 2026
Date Approved

DRAFT

FIRE DEPARTMENT MONTHLY REPORT

NOVEMBER 2025

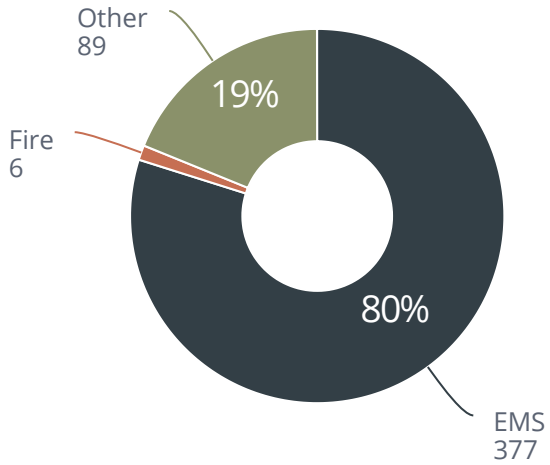
CITY OF NORTH Ridgeville EST 1810

Overall Incident Statistics - November 2025

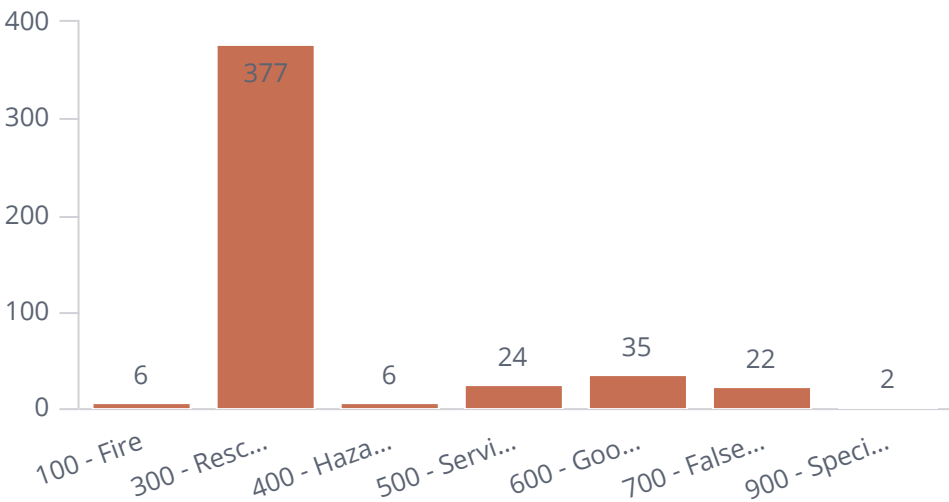
Count of Total Incidents

Count of Incidents
472

EMS/Fire Incident Breakdown



Count of Incidents by Incident Type



Mutual Aid Given
7

Mutual Aid Received
9

INCIDENT LOSS VALUE - PROPERTY

Total Estimated Property Loss
$10,000

INCIDENT LOSS VALUE - CONTENTS

Total Estimated Content Loss
$7,000

LIGHTS AND SIREN - AVERAGE RESPONSE TIME - FIRE

Station	Incident Type Group	Average Response Time Alarm To Arrival
North Ridgeville FD Station 1	100 - Fire	00h:09m:04s
North Ridgeville FD Station 2	100 - Fire	00h:12m:58s

LIGHTS AND SIREN - AVERAGE RESPONSE TIME- EMS

Station	Incident Type Group	Average Response Time Alarm To Arrival
North Ridgeville FD Station 1	300 - Rescue & EMS	00h:06m:57s
North Ridgeville FD Station 2	300 - Rescue & EMS	00h:07m:33s

LIGHTS AND SIREN - AVERAGE TURN OUT TIME EMS

Apparatus Type	Incident Type Group	Average Unit Turnout Time
ALS unit	300 - Rescue & EMS	00h:01m:53s
Chief officer car	300 - Rescue & EMS	00h:00m:06s
Engine	300 - Rescue & EMS	00h:02m:03s
Support apparatus, other	300 - Rescue & EMS	00h:02m:57s
Undetermined	300 - Rescue & EMS	

LIGHTS AND SIREN - AVERAGE TURN OUT TIME FIRE

Apparatus Type	Incident Type Group	Average Unit Turnout Time
Chief officer car	100 - Fire	00h:01m:21s
Engine	100 - Fire	00h:01m:52s
Truck or aerial	100 - Fire	00h:02m:39s

Average Time On Scene: **00h:29m:49s**

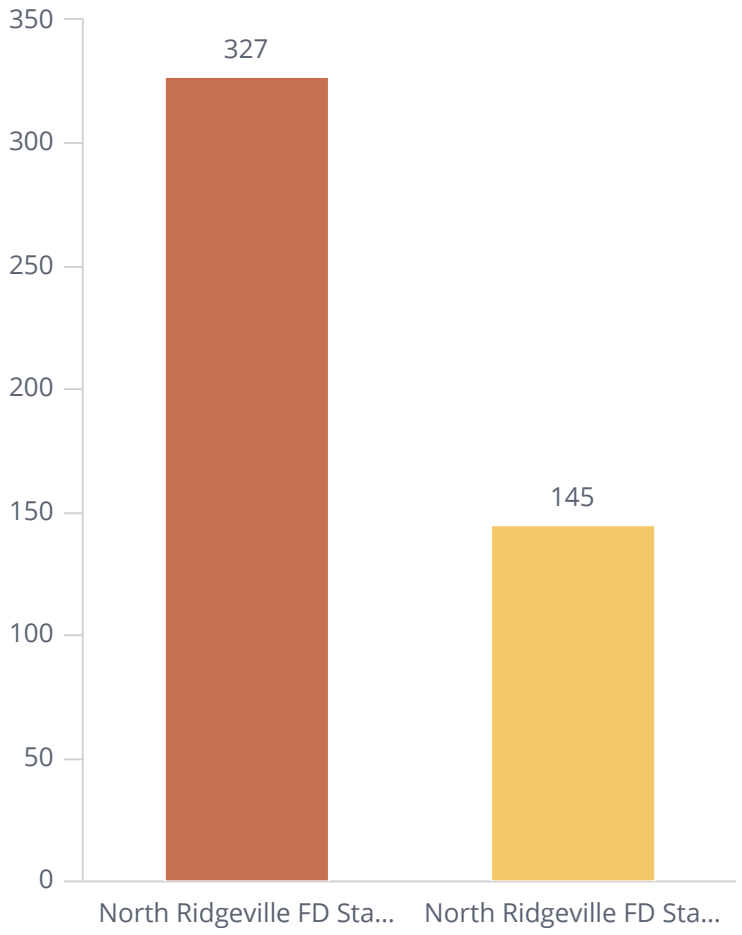
FIRE/RESCUE SERVICES DATA

CITY OF NORTH Ridgeville EST 1810

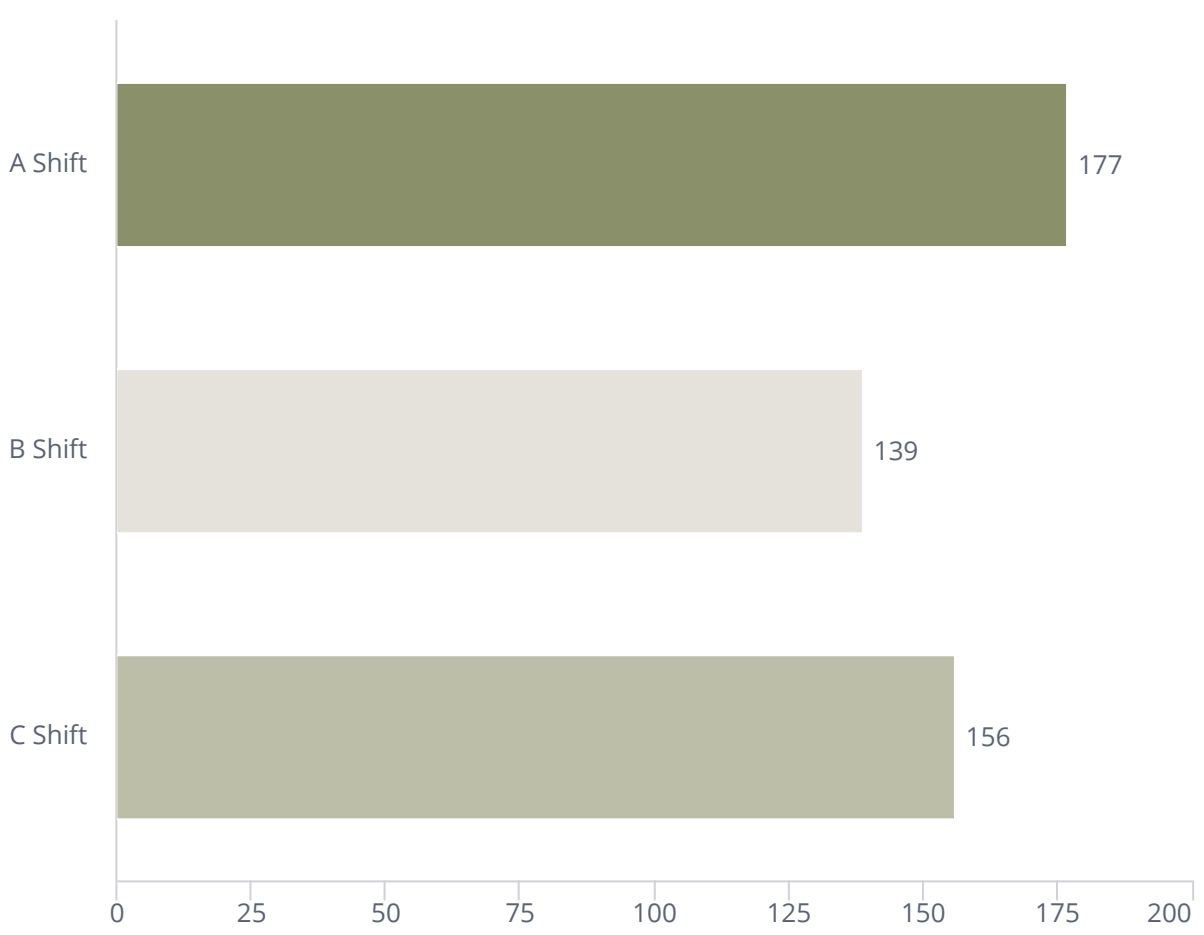
NORTH RIDGEVILLE OHIO FIRE EMS EST. 1931 RESCUE

Fire Incident Count

Incident Count by Station



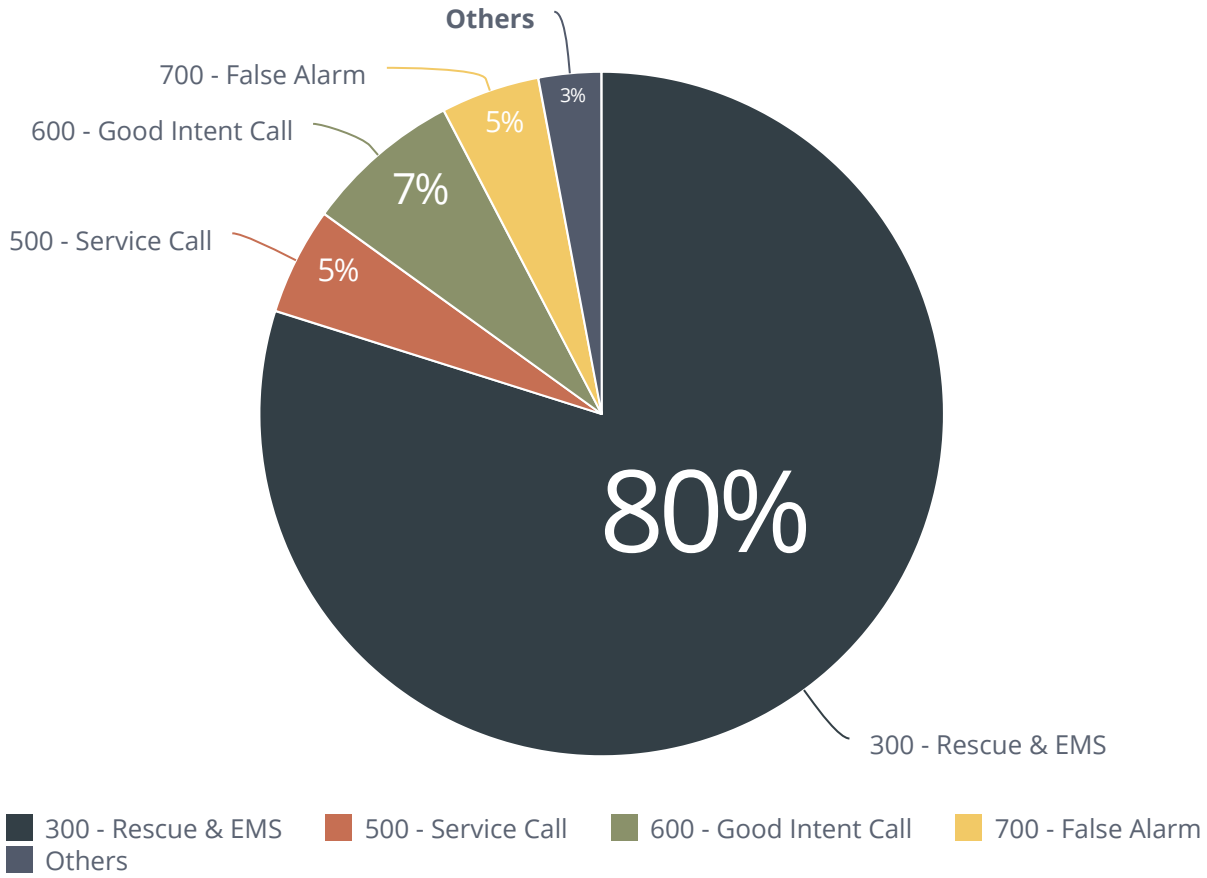
Incident Count by Shift



Count of Incident Responses

Station	Shift	Count of Incidents
		2025
North Ridgeville FD Station 1	A Shift	127
	B Shift	96
	C Shift	104
North Ridgeville FD Station 1 Total		327
North Ridgeville FD Station 2	A Shift	50
	B Shift	43
	C Shift	52
North Ridgeville FD Station 2 Total		145
Grand Total		472

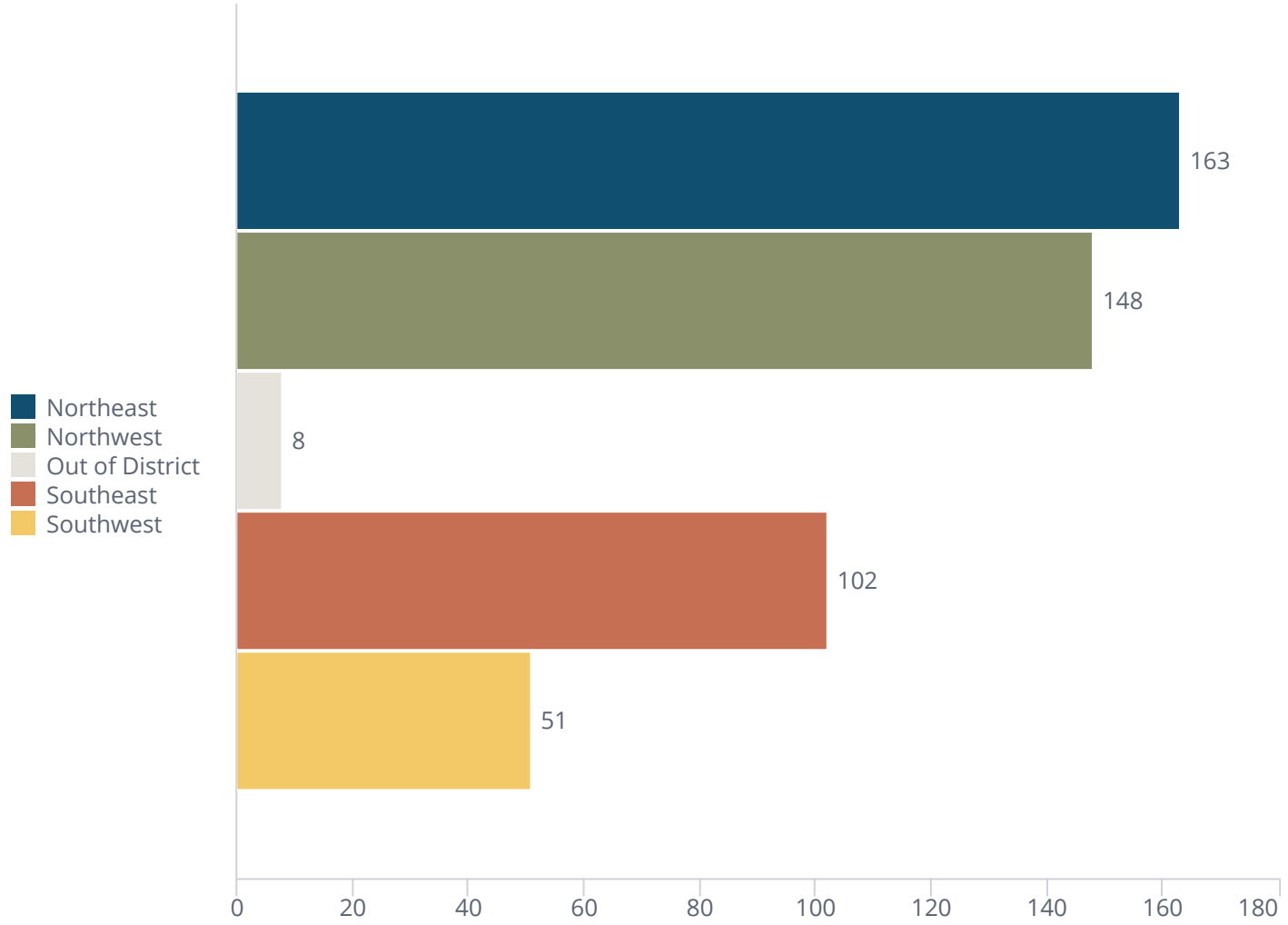
Percent of Incident Responses by Incident Type



Incidents by Zone for Date Range

Start Date: 11/01/2025 | End Date: 11/30/2025

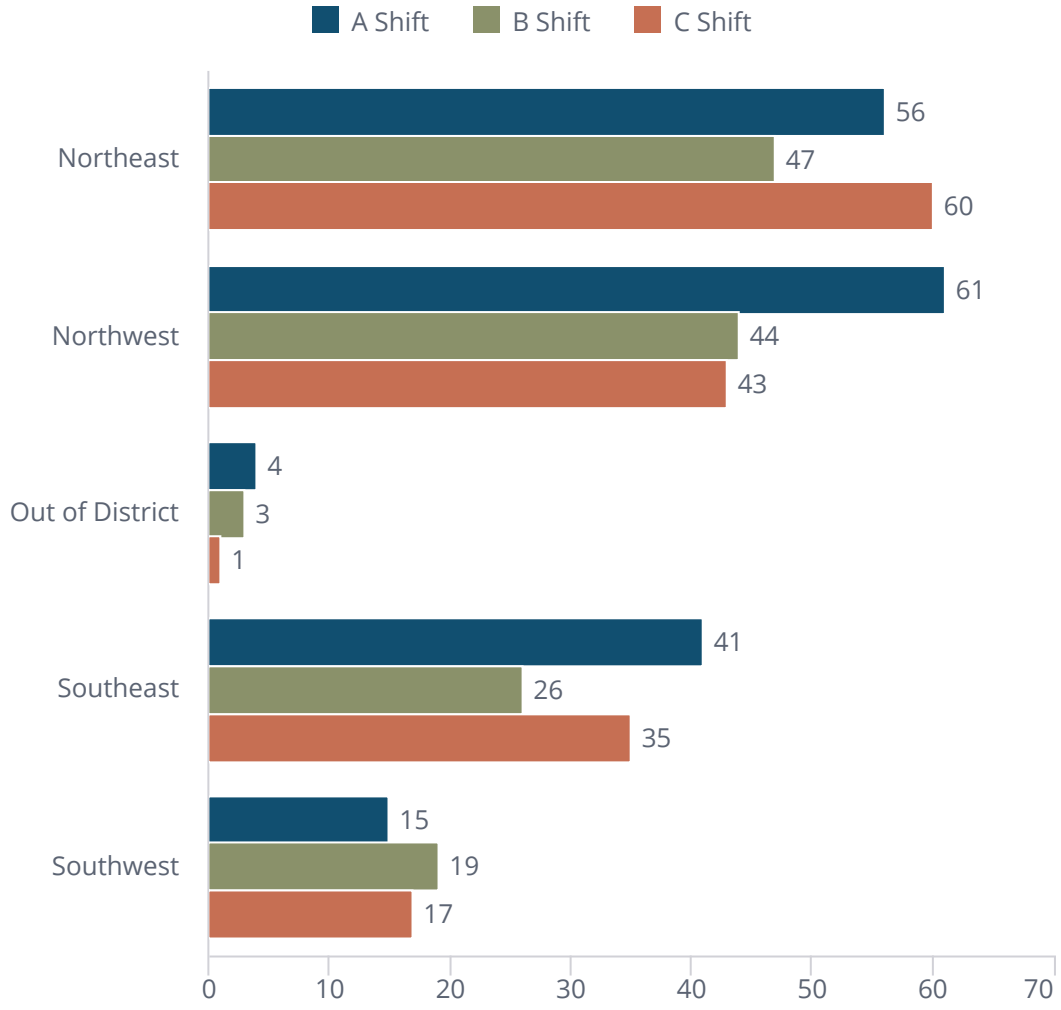
District	Incident Number
Northeast	163
Northwest	148
Out of District	8
Southeast	102
Southwest	51
Incident Number	472



Incidents by Zone per Shift for Date Range

Start Date: 11/01/2025 | End Date: 11/30/2025

Shift	District	Incident Number
A Shift	Northeast	56
	Northwest	61
	Out of District	4
	Southeast	41
	Southwest	15
B Shift	Northeast	47
	Northwest	44
	Out of District	3
	Southeast	26
	Southwest	19
C Shift	Northeast	60
	Northwest	43
	Out of District	1
	Southeast	35
	Southwest	17
Incident Number		472



Incident Type Count per Station for Date Range 11/1/2025 - 11/30/2025

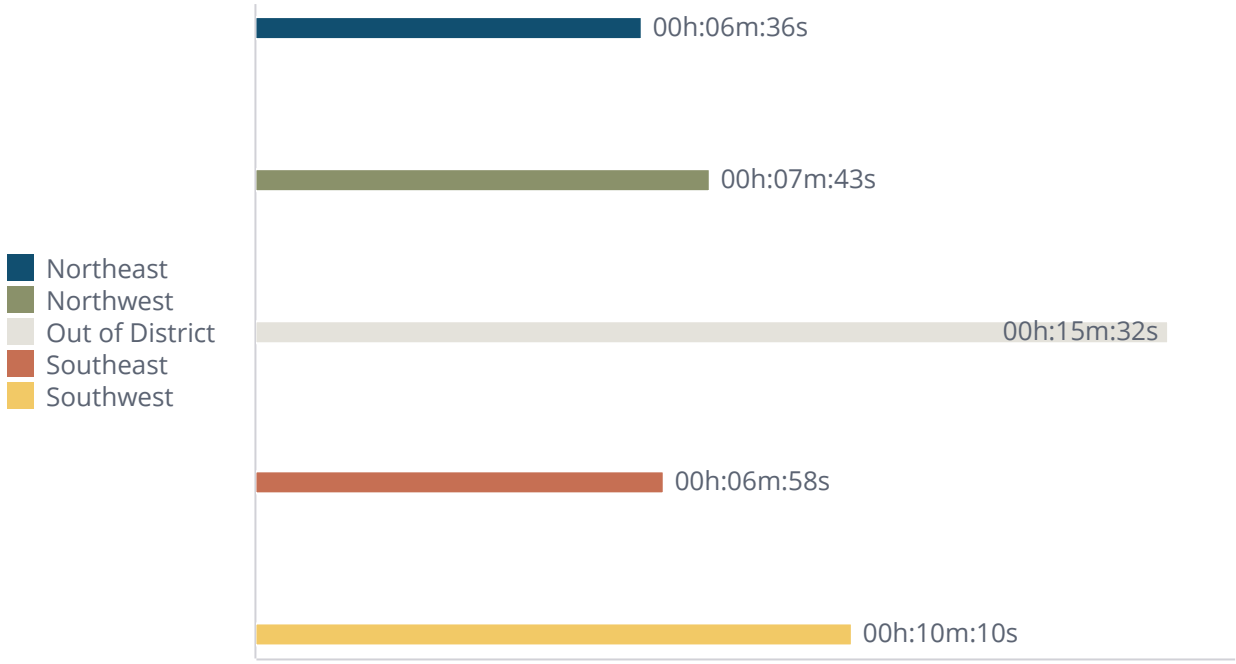
Station	Incident Type	Incident Number
North Ridgeville FD Station 1	Assist invalid	1
	Assist police or other governmental agency	1
	Building fire	2
	Citizen complaint	1
	CO detector activation due to malfunction	4
	Cooking fire, confined to container	3
	Dispatched & canceled en route	19
	Emergency medical service incident, other	1
	EMS call, excluding vehicle accident with injury	235
	False alarm or false call, other	5
	Gas leak (natural gas or LPG)	4
	Gasoline or other flammable liquid spill	1
	Good intent call, other	3
	Motor vehicle accident with injuries	12
	Motor vehicle accident with no injuries.	6
	Motor vehicle/pedestrian accident (MV Ped)	2
	No incident found on arrival at dispatch address	5
	Police matter	1
	Public service	10
	Service Call, other	4.0
	Smoke detector activation due to malfunction	3
	Smoke scare, odor of smoke	1
	Sprinkler activation due to malfunction	1
	Unauthorized burning	1
	Unintentional transmission of alarm, other	1
North Ridgeville FD Station 1 Total		327
North Ridgeville FD Station 2	Citizen complaint	1
	Detector activation, no fire - unintentional	2
	Dispatched & canceled en route	6
	EMS call, excluding vehicle accident with injury	102
	False alarm or false call, other	1
	Fire, other	1
	Gasoline or other flammable liquid spill	1
	Motor vehicle accident with injuries	13
	Motor vehicle accident with no injuries.	6
	Public service	2
	Public service assistance, other	2
	Smoke detector activation due to malfunction	3
	Smoke detector activation, no fire - unintentional	2
	Smoke scare, odor of smoke	1
	Unauthorized burning	2
North Ridgeville FD Station 2 Total		145
Incident Number		472

Average Response Time

Fire Incidents: **6** | EMS Incidents: **360** | Other (Excluding Mutual Aid): **65**

Fire - Response Time	Fire - Response Time	EMS - Response Time	EMS - Response Time
90th Percentile: **17m:30s**	NRFD: **07m:50s**	90th Percentile: **10m:56s**	NRFD: **07m:18s**

District	Average Response Time Dispatch Notified to Arrival
Northeast	00h:06m:36s
Northwest	00h:07m:43s
Out of District	00h:15m:32s
Southeast	00h:06m:58s
Southwest	00h:10m:10s



Mutual Aid Report for Date Range

Start Date: 11/01/2025 | End Date: 11/30/2025

Mutual Aid Given
7

Incident Number	Incident Type Code	Incident Type	Aided Agency
20255456	111	Building fire	Avon
20255173	611	Dispatched & canceled en route	Avon Lake
20255181	611	Dispatched & canceled en route	Avon Lake
20255324	611	Dispatched & canceled en route	Avon Lake
20255410	611	Dispatched & canceled en route	Avon Lake
20255259	611	Dispatched & canceled en route	Eaton Twp.
20255302	611	Dispatched & canceled en route	Elyria

Mutual Aid Received
9

Incident Number	Incident Type Code	Incident Type	Aiding Agency Name
20255093	322	Motor vehicle accident with injuries	Avon
20255130	322	Motor vehicle accident with injuries	Avon
20255146	611	Dispatched & canceled en route	Avon
20255256	322	Motor vehicle accident with injuries	Avon
20255276	611	Dispatched & canceled en route	North Olmsted
20255292	322	Motor vehicle accident with injuries	Eaton Twp. North Olmsted Olmsted Twp.
20255428	322	Motor vehicle accident with injuries	North Olmsted
20255429	113	Cooking fire, confined to container	Westlake
20255486	321	EMS call, excluding vehicle accident with injury	Avon

Overlapping Fire Incidents

Oldest Date	**11/1/2025**
Newest Date	**12/1/2025**
Overlapping Incidents	**180**
Total Incidents	**472**
Percent of Calls Overlapping	**38%**

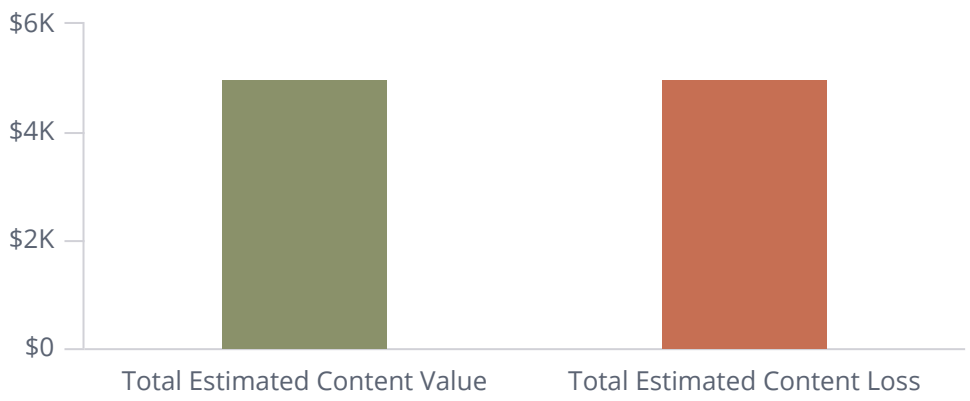
Structure Fire Incidents

Count of Structure Fire Incidents

Working Structure Fires: **1**

Property Value/Loss

Content Value/Loss



Property Loss

Total Estimated Property Loss: **$10,000**

Contents Loss

Total Estimated Contents Loss: **$5,000**

Incident Number	Time in Alarm DateTime	Estimated Property Loss	Estimated Property Value	Estimated Content Loss	Estimated Content Value
20255416	11/24/2025 18:46:02	$10,000	$10,000	$5,000	$5,000

EMERGENCY MEDICAL SERVICES DATA

CITY OF NORTH Ridgeville EST 1810

Agency Activity Summary

North Ridgeville Fire Dept

Agency: North Ridgeville Fire Dept | Service Date: From 11/01/2025 Through 11/30/2025

Total Number of ePCRs: 380

Total Number of Incidents: 367

By Branch

01 Station 1 = 272

02 Station 2 = 108

Billing Disposition (ePCR Data Only)

	#	%		#	%
Treated/Transported	288	75.8%	Dead Prior To Arrival	5	1.3%
Treated / Transferred Care	N/A	N/A	Dead After Arrival	1	0.3%
Treated/No Transport (AMA)	17	4.5%	Treat/Transported by Private Veh.	N/A	N/A
Treated / No Transport (Per Protocol)	9	2.4%	Assist	N/A	N/A
Transported / Refused Care	N/A	N/A	Other	14	3.7%
No Transport / Refused Care	42	11.1%	No Patient Found	N/A	N/A
Cancelled	4	1.1%			
Left Blank	N/A	N/A			

Unit Disposition (ePCR Data Only)

Description	#	%
Patient Contact Made	375	98.7%
No Patient Contact	2	0.5%
Non-Patient Incident (Not Otherwise Listed)	1	0.3%
Cancelled Prior to Arrival at Scene	1	0.3%
Cancelled on Scene	1	0.3%
Left Blank	0	0.0%
Total	380	100.0%

Patient Evaluation/Care Disposition (ePCR Data Only)

Description	#	%
Patient Evaluated and Care Provided	314	82.6%
Patient Evaluated and Refused Care	40	10.5%
Patient Refused Evaluation/Care	2	0.5%
Patient Evaluated, No Care Required	18	4.7%
Not Applicable	1	0.3%
Patient Support Services Provided	1	0.3%
Left Blank	4	1.1%
Total	380	100.0%

Crew Disposition (ePCR Data Only)

Description	#	%
Initiated and Continued Primary Care	314	82.6%
Assumed Primary Care from Another EMS Crew	1	0.3%
Back in Service, Care/Support Services Refused	14	3.7%
Back in Service, No Care/Support Services Required	1	0.3%
Left Blank	50	13.2%
Total	380	100.0%

Transport Disposition (ePCR Data Only)

Description	#	%
Transport by This EMS Unit (This Crew Only)	289	76.1%
Patient Refused Transport	29	7.6%
No Transport	3	0.8%
Left Blank	59	15.5%
Total	380	100.0%

Run Type

	#	%		#	%
Emergency Runs	380	100.0%	**Non-Emergency Runs**	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	1	0.3%	Intercept	N/A	N/A
Emergency Runs (Scheduled)	N/A	N/A	**Non-Emergency Runs (Scheduled)**	N/A	N/A
Stand By	N/A	N/A	Stand By	N/A	N/A
Mutual Aid	N/A	N/A	Mutual Aid	N/A	N/A
Interfacility	N/A	N/A	Interfacility	N/A	N/A
Intercept	N/A	N/A	Intercept	N/A	N/A

Emergency Type Left Blank: 0

Runs by Unit (ePCR Data Only)

Unit	Total Runs	Treat/ Transp	Treat/ Transfer	Treat/No Transp(AMA)	Treat/No Transp(PP)	Transp/ Ref. Care	Cancelled	Dead Prior Arr	Dead After Arr	T/T Priv Veh	No Trans/ Ref. Care	Assist	Other	No Pat. Found
NRE24	1	0	0	0	0	0	0	0	0	0	0	0	1	0
NRM25	88	72	0	0	1	0	3	1	1	0	8	0	2	0
NRM26	24	18	0	0	0	0	0	0	0	0	5	0	1	0
NRM27	122	94	0	8	4	0	1	1	0	0	8	0	6	0
NRM28	5	2	0	2	1	0	0	0	0	0	0	0	0	0
NRM33	140	102	0	7	3	0	0	3	0	0	21	0	4	0
Total	*380*	*288*	*0*	*17*	*9*	*0*	*4*	*5*	*1*	*0*	*42*	*0*	*14*	*0*

Runs by Service Level (ePCR Data Only)

Dispatched Service Level	#	%
BLS	380	100.0%
ALS	N/A	N/A
SCT	N/A	N/A

Recommended Service Level	#	%
BLS	113	29.7%
ALS1	264	69.5%
ALS2	3	0.8%
SCT	N/A	N/A
Rotary Wing	N/A	N/A
Fixed Wing	N/A	N/A

Runs by Insurance Type with Service Level (ePCR Data Only) (*Multiple insurance types may have been marked on a run)*

Type	BLS	%	ALS1	%	ALS2	%	SCT	%	Rotary Wing	%	Fixed Wing	%	Total	%
None	113	29.7%	264	69.5%	3	0.8%	N/A	N/A	N/A	N/A	N/A	N/A	380	100.0%

Runs by Primary PI (ePCR Data Only)

Description	#	%
ABNORMAL LABS	9	2.4%
ALCOHOL ABUSE WITH INTOXICATION	5	1.3%
Abdominal Pain	18	4.7%
Allergic Reaction	2	0.5%
Alt. Level Conscious	3	0.8%
Altered mental status	10	2.6%
Anxiety	8	2.1%
Back Pain (No Trauma)	6	1.6%
Behavioral Disorder	6	1.6%
COPD with exacerbation	1	0.3%
COVID-19 (SUSPECTED)	2	0.5%
CVA/Stroke	5	1.3%
Cardiac Arrest	4	1.1%
Cardiac arrhythmia/dysrhythmia	1	0.3%
Chest Pain / Angina	18	4.7%
Chest Pain / Non-Cardiac	5	1.3%
Chest Pain / STEMI	1	0.3%
Common cold	2	0.5%

Depression (acute)	1	0.3%
Diabetes / hyperglycemia	5	1.3%
Diabetes / hypoglycemia	7	1.8%
Dizziness	6	1.6%
Dyspnea-SOB	23	6.1%
Elevated Temp/Fever	1	0.3%
Epistaxis / Nosebleed	3	0.8%
FREQUENT FALLS	24	6.3%
Flank Pain	1	0.3%
Flu Symptoms	7	1.8%
GI -Bleed	5	1.3%
GI -Constipation	1	0.3%
GI -Diarrhea	1	0.3%
HYPOTENSION	1	0.3%
Headache (no trauma)	2	0.5%
Hemorrhage-(severe medical)	1	0.3%
Hypertension	6	1.6%
Infection, Skin	1	0.3%
Infectious disease	2	0.5%
MEDICAL DEVICE FAILURE	1	0.3%
MINOR / GENERAL INJURY	21	5.5%
Malaise	1	0.3%
Medication Reaction	1	0.3%
Monitoring Required	16	4.2%
NON-TRAUMATIC ARM PAIN	1	0.3%
NON-TRAUMATIC LEG PAIN	2	0.5%
Nausea	3	0.8%
No Medical Problem	33	8.7%
Obvious Death	4	1.1%
Overdose	2	0.5%
Pain (Acute)	8	2.1%
Pain (Chronic)	2	0.5%
SEPSIS	2	0.5%
SUICIDE ATTEMPT	2	0.5%
Seizures with status epilepticus	2	0.5%
Seizures without status epilepticus	1	0.3%
Syncope/Fainting	2	0.5%
Tissue Burn	1	0.3%
Trauma Injury	22	5.8%
Unknown Medical	4	1.1%
Urination Problem	4	1.1%
Vomiting	3	0.8%
Weakness	34	8.9%
Left Blank	4	1.1%
Total	380	100.0%

Runs by Dispatch (EMD) Code

Description	#	%
01A01 Abdominal Pain	18	4.7%
02B01 Allergies/Envenomations	1	0.3%
05A01 Back Pain (Non-traumatic)	3	0.8%
06E01 Breathing Problems	22	5.8%
07B02 Burns/Explosions	1	0.3%
09E02 Cardiac or Respiratory Arrest/Death	7	1.8%
10D01 Chest Pain/ Chest Discomfort	26	6.8%
12C01 Convulsions/Seizures	3	0.8%
13C02 Diabetic Problems	13	3.4%
15D09 Electrocution/Lighting	1	0.3%
17B03 Falls	68	17.9%
18B01 Headache	2	0.5%
19C07 Heart Problems/AICD	1	0.3%
21B01 Hemmorrhage/Laceration	3	0.8%
23C07 Overdose/Poisoning	2	0.5%
25B06 Psychiatric/Abnormal Behavior/Suicide Attempt	23	6.1%
26B01 Sick Person (Specific Diagnosis)	99	26.1%
28C12 Stroke (CVA/TIA)	9	2.4%
29B05 Traffic/Transportation Incident	38	10.0%
30B01 Traumatic Injuries	9	2.4%
31C01 Unconscious/Fainting	6	1.6%
32B01 Unknown Problem	14	3.7%
32B02 Medical Alarm	4	1.1%
37A01 Other / Public Assist	7	1.8%
Left Blank	0	0.0%
Total	380	100.0%

Transport From (Category)

	#	%
Home/Residence	194	51.1%
Facility	3	0.8%
Public Building	2	0.5%
Street/Hwy	37	9.7%
Industrial Place	1	0.3%
Other	1	0.3%
Home/Residence - Single-Family House	23	6.1%
Home/Residence - Mobile Home	11	2.9%
Home/Residence - Apartment	10	2.6%
Res. Custodial Facility - Nursing Home	58	15.3%
Educational Ins. - Elementary School	2	0.5%
Educational Ins. - High School	1	0.3%
Recreation/Sport - Athletic Court	1	0.3%
Street/Hwy - Other Paved Roadways	11	2.9%
Private Commercial Establishment	13	3.4%
Service Area	1	0.3%
Facility - Health Care Provider Office	5	1.3%
Recreation/Sport - Public Park	2	0.5%
Facility - Urgent Care	4	1.1%
Total	380	100.0%

Transport From (Facility) (ePCR Data Only)

	#	%
--Left Blank--	380	100.0%
Total	380	100.0%

Transport To (Destination Facility) (ePCR Data Only)

	#	%
UH - ST JOHN MEDICAL CENTER	167	43.9%
--Left Blank--	91	23.9%
Avon Richard E. Jacobs Health Center	62	16.3%
UH - ELYRIA MEDICAL CENTER	54	14.2%
CCF - Fairview	3	0.8%
Southwest General Health Center	2	0.5%
UH - AVON HEALTH CENTER ER	1	0.3%
Total	380	100.0%

FIRE PREVENTION INSPECTION REPORT

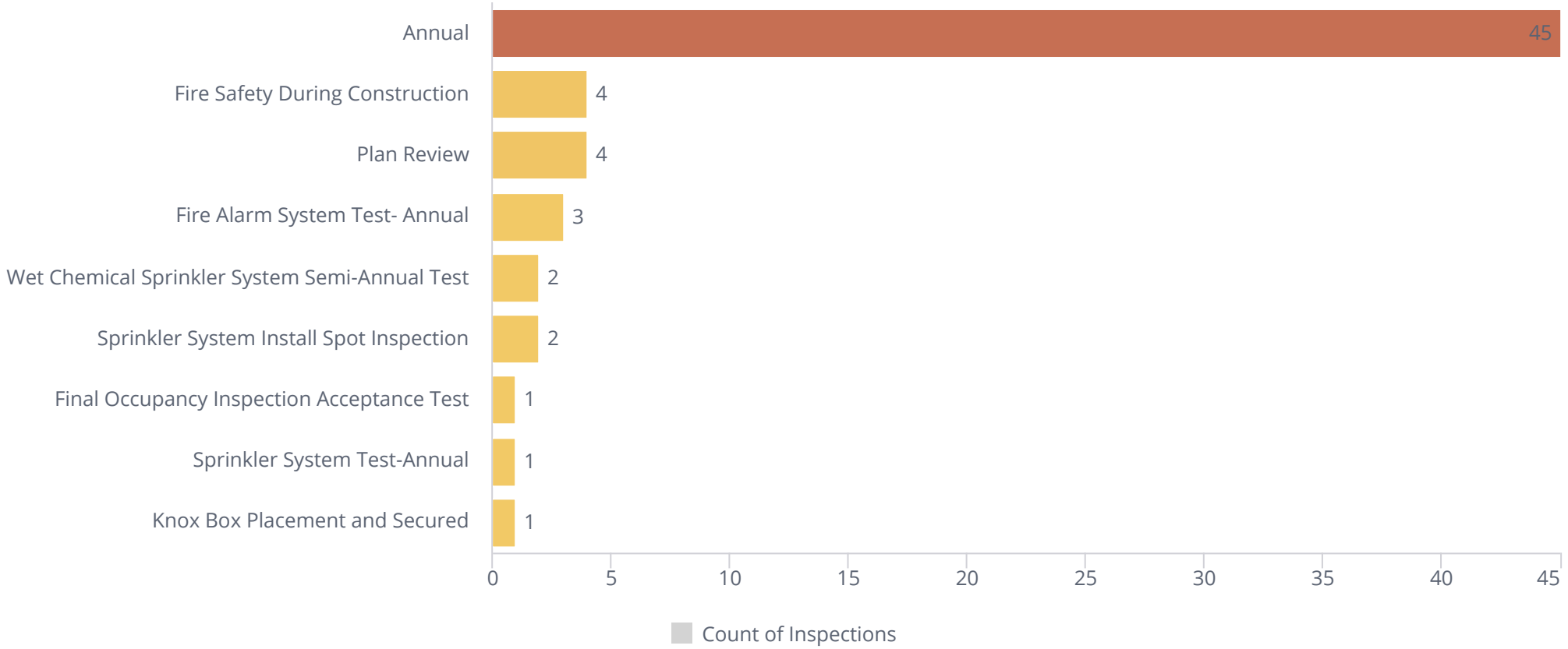
CITY OF NORTH Ridgeville EST 1810

NORTH RIDGEVILLE OHIO FIRE EMS EST. 1931 RESCUE

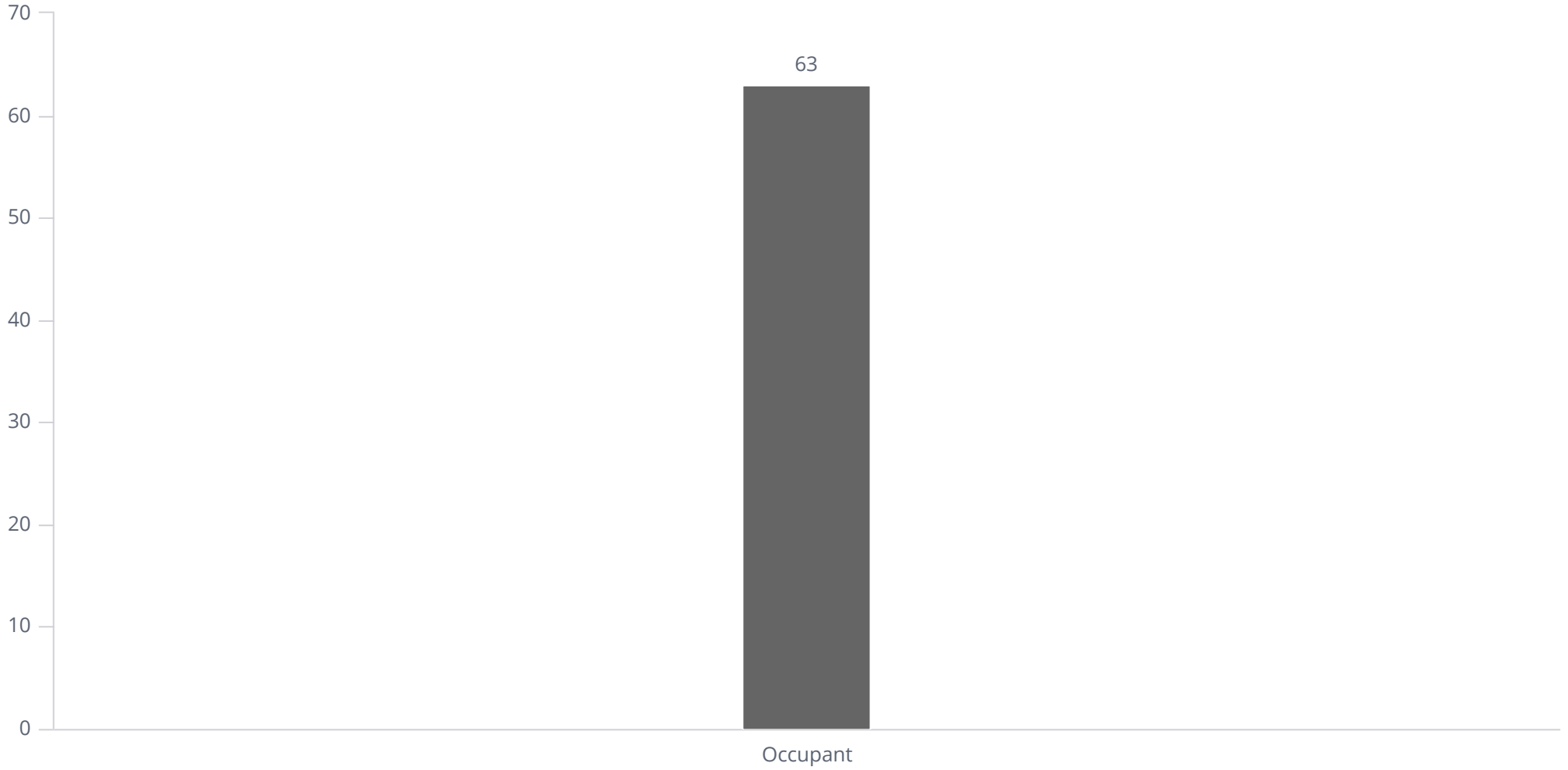
List of Inspections

Inspection Number: **63**

Count of Inspections by Inspection Type

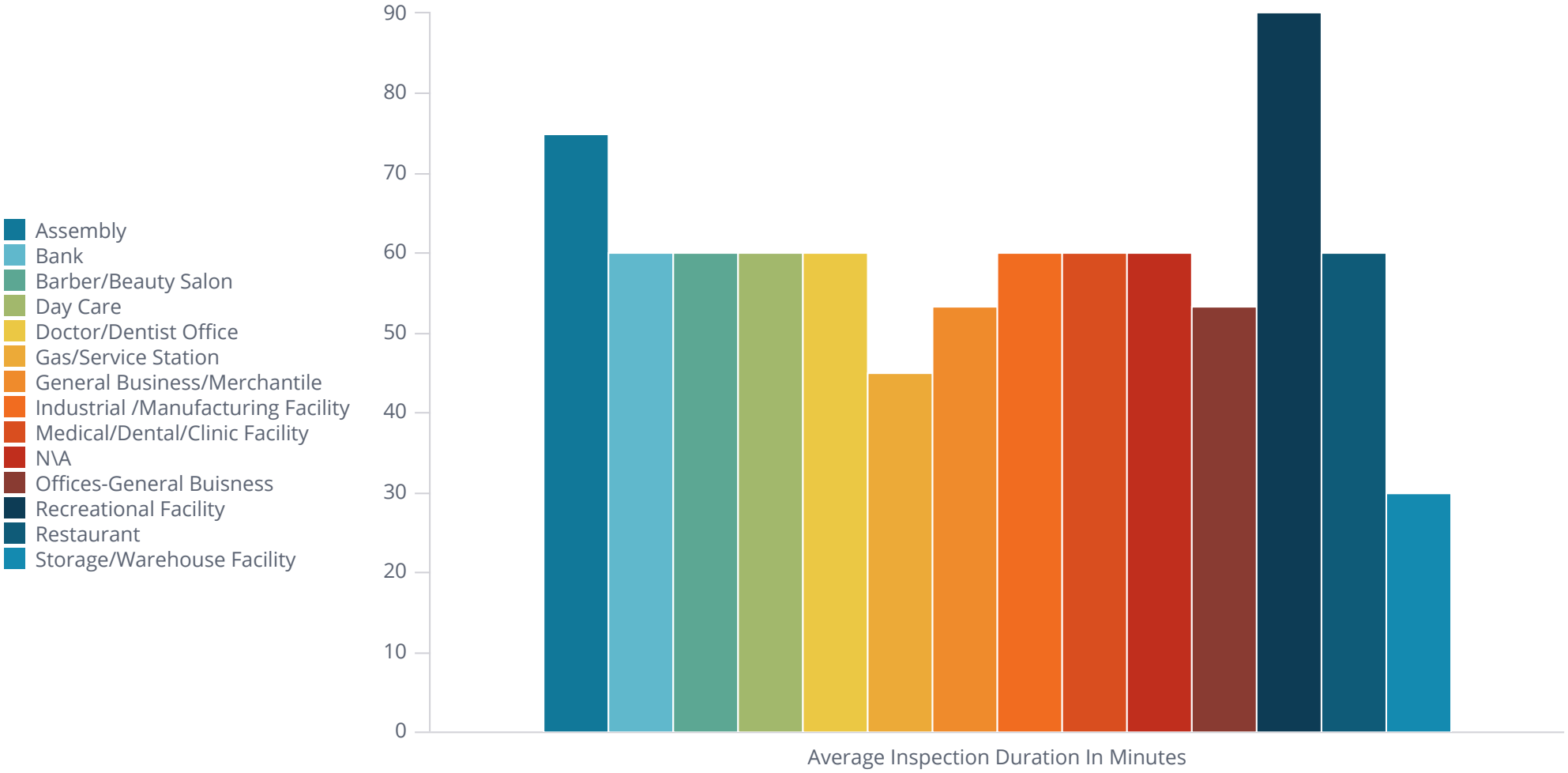


Count of Inspections by Inspection Property Classification



List of Inspections

Average Inspection Time for Occupancy Type



Property Classification	Occupant Local Occupancy Class	Total Inspection Duration In Minutes
Occupant	Assembly	300
	Bank	120
	Barber/Beauty Salon	60
	Day Care	60
	Doctor/Dentist Office	120
	Gas/Service Station	180
	General Business/Merchantile	960
	Industrial /Manufacturing Facility	180
	Medical/Dental/Clinic Facility	120
	N\A	600
	Offices-General Buisness	480
	Recreational Facility	360
	Restaurant	60
	Storage/Warehouse Facility	60

Inspection Details

Inspection Number	Inspection Type Name	Occupant Name	Property Classification	Inspection Received Date	Property Planning Zone
5859	Annual	JAM Dance Academy	Occupant	10/1/2025	Zone 2- North East Quadrant
5860	Annual	KLT Insurance	Occupant	10/1/2025	Zone 2- North East Quadrant
5861	Annual	Village Shear	Occupant	10/1/2025	Zone 2- North East Quadrant
5862	Annual	Lifestyle Landscaping	Occupant	10/1/2025	Zone 2- North East Quadrant
5863	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/2/2025	Zone 2- North East Quadrant
5864	Annual	Blue Falls Car Wash	Occupant	10/7/2025	Zone 2- North East Quadrant
5865	Annual	The Chiefin Reef Beverage	Occupant	10/7/2025	Zone 2- North East Quadrant
5866	Fire Safety During Construction	NRCS Transportation Center	Occupant	10/7/2025	
5867	Annual	Advance Auto Parts	Occupant	10/7/2025	Zone 2- North East Quadrant
5868	Annual	Discount Drug Mart	Occupant	10/7/2025	Zone 4- South East Quadrant
5869	Sprinkler System Test-Annual	Discount Drug Mart	Occupant	10/7/2025	Zone 4- South East Quadrant
5870	Annual	Fiesta Jalapenos Mexican Grill	Occupant	10/8/2025	Zone 2- North East Quadrant
5871	Wet Chemical Sprinkler System Semi-Annual Test	Fiesta Jalapenos Mexican Grill	Occupant	10/8/2025	Zone 2- North East Quadrant
5872	Fire Alarm System Test-Annual	Fiesta Jalapenos Mexican Grill	Occupant	10/8/2025	Zone 2- North East Quadrant
5873	Sprinkler System Test-Annual	Fiesta Jalapenos Mexican Grill	Occupant	10/8/2025	Zone 2- North East Quadrant
5874	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/8/2025	Zone 2- North East Quadrant
5875	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/8/2025	Zone 2- North East Quadrant
5876	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/9/2025	Zone 2- North East Quadrant
5877	Fire Safety During Construction	NRCS Transportation Center	Occupant	10/9/2025	N/A
5878	Sprinkler System Install Spot Inspection	NRCS Transportation Center	Occupant	10/9/2025	N/A
5879	Fire Safety During Construction	RUF. Briquetting Systems	Occupant	10/9/2025	N/A
5880	Sprinkler System Install Spot Inspection	RUF. Briquetting Systems	Occupant	10/9/2025	N/A
5881	Fire Pump Install Spot Inspection	North Ridgeville High School	Occupant	10/10/2025	Zone 2- North East Quadrant

5882	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/10/2025	Zone 2- North East Quadrant
5883	Annual	Hope For The Soul	Occupant	10/14/2025	Zone 2- North East Quadrant
5884	Annual	Hope For The Soul	Occupant	10/14/2025	Zone 2- North East Quadrant
5885	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/14/2025	Zone 2- North East Quadrant
5886	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/14/2025	Zone 2- North East Quadrant
5887	Annual	Sports Luxury Motors	Occupant	10/14/2025	Zone 2- North East Quadrant
5888	Fire Alarm System Acceptance Test	Danbury Senior Living	Occupant	10/14/2025	Zone 4- South East Quadrant
5889	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/16/2025	Zone 2- North East Quadrant
5890	Sprinkler System Install Spot Inspection	RUF. Briquetting Systems	Occupant	10/16/2025	N/A
5891	Fire Safety During Construction	RUF. Briquetting Systems	Occupant	10/16/2025	N/A
5892	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/16/2025	Zone 2- North East Quadrant
5893	FDC Acceptance Test	North Ridgeville High School	Occupant	10/16/2025	Zone 2- North East Quadrant
5894	Sprinkler System Test-Annual	JBC Technologies	Occupant	10/17/2025	Zone 2- North East Quadrant
5895	Annual	JBC Technologies	Occupant	10/17/2025	Zone 2- North East Quadrant
5896	Emergency Planning/Evacuation	North Ridgeville High School	Occupant	10/17/2025	Zone 2- North East Quadrant
5897	Plan Review	NRCS Transportation Center	Occupant	10/17/2025	N/A
5898	Annual	Leffew Fastpitch/ Building Ownership	Occupant	10/20/2025	Zone 2- North East Quadrant
5899	Annual	HoopTech / The Performance Lab	Occupant	10/20/2025	Zone 2- North East Quadrant
5900	Annual	First Source Title Agency	Occupant	10/20/2025	Zone 2- North East Quadrant
5901	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/20/2025	Zone 2- North East Quadrant
5902	Annual	The Dog Wizard	Occupant	10/20/2025	Zone 2- North East Quadrant
5903	Annual	Cleveland Clinic Medical Outpatient Center	Occupant	10/20/2025	Zone 2- North East Quadrant
5904	Fire Line Spot Inspection	North Ridgeville High School	Occupant	10/21/2025	Zone 2- North East Quadrant
5905	Wet Chemical Sprinkler System Semi-Annual Test	North Ridgeville Senior Center/Park and Rec.	Occupant	10/21/2025	Zone 2- North East Quadrant
5906	Annual	CVS Pharmacy	Occupant	10/21/2025	Zone 2- North East Quadrant
5907	Annual	Ron’s Northview Barbershop	Occupant	10/21/2025	Zone 2- North East Quadrant

5908	Annual	Speedway	Occupant	10/21/2025	Zone 2- North East Quadrant
5909	Annual	North Ridgeville City Hall	Occupant	10/22/2025	Zone 2- North East Quadrant
5910	Sprinkler System Test-Annual	North Ridgeville City Hall	Occupant	10/22/2025	Zone 2- North East Quadrant
5911	Fire Alarm System Test-Annual	North Ridgeville City Hall	Occupant	10/22/2025	Zone 2- North East Quadrant
5912	Annual	North Ridgeville Senior Center/Park and Rec.	Occupant	10/22/2025	Zone 2- North East Quadrant
5913	Fire Alarm System Test-Annual	North Ridgeville Senior Center/Park and Rec.	Occupant	10/22/2025	Zone 2- North East Quadrant
5914	Sprinkler System Test-Annual	North Ridgeville Senior Center/Park and Rec.	Occupant	10/22/2025	Zone 2- North East Quadrant
5915	Fire Line Acceptance Test	North Ridgeville High School	Occupant	10/22/2025	Zone 2- North East Quadrant
5916	FDC Acceptance Test	North Ridgeville High School	Occupant	10/22/2025	Zone 2- North East Quadrant
5917	Annual	North Ridgeville Fire Station 1	Occupant	10/23/2025	Zone 2- North East Quadrant
5918	Fire Alarm System Test-Annual	North Ridgeville Fire Station 1	Occupant	10/23/2025	Zone 2- North East Quadrant
5919	Sprinkler System Test-Annual	North Ridgeville Fire Station 1	Occupant	10/23/2025	Zone 2- North East Quadrant
5920	Annual	North Ridgeville Fire Station #2	Occupant	10/23/2025	Zone 4- South East Quadrant
5921	Fire Alarm System Test-Annual	North Ridgeville Fire Station #2	Occupant	10/23/2025	Zone 4- South East Quadrant
5922	Sprinkler System Test-Annual	North Ridgeville Fire Station #2	Occupant	10/23/2025	Zone 4- South East Quadrant
5923	Annual	Lake Ridge Academy	Occupant	10/24/2025	Zone 1- North West Quadrant
5924	Annual	Ridge Barbershop	Occupant	10/24/2025	Zone 2- North East Quadrant
5925	Home Inspection	Foster/Adoption Inspection	Occupant	10/27/2025	Zone 2- North East Quadrant
5926	Home Inspection	Foster/Adoption Inspection	Occupant	10/27/2025	Zone 2- North East Quadrant
5927	Annual	Motel 6	Occupant	10/27/2025	Zone 2- North East Quadrant
5928	Annual	South Ridge Inn	Occupant	10/27/2025	Zone 2- North East Quadrant
5929	Annual	Ridge Motel	Occupant	10/27/2025	Zone 1- North West Quadrant
5930	Home Inspection	Foster/Adoption Inspection	Occupant	10/28/2025	Zone 2- North East Quadrant
5931	Complaint	Primrose School	Occupant	10/28/2025	Zone 2- North East Quadrant
5932	Annual	Vacant Space (Transform & Renew Arms)	Occupant	10/28/2025	Zone 2- North East Quadrant

5933	Annual	Jack of Art Tatoos	Occupant	10/28/2025	Zone 2- North East Quadrant
5934	Annual	EQ Technologies Design Studio	Occupant	10/28/2025	Zone 2- North East Quadrant
5935	Annual	The Maker Lab	Occupant	10/28/2025	Zone 2- North East Quadrant
5936	Annual	Home Instead Senior Care	Occupant	10/28/2025	Zone 2- North East Quadrant
5937	Annual	Doerschuk Properties	Occupant	10/28/2025	Zone 2- North East Quadrant
5938	Annual	Doerschuk Dental	Occupant	10/28/2025	Zone 2- North East Quadrant
5939	Annual	Doerschuk Office Space	Occupant	10/28/2025	Zone 2- North East Quadrant
5940	Annual	Doerschuk Properties Vacant / Body Remedy Massage	Occupant	10/28/2025	Zone 2- North East Quadrant
5941	Annual	Leaps Orthodontics	Occupant	10/28/2025	Zone 2- North East Quadrant
5942	Annual	Village Shear	Occupant	10/28/2025	Zone 2- North East Quadrant
5943	Annual	The Grateful Dog Bakery	Occupant	10/28/2025	Zone 2- North East Quadrant
5944	Annual	Estes Express Lines Truck Barn Bldg	Occupant	10/30/2025	Zone 1- North West Quadrant
5945	Annual	Estes Express Lines Terminal Bldg	Occupant	10/30/2025	Zone 1- North West Quadrant
5946	Annual	Estes Express Lines Shop Bldg	Occupant	10/30/2025	Zone 1- North West Quadrant
5947	Annual	Estes Express Lines Chop Shop Bldg	Occupant	10/30/2025	Zone 1- North West Quadrant
5948	Plan Review	Hop Brothers Brewery Company	Occupant	10/30/2025	Zone 2- North East Quadrant
5949	Fire Alarm System Test-Annual	The Dog Wizard	Occupant	10/30/2025	Zone 2- North East Quadrant
5950	Wet Chemical Sprinkler System Semi-Annual Test	The Dog Wizard	Occupant	10/30/2025	Zone 2- North East Quadrant
5951	Plan Review	Giant Eagle #0199	Occupant	10/30/2025	Zone 2- North East Quadrant
5952	Plan Review	St. Peter's Parish Hall	Occupant	10/30/2025	Zone 2- North East Quadrant

Water Plant/Distribution System Monthly Operating Report (MOR)

Ohio Environmental Protection Agency

PWS ID*:	OH4700803
Facility ID*:	4755821
Reporting Lab Cert. #:	
Rpt. Month / Year *:	11/2025

Version:	2.0.4
Last Updated	December 28, 2015

NOTE: Begin entering data in row 15

* - Indicates Required Field

Fluoride Compound Applied:		FL Plant Tap Highest Value:	
FL QC Check Sample Date:		Date of Highest Value:	
FL QC Check Sample (Pass/Fail):			

Iron/Manganese QC Laboratory Check Data			
Iron Date:		Mn Date:	
Iron (mg/L):		Mn (mg/L):	

		Fluoride Reporting				Plant Tap / Entry Point										
			Plant Lab Analysis				Alkalinity									
Date *	Plant Production (MGD)	Calculated Fluoride Dosage (mg/L)	Raw (mg/L)	Plant Tap (mg/L)	Distribution (mg/L)	pH	Phenol (mg/L)	Total (mg/L)	Stability (mg/L)	Hardness (mg/L)	Phosphorus as Total P (mg/L)	Ortho-phosphate as PO_4 (mg/L)	Iron (mg/L)	Manganese (mg/L)	Copper (mg/L)
11/1/2025	2.91000														
11/2/2025	2.91000														
11/3/2025	2.91000														
11/4/2025	2.84000														
11/5/2025	2.89000														
11/6/2025	2.85000														
11/7/2025	2.85000														
11/8/2025	2.92000														
11/9/2025	2.92000														
11/10/2025	2.92000														
11/11/2025	2.92000														
11/12/2025	2.92000														
11/13/2025	2.77000														
11/14/2025	2.32000														
11/15/2025	2.82000														
11/16/2025	2.82000														
11/17/2025	2.92000														
11/18/2025	2.87000														
11/19/2025	2.86000														
11/20/2025	2.85000														
11/21/2025	2.82000														
11/22/2025	2.92000														
11/23/2025	2.92000														
11/24/2025	2.92000														
11/25/2025	2.95000														
11/26/2025	2.85000														
11/27/2025	3.12000														
11/28/2025	3.12000														
11/29/2025	3.12000														
11/30/2025	3.12000														
Min.	2.32000														
Max.	3.12000														
Avg.	2.89500														
Total	86.85000														

Ohio Environmental Protection Agency

Water Plant/Distribution System Monthly Operating Report (MOR)

Chlorine QOR Data	
Chlorine Residual (Total)	
No. of RT & RP Samples	Avg. Value (mg/L)
30	0.88

	Distribution																	
							Lowest		Chlorite / Chlorine Dioxide (mg/L)									
									Chemical		Type		FIRST CUSTOMER (FC)			Residence Time in Distribution		
Date *	Chlorine Dioxide (mg/L)	Exceed	Chlorite (mg/L)	Exceed	Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Chlorite	ClO_2	Routine	Follow up	-0-hrs	+ 6 hrs	+ 12 hrs	Avg (AT)	Max (AT)	Comments
11/1/2025							1.16	0.14										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02
11/2/2025							1.21	0.14										02,0700,1100,4,WD2-1018620-02
11/3/2025							0.80	0.17										02,0700,1100,4,WD2-1018620-02
11/4/2025							0.88	0.17										02,0700,1100,4,WD2-1018620-02
11/5/2025							1.04	0.15										02,0700,1100,4,WD2-1018620-02
11/6/2025							0.84	0.16										02,0700,1100,4,WD2-1018620-02
11/7/2025							1.00	0.21										Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02
11/8/2025							0.55	0.15										02,0700,1100,4,WD2-1018620-02
11/9/2025							0.52	0.26										02,0700,1100,4,WD2-1018620-02
11/10/2025							0.96	0.16										18,0700,1100,4,WD2-1018620-02
11/11/2025							0.71	0.31										18,0700,1100,4,WD2-1018620-02
11/12/2025							0.60	0.18										18,0700,1100,4,WD2-1018620-02
11/13/2025							1.32	0.14										18,0700,1100,4,WD2-1018620-02
11/14/2025							1.05	0.17										18,0700,1100,4,WD2-1018620-02
11/15/2025							1.18	0.11										18,0700,1100,4,WD2-1018620-02
11/16/2025							1.23	0.13										18,0700,1100,4,WD2-1018620-02
11/17/2025							1.04	0.19										18,0700,1100,4,WD2-1018620-02
11/18/2025							1.01	0.20										18,0700,1100,4,WD2-1018620-02
11/19/2025							0.71	0.31										18,0700,1100,4,WD2-1018620-02
11/20/2025							1.08	0.16										02,0700,1100,4,WD2-1018620-02
11/21/2025							0.98	0.16										02,0700,1100,4,WD2-1018620-02
11/22/2025							0.49	0.16										02,0700,1100,4,WD2-1018620-02
11/23/2025							0.53	0.17										02,0700,1100,4,WD2-1018620-02
11/24/2025							0.98	0.16										02,0700,1100,4,WD2-1018620-02
11/25/2025							0.89	0.13										02,0700,1100,4,WD2-1018620-02
11/26/2025							1.10	0.23										02,0700,1100,4,WD2-1018620-02
11/27/2025							1.33	0.26										02,0700,1100,4,WD2-1018620-02
11/28/2025							1.32	0.19										02,0700,1100,4,WD2-1018620-02
11/29/2025							1.38	0.18										02,0700,1100,4,WD2-1018620-02
11/30/2025							1.12	0.13										02,0700,1100,4,WD2-1018620-02
																		02,0700,1100,4,WD2-1018620-02
Min.							0.49	0.11										
Max.							1.38	0.31										
Avg.							0.97	0.18										
Total																		

CITY OF NORTH RIDGEVILLE WATER USE FOR November-25

DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE	
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00
1					2790		SAT	69	SAT	990
2					3284		SUN	69	SUN	990
3							737675	71	232962	990
4							737675	0	233952	990
5							737676	1	234942	990
6							737676	0	235932	990
7							737676	0	236922	990
8							SAT	75	SAT	990
9							SUN	75	SUN	990
10							737902	76	239892	990
11							HOL	0	HOL	990
12							737902	0	241872	990
13							737902	0	242862	990
14							737902	0	243852	990
15							SAT	86	SAT	990
16							SUN	86	SUN	990
17							738161	87	246822	990
18							738161	0	247812	990
19							738161	0	248802	990
20							738161	0	249792	990
21							738161	0	250782	990
22							SAT	64	SAT	990
23							SUN	64	SUN	990
24							738353	64	253752	990
25							738353	0	254742	990
26							738353	0	255732	990
27							HOL	170	HOL	990
28							HOL	170	HOL	990
29							SAT	171	SAT	990
30						45710	739035	171	259694	992
31										
TOTAL					494	45,710,000	1,569		29,702	
					16	1,523,667	1,173,612	391,204	2,217,096	740,570

TOTAL RLCWA USE: 494 GALLONS 0.01%

TOTAL ELYRIA WATER USE: 41,140,000 GALLONS 47.36%

TOTAL JOINT LINE USE 45,710,000 52.63%

FT3				
ELYRIA WATER TAYLOR STREET				
DAILY READING	**DAILY *7.48 USE + 00**	**Pump Station Total**	**Sugar Ridge Total**	**Taylor Street TOTAL**
SAT	**791**	516.12	7405.2	5916.68
SUN	**791**	516.12	7405.2	5916.68
989784	**793**	531.08	7405.2	5931.64
990550	**766**	0	7405.2	5729.68
991389	**839**	7.48	7405.2	6275.72
992166	**777**	0	7405.2	5811.96
992951	**785**	0	7405.2	5871.8
SAT	**799**	561	7405.2	5976.52
SUN	**799**	561	7405.2	5976.52
995350	**801**	568.48	7405.2	5991.48
HOL	**874**	0	7405.2	6537.52
997098	**874**	0	7405.2	6537.52
997768	**670**	0	7405.2	5011.6
998521	**753**	0	7405.2	5632.44
SAT	**789**	643.28	7405.2	5901.72
SUN	**789**	643.28	7405.2	5901.72
1000889	**790**	650.76	7405.2	5909.2
1694	**805**	0	7405.2	6021.4
2491	**797**	0	7405.2	5961.56
3282	**791**	0	7405.2	5916.68
4036	**754**	0	7405.2	5639.92
SAT	**797**	478.72	7405.2	5961.56
SUN	**797**	478.72	7405.2	5961.56
6428	**798**	478.72	7405.2	5969.04
7353	**925**	0	7405.2	6919
8139	**786**	0	7405.2	5879.28
HOL	**982**	1271.6	7405.2	7345.36
HOL	**982**	1271.6	7405.2	7345.36
SAT	**983**	1279.08	7405.2	7352.84
12069	**983**	1279.08	7420.16	7352.84
		0	0	0
24,660				
18,445,680	**614856**			
TOTAL	**86,850,494**			
USE	**100.00%**			

CITY OF NORTH RIDGEVILLE WATER USE FOR November-25

DATE	R.L.C.W.A. Rt. 10 & 83		R.L.C.W.A SUGAR RIDGE		RLCWA OTHER	JOINT LINE	ELYRIA WATER PUMP STATION		ELYRIA WATER SUGAR RIDGE
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING
1					2790		SAT	51612	SAT
2					3284		SUN	51612	SUN
3							737675	53108	232962
4							737675	0	233952
5							737676	748	234942
6							737676	0	235932
7							737676	0	236922
8							SAT	56100	SAT
9							SUN	56100	SUN
10							737902	56848	239892
11							HOL	0	HOL
12							737902	0	241872
13							737902	0	242862
14							737902	0	243852
15							SAT	64328	SAT
16							SUN	64328	SUN
17							738161	65076	246822
18							738161	0	247812
19							738161	0	248802
20							738161	0	249792
21							738161	0	250782
22							SAT	47872	SAT
23							SUN	47872	SUN
24							738353	47872	253752
25							738353	0	254742
26							738353	0	255732
27							HOL	127160	HOL
28							HOL	127160	HOL
29							SAT	127908	SAT
30						45710	739035	127908	259694
31									
TOTAL					494	45,710,000	1,569		29,702
					16	1,523,667	1,173,612	391,204	22,217,096

TOTAL RLCWA USE: 494 GALLONS 0.01%

TOTAL ELYRIA WATER USE: 41,140,000 GALLONS 47.36%

TOTAL JOINT LINE USE

		GALLONS			
	ELYRIA WATER TAYLOR STREET				
DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00	Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
740520	SAT	591668	386057.76	5539089.6	4425676.64
740520	SUN	591668	386057.76	5539089.6	4425676.64
740520	989784	593164	397247.84	5539089.6	4436866.72
740520	990550	572968	0	5539089.6	4285800.64
740520	991389	627572	5595.04	5539089.6	4694238.56
740520	992166	581196	0	5539089.6	4347346.08
740520	992951	587180	0	5539089.6	4392106.4
740520	SAT	597652	419628	5539089.6	4470436.96
740520	SUN	597652	419628	5539089.6	4470436.96
740520	995350	599148	425223.04	5539089.6	4481627.04
740520	HOL	653852	0	5539089.6	4890812.96
740520	997098	653852	0	5539089.6	4890812.96
740520	997768	501160	0	5539089.6	3748676.8
740520	998521	563244	0	5539089.6	4213065.12
740520	SAT	590172	481173.44	5539089.6	4414486.56
740520	SUN	590172	481173.44	5539089.6	4414486.56
740520	1000889	590920	486768.48	5539089.6	4420081.6
740520	1694	602140	0	5539089.6	4504007.2
740520	2491	596156	0	5539089.6	4459246.88
740520	3282	591668	0	5539089.6	4425676.64
740520	4036	563992	0	5539089.6	4218660.16
740520	SAT	596156	358082.56	5539089.6	4459246.88
740520	SUN	596156	358082.56	5539089.6	4459246.88
740520	6428	596904	358082.56	5539089.6	4464841.92
740520	7353	691900	0	5539089.6	5175412
740520	8139	587928	0	5539089.6	4397701.44
740520	HOL	734536	951156.8	5539089.6	5494329.28
740520	HOL	734536	951156.8	5539089.6	5494329.28
740520	SAT	735284	956751.84	5539089.6	5499924.32
742016	12069	735284	956751.84	5550279.68	5499924.32
			0	0	0
	24,660				
740,570	18,445,680	614856			
45,710,000	TOTAL	86,850,494			
52.63%	USE	100.00%			

	November-25		
DAY	PLANT PRODUCTION	FREE	COMBINED
1	2.91	1.16	0.14
2	2.91	1.21	0.14
3	2.91	0.80	0.17
4	2.84	0.88	0.17
5	2.89	1.04	0.15
6	2.85	0.84	0.16
7	2.85	1.00	0.21
8	2.92	0.55	0.15
9	2.92	0.52	0.26
10	2.92	0.96	0.16
11	2.92	0.71	0.31
12	2.92	0.60	0.18
13	2.77	1.32	0.14
14	2.32	1.05	0.17
15	2.82	1.18	0.11
16	2.82	1.23	0.13
17	2.92	1.04	0.19
18	2.87	1.01	0.20
19	2.86	0.71	0.31
20	2.85	1.08	0.16
21	2.82	0.98	0.16
22	2.92	0.49	0.16
23	2.92	0.53	0.17
24	2.92	0.98	0.16
25	2.95	0.89	0.13
26	2.85	1.10	0.23
27	3.12	1.33	0.26
28	3.12	1.32	0.19
29	3.12	1.38	0.18
30	3.12	1.12	0.13
31			
TOTAL	86.85	29.01	5.38
HI	3.12	1.38	0.31
LOW	2.32	0.49	0.11
AVG.	2.90	0.97	0.18

CITY OF NORTH Ridgeville EST 1810

MEMO

TO: **Kevin Corcoran, Mayor**

FROM: **Eric Brown, P.E., Project Engineer**

DATE: **December 17, 2025**

SUBJECT: **Stormwater Utility Base Rate Annual Adjustment for 2026**

Effective January 1, 2026, the Stormwater Utility (SWU) Fee for all property owners will be increased by 3.6%. The City of North Ridgeville Codified Ordinance 1058.07 states that the SWU base rate will be adjusted annually by the Engineering News Record Construction Cost Index Annual Inflation Rate. The supporting information is attached. The 2025 base rate for one (1) equivalent residential unit will be increased from $4.73 to $4.90 per month.

Thank you,

Eric Brown

Eric Brown, P.E.
Project Engineer

OK

cc: Christina Eavenson, P.E., City Engineer
Kim Lieber, Director of Planning and Development
April Wilkerson, Director of Finance
Tara Peet, Director of Public Utilities
City Council Members

P:\ENGINEER\Stormwater Utility\SWU Fee Increase Notifications\2026 SWU Fee Increase Notification.docx

ENR's 20-city average cost indexes, wages and materials prices. Historical data for ENR's 20 cities can be found at ENR.com/economics

Construction Cost Index

ANNUAL INFLATION RATE

+3.6%

DEC. 2025

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14118.46	+0.1%	+3.6%
COMMON LABOR	26554.74	0.0%	+4.0%
WAGE $/HR.	50.45	0.0%	+4.0%

The Construction Cost Index annual escalation rose 3.6%, while the monthly component increased 0.1%.

Building Cost Index

ANNUAL INFLATION RATE

+4.2%

DEC. 2025

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8761.25	+0.2%	+4.2%
SKILLED LABOR	12480.84	0.0%	+5.7%
WAGE $/HR.	69.27	0.0%	+5.7%

The Building Cost Index was up 4.2% on an annual basis, while the monthly component rose 0.2%.

Materials Cost Index

MONTHLY INFLATION RATE

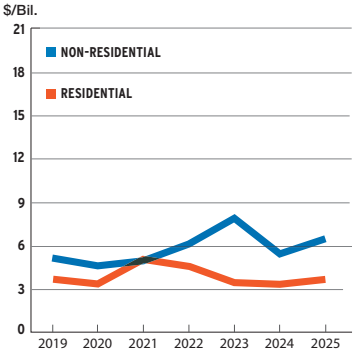
+0.5%

DEC. 2025

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6496.23	+0.5%	+2.5%
CEMENT $/TON	308.11	+1.0%	+10.4%
STEEL $/CWT	123.33	+0.6%	+11.9%
LUMBER $/MBF	836.61	+0.7%	−4.4%

The Materials Cost Index increased 0.5% in December.

Construction starts in the Philadelphia metro area are expected to rise 16.2% in 2025, to $10 billion, according to Dodge Construction Network. Dodge predicts a 19.7% increase in non-residential starts, while residential is expected to rise 10.5%. Education, warehouse and health care starts are among the sectors predicted to increase.



SOURCE: DODGE CONSTRUCTION NETWORK

ENR's Cost Indexes by City

1913=100
1967=100
R=REVISED

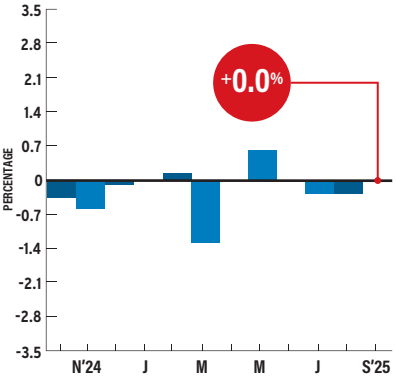
	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	DEC '25: 1913	% CHG. YEAR	DEC '25: 1913	% CHG. YEAR	DEC '25: 1967	% CHG. YEAR	DEC '25: 1967	% CHG. YEAR	DEC '25: 1967	% CHG. YEAR
ATLANTA	8921.66	+2.1	7170.48	+5.6	825.83	0.0	829.31	+7.7	1639.98	+4.3
BALTIMORE	10820.88	+1.7	7562.89	+3.7	1236.74	0.0	1041.21	+2.6	1354.30	+4.8
BIRMINGHAM	9070.25	+1.8	6514.58	+3.8	978.68	0.0	894.48	+3.0	1295.56	+4.4
BOSTON	18576.60	+3.5	10666.53	+2.0	1848.09	+5.2	1700.94	+4.8	1358.32	−2.1
CHICAGO	22333.86	+8.8	11103.09	+4.7	2030.80	+9.2	1583.08	+3.1	1392.25	+7.1
CINCINNATI	13011.19	+1.3	7749.10	+4.1	1180.77	+3.4	1102.61	+12.5	1297.34	−3.4
CLEVELAND	14675.07	+2.5	8156.00	+1.3	1147.66	+4.8	1052.09	+6.3	1278.86	−3.6
DALLAS	7753.96	+3.5	6437.99	+5.5	742.23	0.0	761.92	+3.2	1319.30	+7.0
DENVER	9543.77	+3.0	7929.52	+4.6	818.18	0.0	1077.89	+2.0	1397.51	+7.1
DETROIT	13940.56	+2.4	8367.08	+4.5	1125.91	+2.7	1178.73	+6.8	1066.08	+1.4
KANSAS CITY	13828.40	+0.5	8135.31	+2.5	1413.02	0.0	1349.22	+2.8	1158.07	+2.0
LOS ANGELES	15725.48	+0.9	9480.33	+5.1	1287.67	0.0	1311.05	+6.5	1432.21	+3.4
MINNEAPOLIS	17398.48	+17.9	9488.22	+8.8	1638.77	+22.4	1529.95	+11.4	1322.58	+5.6
NEW ORLEANS	8003.59	−3.4	6682.43	−3.0	749.82	0.0	870.91	+2.6	1364.42	−6.8
NEW YORK CITY	23048.44	+4.6	12207.02	+5.9	1721.88	+3.5	1638.55	+4.1	1337.35	+10.3
PHILADELPHIA	16821.75	+7.0	9924.26	+8.0	1733.73	+5.9	1540.29	+6.3	1383.00	+10.7
PITTSBURGH	13023.91	+0.2	8379.52	+0.8	1178.28	0.0	1125.45	+1.0	1181.47	+0.5
ST. LOUIS	15153.27	+8.9	8743.33	+10.1	1179.98	+6.1	1129.67	+4.4	1497.84	+16.9
SAN FRANCISCO	15508.70	+0.6	11036.63	+2.9	1076.13	0.0	1339.65	+3.7	1702.25	+1.9
SEATTLE	15209.42	−4.1	9490.72	+2.4	1314.48	0.0	1534.92	+17.8	1457.54	−14.6

Prices for PVC pipe products showed no change in September, following a 0.3% decline in August, according to the Bureau of Labor Statistics' producer price index for plastic construction products, which consists largely of PVC pipe. The annual escalation sat at –1.4% in September. ENR's 20-city average price for all three types of corrugated-steel pipe experienced both monthly and yearly increases in November. Monthly prices for 6-in. ductile-iron pipe decreased 0.4%, while the annual price rose 4.5%.

PRODUCER PRICE INDEX

PVC PIPE

Monthly Percent Change



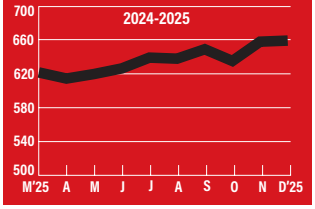
SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For December 2025

CORRUGATED-STEEL PIPE

+0.2%

MONTHLY CORRUGATED-STEEL PIPE PRICES INCREASED 0.2% IN DECEMBER.

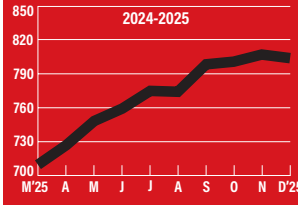


1992=100

DUCTILE-IRON PIPE

-0.4%

MONTHLY PRICES ROSE 0.4%, WHILE YEARLY PRICES INCREASED 7.1%.

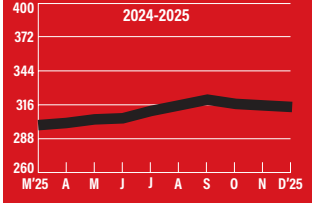


1992=100

PVC WATER PIPE

-0.4%

MONTHLY PRICES DECREASED 0.4%, AND ARE DOWN 10% SINCE DECEMBER 2024.

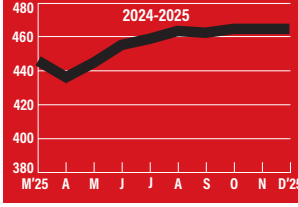


1992=100

REINFORCED-CONCRETE PIPE

0.0%

PRICES FOR REINFORCED-CONCRETE PIPE SHOWED NO CHANGE SINCE LAST MONTH.



1992=100

20-CITY AVERAGE

ITEM	UNIT	$PRICE	%MONTH	%YEAR
REINFORCED-CONCRETE PIPE (RCP)				
12"	FT	34.91	0.0	+5.2
24"	FT	67.33	**0.0**	+6.4
36"	FT	141.49	0.0	+6.9
48"	FT	229.18	0.0	+9.4
CORRUGATED-STEEL PIPE (CSP)				
12"	FT	26.31	+0.2	+9.3
36"	FT	89.11	**+0.2**	+18.7
60"	FT	207.45	+0.3	+13.8
—				
POLYETHYLENE PIPE (PE): UNDERDRAIN				
4"	FT	1.65	+1.9	+29.7
POLYVINYL-CHLORIDE PIPE (PVC)				
Sewer, 4"	FT	3.49	–0.9	+1.3
8"	FT	13.62	–0.5	–4.4
Water, 6"	FT	11.13	–0.5	–8.1
8"	FT	17.21	**–0.4**	–10.0
12"	FT	34.90	–0.5	+16.4
DUCTILE-IRON PIPE (DIP)				
6"	FT	35.10	–0.4	+4.5
8"	FT	48.93	**–0.4**	+7.1
12"	FT	74.03	–0.4	+10.4
COPPER WATER TUBING: TYPE L				
½"	FT	4.01	+1.1	+10.8
1½"	FT	17.27	+2.1	+21.5

SOURCE: ENR

Sewer, Water and Drain Pipe For December 2025

City prices reflect quotes from single sources and can be volatile. They are not meant to be the prevailing price for a city. Data are a mix of list and transaction prices and may include ENR estimates. Do not compare prices between locations. Use city information to analyze national trends.

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	25.67	26.61	38.52	12.94	31.6	35	29.05	87	40	17.6
24"	FT	49.38	59.9	53	31.28	83.9	85.2	66.6	139.99	62	41.97
36"	FT	99.62	175	131.58	67.47	212.3	169.2	135.65	255	140	89.54
48"	FT	151.59	220.05	231.96	112.92	384	281.8	220.05	414	225	149.73
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	18.72	29	30.09	12.55	35.4	32	17.65	+64.26	35	17.6
36"	FT	66.91	127.4	108.3	44.51	127.4	70	52.3	+224.4	90	52.3
60"	FT	148.5	260	243.68	101.62	260	160	165.5	+494.4	210	151.29
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	1.6	1.49	1.16	1.1	1.1	0.68	0.68	1.77	3.5	–0.77
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	4.11	2.59	2.58	2.48	4.57	6.53	5.87	–5.86	2.01	–1.96
8"	FT	17.06	14.94	10.64	10.65	27.47	8.03	23	–14.29	13.35	9.9
WATER, 6"	FT	9.4	11.89	5.86	5.64	23.03	5.15	20	–10.01	19.75	5.54
8"	FT	17.06	24	10.64	10.65	32.47	8.44	22	–12.34	29	8.68
12"	FT	38.2	28.52	23.84	23.11	63.01	14.95	40	–26.88	38.65	15.39
DUCTILE-IRON PIPE (DIP)											
6"	FT	36.41	40.85	33.84	33.84	34.2	38.24	36.78	–60.48	28	32.97
8"	FT	47.94	57.5	44.09	47.75	46.4	50.36	56.3	–85.44	38	49.33
12"	FT	73.84	86	70.05	78.79	97.87	76	74.65	–134.4	58	–60.54
COPPER WATER TUBING: TYPE L											
½"	FT	3.78	+4	4.37	5.05	3.17	5.1	6.78	–4.61	2.27	+2.61
1½"	FT	20.24	+14.95	23.41	27.04	15.33	18.1	17.58	–16.92	12.72	+15.7

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	17.57	37.95	34.76	27.6	49.46	46.46	26.2	32	53.33	29.05
24"	FT	47.57	51.75	64.9	49.2	97.46	99.78	59.9	55	76.66	71.2
36"	FT	86.69	105.8	148.39	96.7	199.58	199.58	175	78	112.50	152.25
48"	FT	149.91	171.35	276.54	135	311.33	314.79	224.45	145	176.25	287.8
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	15.15	23.93	17.25	33.4	28.17	20.85	29	20	20.82	25.42
36"	FT	55.75	83.65	62.47	89.5	93.43	72.99	127.4	68	73.99	91.51
60"	FT	131.1	201.28	157.31	285	277.02	156.72	173	160	174.29	229.39
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	1.42	1.9	+2.09	1.79	3.86	1.3	–1.2	1.5	2.59	1.44
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	1.33	4.89	2.65	4.25	–3.79	–3.07	2.59	4	2.6	2.16
8"	FT	7.12	11.77	11.1	18.47	–15.24	–8.59	7.55	12	21.67	–9.64
WATER, 6"	FT	7.76	11.02	12.49	6.9	–12.63	9.33	11.89	10	17.73	6.67
8"	FT	10.23	17.14	23.44	8.65	–19.5	22.85	18.78	12	25.61	10.74
12"	FT	34.44	30.39	49.54	45.6	–37.55	32.06	54.64	32	48.49	20.65
DUCTILE-IRON PIPE (DIP)											
6"	FT	25.94	28.04	34.92	48.17	25.12	30.11	43.89	28	30.75	31.38
8"	FT	34.15	36.93	49.28	72.1	37.95	45.17	61.25	36	40.51	42.2
12"	FT	52.33	55.63	81.33	87.3	55.76	53.44	100.01	54	61.00	69.6
COPPER WATER TUBING: TYPE L											
½"	FT	3.35	3.33	5.16	3.64	2.29	2.75	3.98	5.26	4.75	+3.96
1½"	FT	12.9	13.4	27.12	13.99	15.57	15.19	14.5	11.87	17.71	+21.19

+ OR – DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT; QUOTES ARE DELIVERED PRICES. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. PRODUCT SPECIFICATION MAY VARY, DEPENDING ON WHAT IS MOST COMMONLY USED OR MOST ACCESSIBLE IN A CITY. QUANTITIES ARE GENERALLY TRUCKLOADS. RCP PIPE IS ASTM C76; 12 IN. AND 24 IN. ARE RUBBER-GASKET JOINTED, OTHERS ARE NON-CORRUGATED. CORRUGATED STEEL PIPE IS PLAIN GALVANIZED; 12 IN. IS 16 GAUGE, 36 IN. IS 14 GAUGE, 60 IN. IS 12 GAUGE. PE PIPE IS M252, PERFORATED AND CORRUGATED. PVC SEWER PIPE IS ASTM D-3034, SDR-35. PVC WATER PIPE IS C900, CL 150. DIP PIPE IS CL 150 WITH A PUSH-ON JOINT. COPPER WATER TUBING PIPE IS HARD AND INTERIOR DIAMETER, TYPE L.

DATE:	January 5, 2026	1ST READING:	January 5, 2026
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	

RESOLUTION NO. 2026-1

A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING AND DEVELOPMENT TO APPLY ON BEHALF OF THE CITY OF NORTH RIDGEVILLE FOR FUNDING FROM ODOT'S HIGHWAY SAFETY IMPROVEMENT PROGRAM FOR SYSTEMIC PEDESTRIAN SAFETY IMPROVEMENTS ALONG LORAIN ROAD; AUTHORIZING FUNDS FOR THE REQUIRED LOCAL MATCH; AND AUTHORIZING THE MAYOR TO ACCEPT THE FUNDING, IF AWARDED, AND TO EXECUTE A CONTRACT WITH THE STATE OF OHIO.

WHEREAS, the City of North Ridgeville seeks to improve pedestrian safety along Lorain Road between Bagley Road and the eastern corporate limits with North Olmsted; and

WHEREAS, gaps currently exist in sidewalk coverage along Lorain Road, particularly near the I-80 and I-480 interchanges, and several intersections would benefit from high-visibility crosswalks, ADA-compliant curb ramps and pedestrian signal improvements; and

WHEREAS, the Ohio Department of Transportation's Highway Safety Improvement Program (Systemic Pedestrian Safety) provides funding of up to $2,000,000 for eligible projects that may include planning, design, right-of-way acquisition and construction of pedestrian safety improvements; and

WHEREAS, the program requires a local match of ten percent (10%) of the total project cost; and

WHEREAS, this Council desires to pursue this funding to implement systemic pedestrian safety improvements along Lorain Road.

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

SECTION 1. The Director of Planning and Development is hereby authorized to submit an application on behalf of the City of North Ridgeville to the Ohio Department of Transportation for funding through the Highway Safety Improvement Program for Systemic Pedestrian Safety Improvements along Lorain Road.

SECTION 2. The use of City funds for the local match is hereby approved, and the Mayor is authorized to accept funding, if awarded, and execute a contract and any and all other necessary documents to effectuate the grant.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 Resolution 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:	November 3, 2025	1ST READING:	November 3, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	

ORDINANCE NO. 2025-147

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW GROUND LEASE AGREEMENT WITH TOWERCO VI, LLC FOR THE INSTALLATION OF A WIRELESS COMMUNICATIONS FACILITY AT THE SHADY DRIVE COMPLEX.

WHEREAS, pursuant to Ordinance No. 5351-2016, Council previously authorized an Option and Ground Lease Agreement with TowerCo 2013, LLC for the lease of a 75' x 75' area located at the Shady Drive Complex; and

WHEREAS, although the agreement was executed, the proposed wireless tower was not constructed, and the lease subsequently expired; and

WHEREAS, TowerCo now desires to renew the agreement with the City to construct the communications facility at the same property; and

WHEREAS, the City and TowerCo have negotiated a new Ground Lease Agreement that includes more favorable terms to the City, including an increased lease rate and a revised lease area of 40' x 60'; and

WHEREAS, Council finds that entering into this new agreement will support local communications infrastructure and provide an enhanced source of City revenue.

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 new Option and Ground Lease Agreement with TowerCo VI, LLC, for the lease of a portion of City-owned property located at the Shady Drive Complex, measuring approximately 40' by 60', the terms of which shall be in substantially the same form as set forth in **Exhibit A** attached hereto and incorporated herein by reference.

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

Exhibit A

LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT ("Lease") is effective as of the latter of the signature dates below ("Effective Date") by and between **CITY OF NORTH RIDGEVILLE**, an Ohio municipal corporation ("Lessor") and **TOWERCO VI, LLC**, a Delaware limited liability company ("Lessee").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Premises. Lessor is the owner of certain real property located in North Ridgeville, County of Lorain, State of Ohio, commonly known as 37077 Shady Drive, North Ridgeville, OH 44039 (parcel no. 0700035102041) (the "Parent Parcel"), as more particularly described in Exhibit "A" annexed hereto. Lessor hereby leases to Lessee and Lessee leases from Lessor approximately Two Thousand Four Hundred (2,400) square feet of the Parent Parcel ("Ground Space") and all access and utility easements if any ("Easements"), (the Ground Space and the Easements shall collectively be referred to as the "Premises") as described in Exhibit B annexed hereto.

2. Use. The Premises may be used by Lessee and Lessee's tenants and licensees for the transmission and receipt of wireless communication signals in any and all frequencies, the construction, maintenance, operation, subleasing and licensing of towers, antennas, and buildings, and related facilities and activities, and for any other uses which are incidental thereto ("Intended Use"). Lessee and its sublessees and licensees shall have access to the Premises twenty-four (24) hours a day, seven (7) days a week. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Premises (the "Governmental Approvals"). Lessor further agrees to cooperate with Lessee in executing and delivering any documents requested by Lessee to obtain Government Approvals necessary for its Intended Use. In the event that Lessee's Intended Use of the Premises is actually or constructively prohibited then, in addition to any other remedies available to Lessee, Lessee shall have the option to terminate this Lease with notice to Lessor.

3. Term. The term of this Lease shall be five (5) years commencing on the date Lessee begins commercial operation of the Improvements (as defined in Paragraph 6(a)) or the third anniversary of the Effective Date, whichever first occurs ("Commencement Date") and terminating on the fifth (5^{th}) anniversary of the Commencement Date (the "Term") unless otherwise provided in Paragraph 8.

4. Renewal Terms. Lessee shall have the right to extend this Lease for nine (9) additional five (5) year terms ("Renewal Terms"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor in writing of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Term or the Renewal Term which is then in effect.

5. Consideration. During the Term, Lessee shall pay Lessor the monthly sum of One Thousand Five Hundred and No/100 DOLLARS ($1,500.00) ("Rent"). Rent shall be payable on the first day of each month in advance to Lessor at Lessor's address as specified in Paragraph 16 below. Rent shall be increased on the anniversary of the Commencement Date by one and one-half percent (1.5%) over the Rent payable during the immediately preceding year.

As further consideration for Lessor to enter into this Lease, Lessee shall pay to Lessor within ten (10) days of the Effective Date of this Lease, a one-time signing bonus of Two Thousand Five Hundred Dollars ($2,500).

6. Improvements; Utilities; Access.

(a) Lessee shall have the right, at Lessee's sole cost and expense, to erect and maintain on the Premises improvements, personal property and facilities necessary or desired for its Intended Use (collectively the "Improvements"). The Improvements shall remain the exclusive property of the Lessee throughout the term and after the termination of this Lease. Lessee may construct, alter, demolish, reconstruct, restore, replace, supplement, modify and reconfigure the Improvements at any time during the Term or any Renewal Term of this Lease. Lessee shall remove all of the above-ground portions of the Improvements not later than one hundred eighty (180) days following any termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon the Improvements or Premises. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Improvements. In the event that a guyed tower is constructed on the Premises, Lessor also grants Lessee an easement in, over, across and through Lessor's real property during the Term and any Renewal Term of this Lease for the installation and maintenance of and reasonable access to the guy wires and guy wire anchors.

(b) Lessee shall have the right to install power, telecommunications, cables, conduit, and any other utilities, including cabinets, vaults and improvements directly related to such utilities, in an exclusive easement on the Premises, at Lessee's expense, and to improve present utilities on the Premises (including but not limited to the installation of emergency power generators). Lessee shall have the right to permanently place utilities on (or to bring utilities across or under) the Premises and the Improvements. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Premises, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on the Parent Parcel or other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute within fifteen (15) days a separate written easement to the utility company providing the service or Lessee in a form which may be filed of record evidencing this right.

(c) Lessor grants to Lessee, its officers, agents, employees, sublessees, licensees and their independent contractors, the right and privilege to enter upon the Premises and the Parent Parcel, to perform or cause to be performed test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Premises and all or part of the Parent Parcel. Lessor grants Lessee and its sublessees and licensees a license to use such portion of Lessor's property contiguous to the Premises on a temporary basis as reasonably required during

the Term or any Renewal Term of this Lease for the construction, installation, maintenance or removal of the Improvements, including access for construction machinery and equipment, storage of construction materials and equipment and staging areas.

(d) Lessor represents and warrants to Lessee that Lessee shall at all times during this Lease enjoy ingress, egress and access from the Premises twenty-four (24) hours a day, seven (7) days a week to an open and improved public road which presently exists and which shall be adequate to service the Premises and the Improvements. If no such public road exists or ceases to exist in the future, Lessor will grant an exclusive easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Premises and the Improvements. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement within fifteen (15) days of evidencing this right and Lessor shall maintain access to the Easements in a free and open condition so that no interference is caused to Lessee by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easements.

7. Lessor's Representations and Warranties. As an inducement for Lessee to enter into and be bound by the terms of this Lease, Lessor represents and warrants to Lessee and Lessee's successors and assigns that Lessor (i) has good and marketable title to the Premises, (ii) has the authority to enter into and be bound by the terms of this Lease, (iii) to the best of Lessor's knowledge, there are no pending or threatened lawsuits, administrative actions (including bankruptcy or insolvency proceedings), suits, claims or causes of action against Lessor or which may otherwise affect the Premises, and (iv) the Premises are not presently subject to an option, lease, agreement or other contract which may adversely affect Lessor's ability to fulfill its obligations under this Lease. Lessor covenants and agrees that it shall not grant an option or enter into any contract which will adversely affect Lessee's Intended Use (as defined in paragraph 2 above) of the Premises until this Lease expires or is terminated by Lessee. The representations and warranties of Lessor shall survive the termination or expiration of the term of this Lease.

8. Termination. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party which default is not cured within sixty (60) days of receipt of written notice of default (without, however, limiting any other rights available to the parties pursuant to any other provisions hereof); provided, that if the defaulting party commences good faith efforts to cure the default within such period the cure period may be extended upon mutual agreement, in writing, of the parties hereto;

(b) Upon thirty (30) days' written notice by Lessee to Lessor if (i) Lessee is unable to obtain or maintain any license, permit or other Governmental Approval necessary for the construction and operation of the Improvements or Lessee's business or (ii) Lessee's Intended Use of the Premises is actually or constructively interfered with; or

(c) By Lessee for any reason upon written notice from Lessee to Lessor.

9. Subleases. Lessee, at its sole discretion, shall have the right, without the consent of, but with notice to, Lessor, to license, sublease or otherwise allow the occupancy of all or a portion of the Premises and the Improvements. If Lessee licenses or subleases a portion of the Premises to a third party for the purpose of sending and receiving telecommunications signals (each such grant a "Sublease") then Lessee agrees to pay to Lessor, as additional rent, an amount equal to Five

Hundred and No/100 Dollars ($500.00) per month ("Co-Location Rent") under the following conditions: (i) Lessee shall only be required to pay the Co-Location Rent where the Sublease is with a major wireless carrier (Verizon, AT&T, or T-Mobile); (ii) Lessee shall not be required to pay Lessor the Co-Location Rent for the first or initial Sublease ("Anchor Tenant"); and (iii) such Co-Location Rent shall not be subject to an escalator. In the event the Anchor Tenant vacates the Premises, Lessee shall have the right to substitute the Anchor Tenant with an existing sublessee or licensee who shall become the new Anchor Tenant. The Co-Location Rent for each such Sublease shall commence beginning on the first day of the month following the commencement date of each Sublease and continue through the term of that respective Sublease. That portion of the Rent attributable to the Co-Location Rent shall terminate on the date each Sublease terminates or expires, whichever is earlier, and Rent thereafter shall be reduced by an amount equal to the Co-Location Rent for each such Sublease as of the date of such expiration or termination. Lessee shall have no obligation to pay that portion of the Rent attributable to the Co-Location Rent for each Sublease unless Lessee actually receives the rent payment due under each respective Sublease. Lessee shall have sole discretion as to whether, and on what terms, to enter into, amend or terminate any such Sublease, and there shall be no express or implied obligation of Lessee to do so nor is Lessor a third-party beneficiary of any Sublease. Lessee's licensee(s) and sublessee(s) shall be entitled to modify the tower and Improvements, and erect and install additional improvements and personal property on the Premises and Improvements, including but not limited to antennas, dishes, cabling, utilities, emergency or back up power, generators, and equipment shelters. Lessee's licensee(s) and sublessee(s) shall be entitled to all rights of ingress and egress to the Premises, the right to install utilities on the Premises and the right to use the Premises for the Intended Use as if said licensee or sublessee were the Lessee under this Lease.

10. Taxes. Lessee shall pay any personal property taxes assessed on the Improvements. Lessor agrees to provide to Lessee a copy of any notice, assessment or billing relating to any real or personal property taxes for which Lessee is responsible under this Lease within thirty (30) days of receipt of same by Lessor. Lessee shall have the right, at its sole option, and at its sole cost and expense, to appeal, challenge or seek modification of any real or personal property tax assessment or billing for which Lessee is wholly or partly responsible for payment under this Lease.

11. Damage or Destruction. If the Premises or the Improvements are destroyed or damaged so as to hinder the effective use of the Improvements in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor.

12. Condemnation. If a condemning authority takes all of the Premises, or a portion sufficient in Lessee's determination, to render the Premises in the opinion of Lessee unsuitable for the use which Lessee was then making of the Premises, this Lease shall terminate the earlier of (i) the date title vests in the condemning authority or (ii) the date the condemning authority takes possession of the Premises or a portion of it. Lessor and Lessee shall share in the condemnation proceeds in proportion to the values of their respective interests in the Premises (which for Lessee shall include, where applicable, the value of its Improvements, moving expenses, prepaid rent, lost business, goodwill, and business relocation expenses).

13. Insurance. Lessee, at Lessee's sole cost and expense, shall procure and maintain on the Premises and on the Improvements, bodily injury and property damage insurance with a combined

single limit of at least One Million and 00/100 Dollars ($1,000,000.00) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of Lessee, its employees and agents arising out of or in connection with Lessee's use of the Premises and Improvements. Lessor, at Lessor's sole cost and expense, shall procure and maintain on the Parent Parcel, bodily injury and property damage insurance with a combined single limit of at least One Million Dollars ($1,000,000) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of Lessor, its employees and agents arising out of or in connection with Lessor's use, occupancy and maintenance of the Parent Parcel.

14. Interference. Lessor shall not, nor shall Lessor permit its lessees, licensees, invitees or agents, to use any portion of the Parent Parcel or adjacent real property owned or controlled by Lessor in any way which interferes with Lessee's Intended Use of the Premises. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to immediately terminate such interference. In the event such interference is not immediately rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring an action to enjoin such interference or to terminate this Lease with notice to Lessor.

15. Environmental Compliance. Lessor represents, warrants and agrees (1) that neither Lessor nor, to Lessor's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any contaminants, oils, asbestos, PCBs, hazardous substances or wastes as defined by federal, state or local environmental laws, regulations or administrative orders or other materials the removal of which is required or the maintenance of which is prohibited, regulated or penalized by any federal, state or local government authority ("Hazardous Materials") on, under, about or within the Parent Parcel and/or Premises in violation of any law or regulation, and (2) that Lessor will not, and will not permit any third party to use, generate, store or dispose of any Hazardous Materials on, under, about or within the Parent Parcel and/or Premises in violation of any law or regulation. Lessee agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Premises in violation of any law or regulation. This Lease shall at the option of Lessee terminate and be of no further force or effect if Hazardous Materials are discovered to exist on the Parent Parcel and/or Premises through no fault of Lessee after Lessee takes possession of the Premises and Lessee shall be entitled to a refund of all the consideration paid in advance to Lessor under this Lease.

16. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or via a nationally recognized overnight delivery service to the following addresses or to such other addresses as may be specified in writing at any time during the term of this Lease:

If to Lessor, to:

City of North Ridgeville
7307 Avon Belden Road, North Ridgeville, OH 44039
Attention: Brian Moriarty, Director of Law
Phone: 440-490-2068
Email: bmoriarty@nridgeville.org

If to Lessee, to:

TowerCo VI, LLC
5000 Valleystone Drive
Cary, North Carolina 27519
Attn: Property Management
Site ID #: OH0529

17. Quiet Enjoyment. Lessor covenants that it shall comply with all applicable laws, regulations and requirements related to the Premises and that Lessee shall have the quiet enjoyment of the Premises during the term of this Lease. In the event that Lessor fails to keep the Premises free and clear of any liens and encumbrances, Lessee shall have the right but not the obligation to satisfy such lien or encumbrance and deduct the full amount paid by Lessee on Lessor's behalf from future installments of Rent. Lessor agrees to allow Lessee to continue to quietly enjoy the use of Lessor's Premises while Lessor remedies any such non-compliance. Should Lessee's use of the Premises become compromised due to any breach of the warranty and covenants contained in this paragraph, Lessor acknowledges that Lessee shall be substantially harmed and Lessee will seek to recover from Lessor any damages Lessee may sustain.

18. Occurrence of Lessor Default. The covenants, representations and conditions in this Lease are mutual and dependent. Upon the occurrence of any breach or nonperformance of any representation, warranty, covenant, agreement or undertaking made by Lessor in this Lease ("Default"), Lessee shall have the option to pursue any one or more of the following remedies without notice or demand: (a) Lessee, may, at its sole election, terminate the Lease; (b) Lessee, may, without being obligated and without waiving the Default, cure the Default, whereupon Lessee shall be permitted to offset said costs, expenses and disbursements incurred by Lessee against Rent or any other amounts due or becoming due by Lessee to Lessor under this Lease; or (c) Lessee shall be entitled to pursue any and all other rights or remedies available at law or equity, including specific performance of this Lease, with respect to Lessor's default.

19. Assignment. Lessee may assign this Lease without the consent of, but with notice to, Lessor. From and after the date this Lease has been sold, assigned or transferred by Lessee to a third party agreeing to be subject to the terms hereof, Lessee shall immediately be released from any and all liability under this Lease, including the payment of any rental or other sums due, without any further action. Additionally, Lessee may mortgage or grant a security interest in this Lease and the Improvements, and may assign this Lease and the Improvements to any such mortgagees or holders of security interests including their successors and assigns (hereinafter collectively referred to as "Secured Parties"). If requested, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than ten (10) days after the receipt of the default notice If a termination, disaffirmance or rejection of the Lease pursuant to any laws (including any bankruptcy or insolvency laws) by Lessee shall occur, or if Lessor shall terminate this Lease for any reason, Lessor will give to the Secured Parties prompt notice thereof and Lessor will give the Secured

Parties the right to enter upon the Premises during a thirty (30)-day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Improvements. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

20. Successors and Assigns. This Lease shall run with the Premises and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

21. Liability and Indemnity. Lessee shall indemnify and hold Lessor harmless from all claims (including reasonable attorneys' fees, costs and expenses of defending against such claims) arising from the negligence or willful misconduct of Lessee or Lessee's agents or employees in or about the Premises. To the extent permitted by law, Lessor shall indemnify and hold Lessee harmless from all claims (including reasonable attorneys' fees, costs and expenses of defending against such claims) arising from the negligence or willful misconduct of Lessor or Lessor's agents, employees, lessees, invitees, contractors or other tenants occurring in or about the Parent Parcel. The duties described herein survive termination of this Lease.

22. Right of First Refusal; Sale of the Premises. If Lessor elects to grant to a third party by easement, or other legal instrument, an interest in and to any portion of the Premises for any purpose relating to operating and maintaining communications facilities or the management thereof, with or without an assignment of this agreement to such third party (including but not limited to assignments of rental streams associated with this agreement), Lessee shall have the right of first refusal to meet any bona fide offer of assignment, or any other transfer on the same terms and conditions as such offer. Lessor shall immediately provide the Lessee with a copy of the bona fide offer together with a notice describing the offer in sufficient detail. If Lessee fails to accept such bona fide offer within thirty (30) days after receipt of the foregoing, Lessor may sell or grant the easement or interest in the Premises in accordance with the terms of such bona fide offer.

23. Miscellaneous.

(a) Intentionally Omitted.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of the parties with respect to the subject matter of this Lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by the parties.

(d) If either party is represented by a real estate broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Upon request of Lessee, Lessor shall promptly execute and deliver to Lessee such documents as Lessee requests to evidence Lessee's rights in the Premises, including a

memorandum of option and a memorandum of lease and/or amendments thereto. Lessee may file such documents of record in the property records in the county in which the Premises are located.

(h) Lessee may obtain title insurance on its interest in the Premises, and Lessor shall cooperate by executing documentation required by the title insurance company. In the event the Premises is encumbered by a mortgage or deed of trust, Lessor agrees to obtain and furnish, within thirty (30) days written request by Lessee, a non-disturbance agreement to the effect that Lessee and Lessee's sublessees or licensees will not be disturbed in the occupancy of the Premises by any foreclosure; provided that the rights and interests of Lessee under this Lease shall be subject and subordinate to such mortgage or deed of trust.

(i) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart and that scanned or electronically reproduced copies of this Lease shall have the same force and effect as originals.

(j) Lessor will not, during the term of this Lease together with any extensions thereof, enter into any other lease, license, or other agreement for a similar purpose as set forth herein, on or adjacent to the Parent Parcel.

(k) In any case where the approval or consent of one party hereto is required, requested or otherwise to be given under this Lease, such party shall not unreasonably condition, delay or withhold its approval or consent.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease as of the date affixed to their signatures below.

LESSOR:

CITY OF NORTH RIDGEVILLE, an Ohio municipal corporation

By: _____
Name: _____
Title: _____
Date: _____

LESSOR ACKNOWLEDGEMENT:

STATE OF OHIO)
)
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ (name) _____ (title) of City of North Ridgeville, an Ohio municipal corporation, on behalf of the municipal corporation.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

LESSEE:

TOWERCO VI, LLC, a Delaware limited liability company

By: _____
Name: Mike Smith
Title: CFO
Date: _____

LESSEE ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by Mike Smith, CFO of TowerCo VI, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

EXHIBIT "A"

DESCRIPTION OF PARENT PARCEL

The Parent Parcel is described and/or depicted as follows:

PARCEL NO. 1:
Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and being known as a part of Original Ridgeville Township Lot No. 35 and bounded and described as follows:

Beginning at a point on the East line of Original Lot No. 35 distant North 3° 23' East and 2419.60 feet from the Southeast corner of Original Lot No. 35, said point also being South 3° 23' West and 659.43 feet from the Northerly line of a proposed 60 foot roadway and the Northeast corner of land conveyed to Elizabeth Bagi as recorded in Volume-576, Page-135 of Lorain County Record of Deeds;

Thence North 86° 44' West, a distance of 385 feet to an iron pin set;

Thence North 3° 23' East, a distance of 599.43 feet to a stone monument found at the Northwest corner of land conveyed to Jack and Norma Bailey as recorded in Volume-972, Page-303 of Lorain County Record of Deeds, said point also being on the Southerly line of the above mentioned proposed 60 foot roadway;

Thence North 86° 44' West, along said proposed roadway, a distance of 60 feet to an iron pin found;

Thence South 3° 23' West, along the Easterly line of land conveyed to Charles and Evelyn Sinnamond as recorded in Volume-841, Page-624 of Lorain County Record of Deeds, a distance of 1004.08 feet to a point;

Thence North 86° 44' West along the Southerly line of land so conveyed to Sinnamond, a distance of 227.97 feet to an iron pin;

Thence South 4° 39' West, a distance of 2024.53 feet to the Southerly line of said Original Lot No. 35;

Thence South 87° 27'05" East along the Southerly line of Original Lot No. 35, a distance of 717.80 feet to the Southeasterly corner of said Original Lot No. 35;

Thence North 3° 23' East along the Easterly line of Original Lot No. 35, a distance of 2419.60 feet to the place of beginning;
Containing within said bounds 37.1934. Acres of land, be the same more or less, but subject to all legal highways, as surveyed by J. R. Foor & Associates in April of 1975.

Parcel No. 0700035102041

EXHIBIT "B"

DESCRIPTION OR DEPICTION OF PREMISES

An approximately 40' x 60' (2,400) square foot tract of land, together with easements for ingress, egress and utilities described or depicted as follows:

(to be attached)

Note: At Lessee's option, Lessee may replace this Exhibit with an exhibit setting forth the legal description of the Premises, or an as-built drawing depicting the site. Any visual or textual representation of the Improvements and facilities is illustrative only, and does not limit the rights of Lessee as provided for in the Lease. Without limiting the generality of the foregoing:

1. The Premises may be setback from the boundaries of Lessor's property as required by the applicable governmental authorities.
2. The access road's width may be modified as required by governmental authorities, including police and fire departments.

3. The locations of any access and utility easements are illustrative only. Actual locations may be determined by Lessee and/or the servicing utility company in compliance with local laws and regulations.

Prepared by and return to:
Jason Catalini
TowerCo
5000 Valleystone Drive, Suite 200
Cary, North Carolina 27519

(Recorder's Use Above this Line)

STATE OF OHIO)
) **PARCEL NO. 0700035102041**
COUNTY OF LORAIN)

MEMORANDUM OF GROUND LEASE AGREEMENT

This Memorandum of Ground Lease Agreement ("Memorandum") is entered into on this ____ day of _____, 2025, by and between **CITY OF NORTH RIDGEVILLE**, an Ohio municipal corporation, having a mailing address of 7307 Avon Belden Road, North Ridgeville, OH 44039 (hereinafter referred to as "**Lessor**") and **TOWERCO VI LLC**, a Delaware limited liability company having a mailing address of 5000 Valleystone Drive, Suite 200, Cary, North Carolina, 27519 (hereinafter referred to as "**Lessee**").

1. Lessor and Lessee entered into that certain Ground Lease dated the ___ day of _____, 2025 (the "Lease") for certain real property and easements as described in **Exhibit B** attached hereto (collectively, the "Premises"), which are a portion of that certain parcel of real property located in North Ridgeville, County of Lorain, State of Ohio, described in **Exhibit A** attached hereto (the "Land").

2. The Lease shall have an initial term of five (5) years, with nine (9) additional five (5) year renewal terms.

3. The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed. In the event of a conflict between the terms of this Memorandum or the addition of any terms in this Memorandum which are not contained in the Lease, the Lease shall control. The terms of the Lease are hereby incorporated by reference.

4. Pursuant to the Lease, Lessee has a right of first refusal to meet any bona fide offers for any grant from Lessor to a third party by easement or other legal instrument of an interest in and to any portion of the Land, the Premises or the Lease for any purpose relating to operating and maintaining communications facilities or the management thereof, with or without an assignment

of the Lease to such third party, including but not limited to assignments of any right to the rent or rental stream associated with the Lease.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

IN WITNESS WHEREOF, the parties have executed this Memorandum under seal as of the dates set forth in the respective acknowledgements.

LESSOR:

CITY OF NORTH RIDGEVILLE, an Ohio municipal corporation

By: _____
Name: _____
Title: _____
Date: _____

LESSOR ACKNOWLEDGEMENT:

STATE OF OHIO)
)
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ (name) _____ (title) of City of North Ridgeville, an Ohio municipal corporation, on behalf of the municipal corporation.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

LESSEE:

TOWERCO VI, LLC, a Delaware limited liability company

By: _____
Name: Mike Smith
Title: CFO
Date: _____

LESSEE ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by Mike Smith, CFO of TowerCo VI, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

EXHIBIT "A"

DESCRIPTION OF LAND

The Land is described and/or depicted as follows:

PARCEL NO. 1:
Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and being known as a part of Original Ridgeville Township Lot No. 35 and bounded and described as follows:

Beginning at a point on the East line of Original Lot No. 35 distant North 3° 23' East and 2419.60 feet from the Southeast corner of Original Lot No. 35, said point also being South 3° 23' West and 659.43 feet from the Northerly line of a proposed 60 foot roadway and the Northeast corner of land conveyed to Elizabeth Bagi as recorded in Volume-576, Page-135 of Lorain County Record of Deeds;

Thence North 86° 44' West, a distance of 385 feet to an iron pin set;

Thence North 3° 23' East, a distance of 599.43 feet to a stone monument found at the Northwest corner of land conveyed to Jack and Norma Bailey as recorded in Volume-972, Page-303 of Lorain County Record of Deeds, said point also being on the Southerly line of the above mentioned proposed 60 foot roadway;

Thence North 86° 44' West, along said proposed roadway, a distance of 60 feet to an iron pin found;

Thence South 3° 23' West, along the Easterly line of land conveyed to Charles and Evelyn Sinnamond as recorded in Volume-841, Page-624 of Lorain County Record of Deeds, a distance of 1004.08 feet to a point;

Thence North 86° 44' West along the Southerly line of land so conveyed to Sinnamond, a distance of 227.97 feet to an iron pin;

Thence South 4° 39' West, a distance of 2024.53 feet to the Southerly line of said Original Lot No. 35;

Thence South 87° 27'05" East along the Southerly line of Original Lot No. 35, a distance of 717.80 feet to the Southeasterly corner of said Original Lot No. 35;

Thence North 3° 23' East along the Easterly line of Original Lot No. 35, a distance of 2419.60 feet to the place of beginning;
Containing within said bounds 37.1934. Acres of land, be the same more or less, but subject to all legal highways, as surveyed by J. R. Foor & Associates in April of 1975.

Parcel No. 0700035102041

EXHIBIT "B"

DESCRIPTION OR DEPICTION OF PREMISES

An approximately 40' x 60' (2,400) square foot tract of land, together with easements for ingress, egress and utilities described or depicted as follows. Exact legal description to be determined by survey.

(see attached)

Note: At Lessee's option, Lessee may replace this Exhibit with an exhibit setting forth the legal description of the Premises, or an as-built drawing depicting the site. Any visual or textual representation of the Improvements (as defined in the Lease) and facilities is illustrative only, and does not limit the rights of Lessee as provided for in the Lease. Without limiting the generality of the foregoing:

1. The Premises may be setback from the boundaries of Lessor's property as required by the applicable governmental authorities.

2. The access road's width may be modified as required by governmental authorities, including police and fire departments.
3. The locations of any access and utility easements are illustrative only. Actual locations may be determined by Lessee and/or the servicing utility company in compliance with local laws and regulations.

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT ("Lease") is effective as of the latter of the signature dates below ("Effective Date") by and between **CITY OF NORTH RIDGEVILLE**, an Ohio municipal corporation ("Lessor") and **TOWERCO VI, LLC**, a Delaware limited liability company ("Lessee").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Premises. Lessor is the owner of certain real property located in North Ridgeville, County of Lorain, State of Ohio, commonly known as 37077 Shady Drive, North Ridgeville, OH 44039 (parcel no. 0700035102041) (the "Parent Parcel"), as more particularly described in Exhibit "A" annexed hereto. Lessor hereby leases to Lessee and Lessee leases from Lessor approximately Two Thousand Four Hundred (2,400) square feet of the Parent Parcel ("Ground Space") and all access and utility easements if any ("Easements"), (the Ground Space and the Easements shall collectively be referred to as the "Premises") as described in Exhibit B annexed hereto.

2. Use. The Premises may be used by Lessee and Lessee's tenants and licensees for the transmission and receipt of wireless communication signals in any and all frequencies, the construction, maintenance, operation, subleasing and licensing of towers, antennas, and buildings, and related facilities and activities, and for any other uses which are incidental thereto ("Intended Use"). Lessee and its sublessees and licensees shall have access to the Premises twenty-four (24) hours a day, seven (7) days a week. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Premises (the "Governmental Approvals"). Lessor further agrees to cooperate with Lessee in executing and delivering any documents requested by Lessee to obtain Government Approvals necessary for its Intended Use. In the event that Lessee's Intended Use of the Premises is actually or constructively prohibited then, in addition to any other remedies available to Lessee, Lessee shall have the option to terminate this Lease with notice to Lessor.

3. Term. The term of this Lease shall be five (5) years commencing on the date Lessee begins commercial operation of the Improvements (as defined in Paragraph 6(a)) or the third anniversary of the Effective Date, whichever first occurs ("Commencement Date") and terminating on the fifth (5^{th}) anniversary of the Commencement Date (the "Term") unless otherwise provided in Paragraph 8.

4. Renewal Terms. Lessee shall have the right to extend this Lease for nine (9) additional five (5) year terms ("Renewal Terms"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor in writing of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Term or the Renewal Term which is then in effect.

5. Consideration. During the Term, Lessee shall pay Lessor the monthly sum of One Thousand Five Hundred and No/100 DOLLARS ($1,500.00) ("Rent"). Rent shall be payable on the first day of each month in advance to Lessor at Lessor's address as specified in Paragraph 16

below. Rent shall be increased on the anniversary of the Commencement Date by one and one-half percent (1.5%) over the Rent payable during the immediately preceding year.

As further consideration for Lessor to enter into this Lease, Lessee shall pay to Lessor within ten (10) days of the Effective Date of this Lease, a one-time signing bonus of Two Thousand Five Hundred DOLLARS ($2,500).

6. Improvements; Utilities; Access.

(a) Lessee shall have the right, at Lessee's sole cost and expense, to erect and maintain on the Premises improvements, personal property and facilities necessary or desired for its Intended Use (collectively the "Improvements"). The Improvements shall remain the exclusive property of the Lessee throughout the term and after the termination of this Lease. Lessee may construct, alter, demolish, reconstruct, restore, replace, supplement, modify and reconfigure the Improvements at any time during the Term or any Renewal Term of this Lease. Lessee shall remove all of the above-ground portions of the Improvements not later than one hundred eighty (180) days following any termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon the Improvements or Premises. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Improvements. In the event that a guyed tower is constructed on the Premises, Lessor also grants Lessee an easement in, over, across and through Lessor's real property during the Term and any Renewal Term of this Lease for the installation and maintenance of and reasonable access to the guy wires and guy wire anchors.

(b) Lessee shall have the right to install power, telecommunications, cables, conduit, and any other utilities, including cabinets, vaults and improvements directly related to such utilities, in an exclusive easement on the Premises, at Lessee's expense, and to improve present utilities on the Premises (including but not limited to the installation of emergency power generators). Lessee shall have the right to permanently place utilities on (or to bring utilities across or under) the Premises and the Improvements. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Premises, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on the Parent Parcel or other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute within fifteen (15) days a separate written easement to the utility company providing the service or Lessee in a form which may be filed of record evidencing this right.

(c) Lessor grants to Lessee, its officers, agents, employees, sublessees, licensees and their independent contractors, the right and privilege to enter upon the Premises and the Parent Parcel, to perform or cause to be performed test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Premises and all or part of the Parent Parcel. Lessor grants Lessee and its sublessees and licensees a license to use such portion of Lessor's property contiguous to the Premises on a temporary basis as reasonably required during the Term or any Renewal Term of this Lease for the construction, installation, maintenance or removal of the Improvements, including access for construction machinery and equipment, storage of construction materials and equipment and staging areas.

(d) Lessor represents and warrants to Lessee that Lessee shall at all times during this Lease enjoy ingress, egress and access from the Premises twenty-four (24) hours a day, seven (7) days a week to an open and improved public road which presently exists and which shall be adequate to service the Premises and the Improvements. If no such public road exists or ceases to exist in the future, Lessor will grant an exclusive easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Premises and the Improvements. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement within fifteen (15) days of evidencing this right and Lessor shall maintain access to the Easements in a free and open condition so that no interference is caused to Lessee by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easements.

7. Lessor's Representations and Warranties. As an inducement for Lessee to enter into and be bound by the terms of this Lease, Lessor represents and warrants to Lessee and Lessee's successors and assigns that Lessor (i) has good and marketable title to the Premises, (ii) has the authority to enter into and be bound by the terms of this Lease, (iii) to the best of Lessor's knowledge, there are no pending or threatened lawsuits, administrative actions (including bankruptcy or insolvency proceedings), suits, claims or causes of action against Lessor or which may otherwise affect the Premises, and (iv) the Premises are not presently subject to an option, lease, agreement or other contract which may adversely affect Lessor's ability to fulfill its obligations under this Lease. Lessor covenants and agrees that it shall not grant an option or enter into any contract which will adversely affect Lessee's Intended Use (as defined in paragraph 2 above) of the Premises until this Lease expires or is terminated by Lessee. The representations and warranties of Lessor shall survive the termination or expiration of the term of this Lease.

8. Termination. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party which default is not cured within sixty (60) days of receipt of written notice of default (without, however, limiting any other rights available to the parties pursuant to any other provisions hereof); provided, that if the defaulting party commences good faith efforts to cure the default within such period the cure period may be extended upon mutual agreement, in writing, of the parties hereto;

(b) Upon thirty (30) days' written notice by Lessee to Lessor if (i) Lessee is unable to obtain or maintain any license, permit or other Governmental Approval necessary for the construction and operation of the Improvements or Lessee's business or (ii) Lessee's Intended Use of the Premises is actually or constructively interfered with; or

(c) By Lessee for any reason upon written notice from Lessee to Lessor.

9. Subleases. Lessee, at its sole discretion, shall have the right, without the consent of, but with notice to, Lessor, to license, sublease or otherwise allow the occupancy of all or a portion of the Premises and the Improvements. If Lessee licenses or subleases a portion of the Premises to a third party for the purpose of sending and receiving telecommunications signals (each such grant a "Sublease") then Lessee agrees to pay to Lessor, as additional rent, an amount equal to Five Hundred and No/100 Dollars ($500.00) per month ("Co-Location Rent") under the following conditions: (i) Lessee shall only be required to pay the Co-Location Rent where the Sublease is with a major wireless carrier (Verizon, AT&T, or T-Mobile); (ii) Lessee shall not be required to

pay Lessor the Co-Location Rent for the first or initial Sublease ("Anchor Tenant"); and (iii) such Co-Location Rent shall not be subject to an escalator. In the event the Anchor Tenant vacates the Premises, Lessee shall have the right to substitute the Anchor Tenant with an existing sublessee or licensee who shall become the new Anchor Tenant. The Co-Location Rent for each such Sublease shall commence beginning on the first day of the month following the commencement date of each Sublease and continue through the term of that respective Sublease. That portion of the Rent attributable to the Co-Location Rent shall terminate on the date each Sublease terminates or expires, whichever is earlier, and Rent thereafter shall be reduced by an amount equal to the Co-Location Rent for each such Sublease as of the date of such expiration or termination. Lessee shall have no obligation to pay that portion of the Rent attributable to the Co-Location Rent for each Sublease unless Lessee actually receives the rent payment due under each respective Sublease. Lessee shall have sole discretion as to whether, and on what terms, to enter into, amend or terminate any such Sublease, and there shall be no express or implied obligation of Lessee to do so nor is Lessor a third-party beneficiary of any Sublease. Lessee's licensee(s) and sublessee(s) shall be entitled to modify the tower and Improvements, and erect and install additional improvements and personal property on the Premises and Improvements, including but not limited to antennas, dishes, cabling, utilities, emergency or back up power, generators, and equipment shelters. Lessee's licensee(s) and sublessee(s) shall be entitled to all rights of ingress and egress to the Premises, the right to install utilities on the Premises and the right to use the Premises for the Intended Use as if said licensee or sublessee were the Lessee under this Lease.

10. Taxes. Lessee shall pay any personal property taxes assessed on the Improvements. Lessor agrees to provide to Lessee a copy of any notice, assessment or billing relating to any real or personal property taxes for which Lessee is responsible under this Lease within thirty (30) days of receipt of same by Lessor. Lessee shall have the right, at its sole option, and at its sole cost and expense, to appeal, challenge or seek modification of any real or personal property tax assessment or billing for which Lessee is wholly or partly responsible for payment under this Lease.

11. Damage or Destruction. If the Premises or the Improvements are destroyed or damaged so as to hinder the effective use of the Improvements in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor.

12. Condemnation. If a condemning authority takes all of the Premises, or a portion sufficient in Lessee's determination, to render the Premises in the opinion of Lessee unsuitable for the use which Lessee was then making of the Premises, this Lease shall terminate the earlier of (i) the date title vests in the condemning authority or (ii) the date the condemning authority takes possession of the Premises or a portion of it. Lessor and Lessee shall share in the condemnation proceeds in proportion to the values of their respective interests in the Premises (which for Lessee shall include, where applicable, the value of its Improvements, moving expenses, prepaid rent, lost business, goodwill, and business relocation expenses).

13. Insurance. Lessee, at Lessee's sole cost and expense, shall procure and maintain on the Premises and on the Improvements, bodily injury and property damage insurance with a combined single limit of at least One Million and 00/100 Dollars ($1,000,000.00) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of Lessee, its employees and agents arising out of or in connection with Lessee's use of the Premises and Improvements. Lessor, at

Lessor's sole cost and expense, shall procure and maintain on the Parent Parcel, bodily injury and property damage insurance with a combined single limit of at least One Million Dollars ($1,000,000) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of Lessor, its employees and agents arising out of or in connection with Lessor's use, occupancy and maintenance of the Parent Parcel.

14. Interference. Lessor shall not, nor shall Lessor permit its lessees, licensees, invitees or agents, to use any portion of the Parent Parcel or adjacent real property owned or controlled by Lessor in any way which interferes with Lessee's Intended Use of the Premises. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to immediately terminate such interference. In the event such interference is not immediately rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring an action to enjoin such interference or to terminate this Lease with notice to Lessor.

15. Environmental Compliance. Lessor represents, warrants and agrees (1) that neither Lessor nor, to Lessor's knowledge, any third party has used, generated, stored or disposed of, or permitted the use, generation, storage or disposal of, any contaminants, oils, asbestos, PCBs, hazardous substances or wastes as defined by federal, state or local environmental laws, regulations or administrative orders or other materials the removal of which is required or the maintenance of which is prohibited, regulated or penalized by any federal, state or local government authority ("Hazardous Materials") on, under, about or within the Parent Parcel and/or Premises in violation of any law or regulation, and (2) that Lessor will not, and will not permit any third party to use, generate, store or dispose of any Hazardous Materials on, under, about or within the Parent Parcel and/or Premises in violation of any law or regulation. Lessee agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Premises in violation of any law or regulation. This Lease shall at the option of Lessee terminate and be of no further force or effect if Hazardous Materials are discovered to exist on the Parent Parcel and/or Premises through no fault of Lessee after Lessee takes possession of the Premises and Lessee shall be entitled to a refund of all the consideration paid in advance to Lessor under this Lease.

16. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or via a nationally recognized overnight delivery service to the following addresses or to such other addresses as may be specified in writing at any time during the term of this Lease:

If to Lessor, to:

City of North Ridgeville
7307 Avon Belden Road, North Ridgeville, OH 44039
Attention: Brian Moriarty, Director of Law
Phone: 440-490-2068
Email: bmoriarty@nridgeville.org

If to Lessee, to:

TowerCo VI, LLC
5000 Valleystone Drive
Cary, North Carolina 27519
Attn: Property Management
Site ID #: OH0529

17. Quiet Enjoyment. Lessor covenants that it shall comply with all applicable laws, regulations and requirements related to the Premises and that Lessee shall have the quiet enjoyment of the Premises during the term of this Lease. In the event that Lessor fails to keep the Premises free and clear of any liens and encumbrances, Lessee shall have the right but not the obligation to satisfy such lien or encumbrance and deduct the full amount paid by Lessee on Lessor's behalf from future installments of Rent. Lessor agrees to allow Lessee to continue to quietly enjoy the use of Lessor's Premises while Lessor remedies any such non-compliance. Should Lessee's use of the Premises become compromised due to any breach of the warranty and covenants contained in this paragraph, Lessor acknowledges that Lessee shall be substantially harmed and Lessee will seek to recover from Lessor any damages Lessee may sustain.

18. Occurrence of Lessor Default. The covenants, representations and conditions in this Lease are mutual and dependent. Upon the occurrence of any breach or nonperformance of any representation, warranty, covenant, agreement or undertaking made by Lessor in this Lease ("Default"), Lessee shall have the option to pursue any one or more of the following remedies without notice or demand: (a) Lessee, may, at its sole election, terminate the Lease; (b) Lessee, may, without being obligated and without waiving the Default, cure the Default, whereupon Lessee shall be permitted to offset said costs, expenses and disbursements incurred by Lessee against Rent or any other amounts due or becoming due by Lessee to Lessor under this Lease; or (c) Lessee shall be entitled to pursue any and all other rights or remedies available at law or equity, including specific performance of this Lease, with respect to Lessor's default.

19. Assignment. Lessee may assign this Lease without the consent of, but with notice to, Lessor. From and after the date this Lease has been sold, assigned or transferred by Lessee to a third party agreeing to be subject to the terms hereof, Lessee shall immediately be released from any and all liability under this Lease, including the payment of any rental or other sums due, without any further action. Additionally, Lessee may mortgage or grant a security interest in this Lease and the Improvements, and may assign this Lease and the Improvements to any such mortgagees or holders of security interests including their successors and assigns (hereinafter collectively referred to as "Secured Parties"). If requested, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than ten (10) days after the receipt of the default notice If a termination, disaffirmance or rejection of the Lease pursuant to any laws (including any bankruptcy or insolvency laws) by Lessee shall occur, or if Lessor shall terminate this Lease for any reason, Lessor will give to the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Premises during a thirty (30)-day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Improvements. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

20. Successors and Assigns. This Lease shall run with the Premises and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

21. Liability and Indemnity. Lessee shall indemnify and hold Lessor harmless from all claims (including reasonable attorneys' fees, costs and expenses of defending against such claims) arising from the negligence or willful misconduct of Lessee or Lessee's agents or employees in or about the Premises. To the extent permitted by law, Lessor shall indemnify and hold Lessee harmless from all claims (including reasonable attorneys' fees, costs and expenses of defending against such claims) arising from the negligence or willful misconduct of Lessor or Lessor's agents, employees, lessees, invitees, contractors or other tenants occurring in or about the Parent Parcel. The duties described herein survive termination of this Lease.

22. Right of First Refusal; Sale of the Premises. If Lessor elects to grant to a third party by easement, or other legal instrument, an interest in and to any portion of the Premises for any purpose relating to operating and maintaining communications facilities or the management thereof, with or without an assignment of this agreement to such third party (including but not limited to assignments of rental streams associated with this agreement), Lessee shall have the right of first refusal to meet any bona fide offer of assignment, or any other transfer on the same terms and conditions as such offer. Lessor shall immediately provide the Lessee with a copy of the bona fide offer together with a notice describing the offer in sufficient detail. If Lessee fails to accept such bona fide offer within thirty (30) days after receipt of the foregoing, Lessor may sell or grant the easement or interest in the Premises in accordance with the terms of such bona fide offer.

23. Miscellaneous.

(a) Intentionally Omitted.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of the parties with respect to the subject matter of this Lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by the parties.

(d) If either party is represented by a real estate broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Upon request of Lessee, Lessor shall promptly execute and deliver to Lessee such documents as Lessee requests to evidence Lessee's rights in the Premises, including a memorandum of option and a memorandum of lease and/or amendments thereto. Lessee may file such documents of record in the property records in the county in which the Premises are located.

(h) Lessee may obtain title insurance on its interest in the Premises, and Lessor shall cooperate by executing documentation required by the title insurance company. In the event the Premises is encumbered by a mortgage or deed of trust, Lessor agrees to obtain and furnish, within thirty (30) days written request by Lessee, a non-disturbance agreement to the effect that Lessee and Lessee's sublessees or licensees will not be disturbed in the occupancy of the Premises by any foreclosure; provided that the rights and interests of Lessee under this Lease shall be subject and subordinate to such mortgage or deed of trust.

(i) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart and that scanned or electronically reproduced copies of this Lease shall have the same force and effect as originals.

(j) Lessor will not, during the term of this Lease together with any extensions thereof, enter into any other lease, license, or other agreement for a similar purpose as set forth herein, on or adjacent to the Parent Parcel.

(k) In any case where the approval or consent of one party hereto is required, requested or otherwise to be given under this Lease, such party shall not unreasonably condition, delay or withhold its approval or consent.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease as of the date affixed to their signatures below.

LESSOR:

CITY OF NORTH RIDGEVILLE, an Ohio municipal corporation

By: _____
Name: _____
Title: _____
Date: _____

LESSOR ACKNOWLEDGEMENT:

STATE OF OHIO)
)
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ (name) _____ (title) of City of North Ridgeville, an Ohio municipal corporation, on behalf of the municipal corporation.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

LESSEE:

TOWERCO VI, LLC, a Delaware limited liability company

By: _____
Name: Mike Smith
Title: CFO
Date: _____

LESSEE ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by Mike Smith, CFO of TowerCo VI, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

EXHIBIT "A"

DESCRIPTION OF PARENT PARCEL

The Parent Parcel is described and/or depicted as follows:

PARCEL NO. 1:
Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and being known as a part of Original Ridgeville Township Lot No. 35 and bounded and described as follows:

Beginning at a point on the East line of Original Lot No. 35 distant North 3° 23' East and 2419.60 feet from the Southeast corner of Original Lot No. 35, said point also being South 3° 23' West and 659.43 feet from the Northerly line of a proposed 60 foot roadway and the Northeast corner of land conveyed to Elizabeth Bagi as recorded in Volume-576, Page-135 of Lorain County Record of Deeds;

Thence North 86° 44' West, a distance of 385 feet to an iron pin set;

Thence North 3° 23' East, a distance of 599.43 feet to a stone monument found at the Northwest corner of land conveyed to Jack and Norma Bailey as recorded in Volume-972, Page-303 of Lorain County Record of Deeds, said point also being on the Southerly line of the above mentioned proposed 60 foot roadway;

Thence North 86° 44' West, along said proposed roadway, a distance of 60 feet to an iron pin found;

Thence South 3° 23' West, along the Easterly line of land conveyed to Charles and Evelyn Sinnamond as recorded in Volume-841, Page-624 of Lorain County Record of Deeds, a distance of 1004.08 feet to a point;

Thence North 86° 44' West along the Southerly line of land so conveyed to Sinnamond, a distance of 227.97 feet to an iron pin;

Thence South 4° 39' West, a distance of 2024.53 feet to the Southerly line of said Original Lot No. 35;

Thence South 87° 27'05" East along the Southerly line of Original Lot No. 35, a distance of 717.80 feet to the Southeasterly corner of said Original Lot No. 35;

Thence North 3° 23' East along the Easterly line of Original Lot No. 35, a distance of 2419.60 feet to the place of beginning;
Containing within said bounds 37.1934. Acres of land, be the same more or less, but subject to all legal highways, as surveyed by J. R. Foor & Associates in April of 1975.

Parcel No. 0700035102041

EXHIBIT "B"

DESCRIPTION OR DEPICTION OF PREMISES

An approximately 40' x 60' (2,400) square foot tract of land, together with easements for ingress, egress and utilities described or depicted as follows:

(to be attached)

Note: At Lessee's option, Lessee may replace this Exhibit with an exhibit setting forth the legal description of the Premises, or an as-built drawing depicting the site. Any visual or textual representation of the Improvements and facilities is illustrative only, and does not limit the rights of Lessee as provided for in the Lease. Without limiting the generality of the foregoing:

1. The Premises may be setback from the boundaries of Lessor's property as required by the applicable governmental authorities.
2. The access road's width may be modified as required by governmental authorities, including police and fire departments.
3. The locations of any access and utility easements are illustrative only. Actual locations may be determined by Lessee and/or the servicing utility company in compliance with local laws and regulations.

Prepared by and return to:
Jason Catalini
TowerCo
5000 Valleystone Drive, Suite 200
Cary, North Carolina 27519

(Recorder's Use Above this Line)

STATE OF OHIO)
)
COUNTY OF LORAIN)

PARCEL NO. 0700035102041

MEMORANDUM OF GROUND LEASE AGREEMENT

This Memorandum of Ground Lease Agreement ("Memorandum") is entered into on this ____ day of _____, 2025, by and between **CITY OF NORTH RIDGEVILLE**, an Ohio municipal corporation, having a mailing address of 7307 Avon Belden Road, North Ridgeville, OH 44039 (hereinafter referred to as "**Lessor**") and **TOWERCO VI LLC**, a Delaware limited liability company having a mailing address of 5000 Valleystone Drive, Suite 200, Cary, North Carolina, 27519 (hereinafter referred to as "**Lessee**").

1. Lessor and Lessee entered into that certain Ground Lease dated the ___ day of _____, 2025 (the "Lease") for certain real property and easements as described in **Exhibit B** attached hereto (collectively, the "Premises"), which are a portion of that certain parcel of real property located in North Ridgeville, County of Lorain, State of Ohio, described in **Exhibit A** attached hereto (the "Land").

2. The Lease shall have an initial term of five (5) years, with nine (9) additional five (5) year renewal terms.

3. The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed. In the event of a conflict between the terms of this Memorandum or the addition of any terms in this Memorandum which are not contained in the Lease, the Lease shall control. The terms of the Lease are hereby incorporated by reference.

4. Pursuant to the Lease, Lessee has a right of first refusal to meet any bona fide offers for any grant from Lessor to a third party by easement or other legal instrument of an interest in and to any portion of the Land, the Premises or the Lease for any purpose relating to operating and maintaining communications facilities or the management thereof, with or without an assignment

of the Lease to such third party, including but not limited to assignments of any right to the rent or rental stream associated with the Lease.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

IN WITNESS WHEREOF, the parties have executed this Memorandum under seal as of the dates set forth in the respective acknowledgements.

LESSOR:

CITY OF NORTH RIDGEVILLE, an Ohio municipal corporation

By: _____
Name: _____
Title: _____
Date: _____

LESSOR ACKNOWLEDGEMENT:

STATE OF OHIO)
)
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by _____ (name) _____ (title) of City of North Ridgeville, an Ohio municipal corporation, on behalf of the municipal corporation.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

LESSEE:

TOWERCO VI, LLC, a Delaware limited liability company

By: _____
Name: Mike Smith
Title: CFO
Date: _____

LESSEE ACKNOWLEDGEMENT:

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by Mike Smith, CFO of TowerCo VI, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____
Notary Public
Print Name _____
Title (and Rank): _____
My commission expires: _____
Serial Number, if any: _____ (seal)

EXHIBIT "A"

DESCRIPTION OF LAND

The Land is described and/or depicted as follows:

PARCEL NO. 1:
Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and being known as a part of Original Ridgeville Township Lot No. 35 and bounded and described as follows:

Beginning at a point on the East line of Original Lot No. 35 distant North 3° 23' East and 2419.60 feet from the Southeast corner of Original Lot No. 35, said point also being South 3° 23' West and 659.43 feet from the Northerly line of a proposed 60 foot roadway and the Northeast corner of land conveyed to Elizabeth Bagi as recorded in Volume-576, Page-135 of Lorain County Record of Deeds;

Thence North 86° 44' West, a distance of 385 feet to an iron pin set;

Thence North 3° 23' East, a distance of 599.43 feet to a stone monument found at the Northwest corner of land conveyed to Jack and Norma Bailey as recorded in Volume-972, Page-303 of Lorain County Record of Deeds, said point also being on the Southerly line of the above mentioned proposed 60 foot roadway;

Thence North 86° 44' West, along said proposed roadway, a distance of 60 feet to an iron pin found;

Thence South 3° 23' West, along the Easterly line of land conveyed to Charles and Evelyn Sinnamond as recorded in Volume-841, Page-624 of Lorain County Record of Deeds, a distance of 1004.08 feet to a point;

Thence North 86° 44' West along the Southerly line of land so conveyed to Sinnamond, a distance of 227.97 feet to an iron pin;

Thence South 4° 39' West, a distance of 2024.53 feet to the Southerly line of said Original Lot No. 35;

Thence South 87° 27'05" East along the Southerly line of Original Lot No. 35, a distance of 717.80 feet to the Southeasterly corner of said Original Lot No. 35;

Thence North 3° 23' East along the Easterly line of Original Lot No. 35, a distance of 2419.60 feet to the place of beginning;
Containing within said bounds 37.1934. Acres of land, be the same more or less, but subject to all legal highways, as surveyed by J. R. Foor & Associates in April of 1975.

Parcel No. 0700035102041

EXHIBIT "B"

DESCRIPTION OR DEPICTION OF PREMISES

An approximately 40' x 60' (2,400) square foot tract of land, together with easements for ingress, egress and utilities described or depicted as follows. Exact legal description to be determined by survey.

(see attached)

Note: At Lessee's option, Lessee may replace this Exhibit with an exhibit setting forth the legal description of the Premises, or an as-built drawing depicting the site. Any visual or textual representation of the Improvements (as defined in the Lease) and facilities is illustrative only, and does not limit the rights of Lessee as provided for in the Lease. Without limiting the generality of the foregoing:

1. The Premises may be setback from the boundaries of Lessor's property as required by the applicable governmental authorities.
2. The access road's width may be modified as required by governmental authorities, including police and fire departments.
3. The locations of any access and utility easements are illustrative only. Actual locations may be determined by Lessee and/or the servicing utility company in compliance with local laws and regulations.

DATE:	December 15, 2025	1ST READING:	December 15, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	N/A
		EFFECTIVE:	N/A

ORDINANCE NO. 2025-162

AN ORDINANCE AMENDING ORDINANCE 6109-2023, WHICH AUTHORIZED THE MAYOR TO ENTER INTO A CONTRACT WITH A CONSULTING ENGINEERING FIRM FOR ADDITIONAL DESIGN SERVICES FOR THE MILLS CREEK CONSERVATION AND FLOOD CONTROL PROJECT BY INCREASING THE PRIOR APPROVED AMOUNT OF $507,500.00 TO $665,200.00.

WHEREAS, Ordinance 5636-2019 authorized the Mayor to enter into an agreement with Bramhall Engineering & Surveying Company to provide design engineering services for the Mills Creek Conservation and Flood Control Project; and

WHEREAS, the project now requires additional services related to private utility coordination, plan revisions to accommodate TC Energy, First Energy and the U.S. Army Corps of Engineers, and modifications associated with the Cypress Avenue Extension; and

WHEREAS, the City has received a proposal for these additional services in an amount not to exceed $157,700.00.

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

SECTION 1. Ordinance No. 6109-2023 is hereby amended by increasing the prior approved amount from $507,500.00 to $665,200.00.

SECTION 2. All other sections, terms and provisions of Ordinance No. 6109-2023 not specifically modified by this amending Ordinance shall remain in full force and effect.

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

BRAMHALL
ENGINEERING &
SURVEYING COMPANY

801 Moore Road • Avon, Ohio 44011 • 440/934-7878 • Fax 440/934-7879

Equal Opportunity • Affirmative Action Employer

July 4, 2025
Rev September 8, 2025

Mrs. Christina Eavenson, P.E.
City Engineer
7307 Avon Belden Road
North Ridgeville, Ohio 44039

Reference: Mills Creek Conservation and Flood Control Improvements
Cypress Avenue Extension Assistance
Professional Services Proposal

Dear Mrs. Eavenson:

We are pleased to submit the following Proposal for Professional Services pertaining to the above referenced project.

The project requires ongoing assistance with private utility coordination of the TC Energy Pipeline, Environmental Engineering and permitting of the wetlands with Federal (USACE) and State Of Ohio Environmental Protection Agency.

Changes are required to include a large siphon structure as to not impact the 16 inch high pressure gas line owned by TC Energy. Structural Engineering is required to temporarily support the 16 inch gas main. Ongoing coordination with TC Energy will be required. Bramhall has teamed with Gannett Fleming Transystems (GFT) on the temporary shoring structure and peer review assistance with the large siphon structure.

Additional First Energy coordination and plan modifications are required due to maintaining access and no impact on their infrastructure to meet their separation requirements.

Cypress Avenue Extension modifications and coordination with Mills Creek Conservation Area Improvements.

Scope of Services

The project Scope of Services to be provided by Bramhall Engineering and Surveying Company (BRAMHALL) shall include the following:

Task I - Civil/Site Design Engineering

BRAMHALL shall provide the following Civil Engineering including, but are not limited to, the following:

- Plan updates as required due to Environmental Engineering revisions and private utility coordination.
- Prepare a revised Engineer's Opinion of Probable Construction Cost Estimate for the project.
- Prepare revised bid forms.
- Attend Meetings with City as may be required.
- Assist CITY with ongoing private utility coordination.
- Revise boardwalk details as required by USACE.
- Drafting assistance with GFT for temporary gas support structure. Coordinate with TC Energy on permitting.
- Provide Additional research regarding First Energy Property for unknown easements that were not found during title searches. Update proposed easements as required. Revise plans as required.

Task II – Temporary Shoring and Utility Support and Peer Review

- Gannett Fleming Transystems (GFT) will prepare calculations and sketches for the temporary shoring structure.
- Provide peer review assistance with the large siphon structure with a Senior Hydraulics Engineer.
- See 3 page summary of scope within.

Clarifications and Exceptions

1) Real Estate Acquisition and Appraisal Services are not included.

2) BRAMHALL personnel shall have access to the site to conduct required survey tasks. The City of North Ridgeville shall notify private property owners, if required, to obtain permission for BRAMHALL and our Subconsultants to enter said private properties.

3) BRAMHALL will locate existing utilities observed in the field or as staked by others. BRAMHALL is not an underground utility locating service. Existing reference drawings may be used as part of the base mapping and will be noted as such, however, BRAMHALL does not assume responsibility of the accuracy/completeness thereof.

4) BRAMHALL shall prepare the base map information in Auto CAD Civil 3D 2025.dwg format. BRAMHALL is not held responsible for the possible degradation of data if saved back to previous formats and/or if utilized with other drawing software.

5) All specifications will be by plan note only referring to Ohio Department of Transportation (ODOT) and/or the City of North Ridgeville Construction and Material Specifications. A separate specification booklet is not included.

6) FEMA coordination/submittals (Letter of Map Revision) are not included with this scope of work. This work will be coordinated after the completion of all project phases when the full potential flood risk reduction is achieved and handled by a separate scope of services.

7) Additional Environmental Consulting and modification to Cypress Avenue Extension Plans is under separate cover letter.

8) BRAMHALL Hourly Rate Schedule for authorized additions to the Scope of Services is attached. Authorized additions to the contract shall be based upon these rates.

9) Bidding and construction plans for the park building and amenity items beyond the civil scope are not included. A separate proposal can be provided in the future for these services.

Professional Services Fee

We propose to provide these Professional Services on an Hourly as needed as basis or lump sum as follows:

Task I - Civil/Site Design Engineering (Hourly)…...……...$ 80,000.00

Task II – Temporary Shoring and Utility Support and Peer Review…...$ 63,352.00

Total Contract Amount……$ 143,352.00

Method of Payment

The work will be billed monthly based upon the actual hours worked at the time of billing. The above rates are valid for services provided through December 31, 2025. Charges for our services after this date are subject to escalation.

ACKNOWLEDGED & ACCEPTED

BRAMHALL ENGINEERING & SURVEYING COMPANY

By: _____
Aaron P. Appell, P.E.
Title: Principal
Date: September 8th, 2025

ACKNOWLEDGED & ACCEPTED

CITY OF NORTH RIDGEVILLE

By: _____

Title: _____
Date: _____

Bramhall Engineering & Surveying Company

Schedule of Rates for the Year 2025

Our services will be billed at an amount equal to the time expended multiplied by the following hourly rates:

	Hourly Rate
Principal	$185.00
Senior Project Manager	$165.00
Professional Surveyor	$155.00
Senior Professional Engineer	$150.00
Professional Engineer	$140.00
Engineer II	$110.00
Engineer I	$90.00
Surveyor I	$90.00
Senior Inspector	$70.00
Inspector	$60.00
Three- Person Survey Crew	$170.00
Two-Person Survey Crew	$155.00
GPS Survey System Unit Or Robotic Total Control System (One Person Survey Crew)	$135.00
Senior Technician IV	$135.00
Senior Technician III	$120.00
Senior Technician II	$105.00
GIS Technician	$100.00
Senior Technician I	$90.00
Technician	$65.00
Drafter	$50.00
Administrative Assistant	$65.00

Reimbursable expenses shall include the cost of reproduction of plans and documents as required, plus 10%, and mileage incurred for meetings and site visits.

The above rates are valid for services provided through December 31, 2025. Charges for our services after this date are subject to escalation.

Payment for our services shall be monthly.

GFT

North Ridgeville
Mills Creek Conservation and Regional Flood Control Project

Aaron P. Appell, P.E., CPESC
Bramhall Engineering and Surveying Company
801 Moore Road, Avon, OH 44011

Dear Aaaron,
Below and on the following pages is a proposed scope and fee to design a temporary shoring and utility support systems for the cut and cover installation of an inverted siphon in North Ridgeville (Mills Creek Conservation and Regional Flood Control Project). Also included is 20 hours of effort for a senior hydraulics engineer to review the design and plans of the inverted siphon system.

GFT (dba Gannett Fleming) will seal the standalone sheets that detail the shoring and temporary support system. No site visit or in person meetings are assumed. Bramhall will faciliate meetings with the gas company and other parties as needed.

Specific scope items and assumptions are on the subsequent pages.
Total Proposed Lump Sum Price for the work: $63,352.00

The schedule will be as needed in coordination with the overall Bramhall engineering work. At least 6 weeks notice is required before deliverables are due (preferably more) so that staffing can be arranged.

Thank you for the opportunity to assist in developing a cost effective solution for the owner.

Sincerely,

Eric Dues
Ohio Bridge Group Manager.

CONSULTANT COST SUMMARY

C/R/S : North Ridgeville Sheeting and Gas Line Support

PID NO.:

CONSULTANT: GFT

DATE: June 26, 2025

Overhead Percentage for Net Fee = 159.98%

Overhead Percentage = 147.55%

Cost of Money = 0.40%

Net Fee Percentage = 11.00%

Task Description	Pers. Class.	Average Hourly Rate	Total Hours	Direct Labor Costs	Overhead Costs	Cost of Money	Other Direct Costs	Net Fee	Total Cost
Part 1 Lump Sum									
North Ridgeville Siphon - Temporary Utility Support									
Project Setup and Coordination		$94.50	40	$3,780	$5,577	$15	$0	$1,081	$10,453
Shoring and Support Design		$69.35	146	$10,125	$14,939	$41	$0	$2,896	$28,001
Plans		$62.52	144	$9,003	$13,284	$36	$0	$2,575	$24,898
GFT	**Subtotal**	**$69.42**	**330**	**$22,908**	**$33,800**	**$92**	**$0**	**$6,552**	**$63,352**
Part 1 Lump Sum	**Total**		**330**						**$63,352**

GFT

Bramhall Engineering
North Ridgeville Siphon - Temporary Utility Support

Work Type Mills Creek Conservation and Regional Flood Control Project
CITY/TOWN: North Ridgeville
Prime Consultant Bramhall Engineering

	Princpal Engineer	Senior Bridge Engineer	Junior Bridge Engineer	Senior Hydraulics Engineer	Junior Geotechnical Engineer	Totals	Notes
Project Setup and Coordination							
Setup	10					10	Project setup (Accounting, CADD, Agreement)
Meetings	4	4	2			10	Two virtual assumed
Siphon Design Review				20		20	
sub-total	**14**	**4**	**2**	**20**	**-**	**40**	
HOURLY RATES	$111.10	$80.25	$51.15	$90.00	$54.90		
DIRECT PAYROLL	**$1,556**	$321	$103	**$1,800**	$0	**$3,780**	
Shoring and Support Design							
Shoring design	2	8	8		16	34	Will be used to shorten the temporary support span (by allowing a vertical cut) and vertically support the temporary support structure.
Temporary Support Design	2	20	30			52	Design of the temporary support structure, anticipated to be parallel beams (approximatley W30), including derivation of loads needed for vertical and lateral design. Includes design of shoring to support system connection details.
Gas line support details	4	8	8			20	Sketching gas line to support system connection, including two virtual meetings with the gas line company to discuss the system and their preferences / comments on the details and procedure.
Coordination of design details with Bramhall	4	4				8	Miscellaneous design reviews with Bramhall to be incorporated into their plans.
Response to Gas Line/Client Comments & Updates	8	8	16			32	Assumes two rounds up comment dispositions and plan/ calculation updates
						-	
sub-total	**20**	**48**	**62**	**-**	**16**	**146**	
HOURLY RATES	$111.10	$80.25	$51.15	$90.00	$54.90		
DIRECT PAYROLL	$2,222	$3,852	$3,172	$0	$879	$10,125	
Plans							
Setup of CADD environment	-	-	10			10	CADD environment provided by Bramhall
General Details & notes (1 sheet)	4	16	30			50	Basemap and elevation view of each wall. Basemap will be spatially correct for inclusion in Bramhall's site plans. Notes sheet will include an expected written procedure.
Gas line support details (1 sheet)		16	26			42	Includes plan view of support system, elevation view of support system, and typical section of support system.
Support system Details (1 Sheet)		16	26			42	Connection / bracing details, baseplate details, miscellaneous details for connection to gas line.
sub-total	**4**	**48**	**92**	**-**	**-**	**144**	
HOURLY RATES	$111.10	$80.25	$51.15	$90.00	$54.90		
DIRECT PAYROLL	$445	$3,852	$4,706	$0	$0	$9,003	
TOTAL WORKHOURS	**38**	**100**	**156**	**20**	**16**	**330**	
HOURLY RATES	$111.10	$80.25	$51.15	$90.00	$54.90		
DIRECT PAYROLL	**$4,223**	**$8,025**	**$7,981**	**$1,800**	**$879**	**$22,908**	

Direct Expenses					Notes
Travel Expenses					
	Mileage	0 miles	@ $0.67/mile	$ -	
			Travel Expenses Total	**$ -**	
			Total Direct Expenses (lump sum)	**$ -**	

DATE:	December 15, 2025	1ST READING:	December 15, 2025
INTRODUCED BY:	Mayor Corcoran	2ND READING:	
REFERRED BY:		3RD READING:	
		ADOPTED:	
		EMERGENCY:	

RESOLUTION NO. 2025-163

PID NO. 118793
PROJECT NAME: D03 BH FY2027(A)

A RESOLUTION GIVING CONSENT AND COOPERATING WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION FOR PREVENTATIVE BRIDGE MAINTENANCE OF STRUCTURES ON INTERSTATE 480.

WHEREAS, the State has identified the need for the described project: Preventative Bridge Maintenance – Deck Sealing on structures on Interstate Route 480. This project is currently scheduled to be constructed between April 2027 and September 2027.

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

SECTION 1. Being in the public interest, the City gives consent to the Director of Transportation to complete the above described project.

SECTION 2. The City shall cooperate with the Director of Transportation in the above described project as follows:

(1) The City gives consent for the above improvement,
(2) No funds are required from the City except that the City agrees to assume and bear one hundred percent (100%) of the total cost for added construction items requested by the City and not necessary for the improvement as determined by the State and the Federal Highway Administration.

SECTION 3. Upon completion of the described Project, and unless otherwise agreed, the City shall:

(1) Provide adequate maintenance for the described Project in accordance with all applicable state and federal law;
(2) Provide ample financial provisions, as necessary, for the maintenance of the described project;
(3) Maintain the right-of-way, keeping it free of obstructions; and hold said right-of-way inviolate for public highway purposes.

SECTION 4. If City owned utilities, within a corporation limit or in a private easement outside corporation limits, need to be relocated due to this ODOT project, the City will be reimbursed for any relocation work; ODOT will perform the coordination, relocation, and reimbursement which shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual. If other public and private utilities need to be relocated due to this ODOT project they will not be reimbursed for relocation; with exceptions due to an easement, etc.

SECTION 5. The Mayor is hereby empowered on behalf of the City of North Ridgeville to enter into contracts with the Director of Transportation necessary to complete the above described project and to submit the Consent Legislation attached as **Exhibit A**.

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 7. This Resolution 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

CONSENT LEGISLATION

Ordinance/Resolution No. _____

PID No. 118793

Project Name D03 BH FY2027 (A)

The following _____ enacted by the *City of North Ridgeville* of *Lorain County*, Ohio,
(Ordinance/Resolution)
hereinafter referred to as the City, in the matter of the stated described project.

SECTION I - Project Description

WHEREAS, the State has identified the need for the described project:

Preventative Bridge Maintenance – Deck Sealing on structures on Interstate Route 480.

This project is currently scheduled to be constructed between April 2027 and September 2027.

NOW THEREFORE, be it ordained by the City of North Ridgeville of Lorain County, Ohio.

SECTION II - Consent Statement

Being in the public interest, the City gives consent to the Director of Transportation to complete the above described project.

SECTION III - Cooperation Statement

The City shall cooperate with the Director of Transportation in the above described project as follows:

1) The City gives consent for the above improvement,

*2) **No funds are required from the City** except that the City agrees to assume and bear one hundred percent (100%) of the total cost for added construction items requested by the City and not necessary for the improvement as determined by the State and the Federal Highway Administration.*

SECTION IV - Maintenance

Upon completion of the described Project, and unless otherwise agreed, the City shall:

1) Provide adequate maintenance for the described Project in accordance with all applicable state and federal law;

2) Provide ample financial provisions, as necessary, for the maintenance of the described project;

3) Maintain the right-of-way, keeping it free of obstructions; and hold said right-of-way inviolate for public highway purposes.

PID No. 118793
Project Name D03 BH FY2027 (A)

SECTION V – Utilities and Right-of-Way Statement

If City owned utilities, within a corporation limit or in a private easement outside corporation limits, need to be relocated due to this ODOT project, the City will be reimbursed for any relocation work; ODOT will perform the coordination, relocation, and reimbursement which shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

If other public and private utilities need to be relocated due to this ODOT project they will not be reimbursed for relocation; with exceptions due to an easement, etc.

SECTION VI - Authority to Sign

The _____ of said *City of North Ridgeville* is hereby empowered on behalf
(Contractual Agent)

of the *City of North Ridgeville* to enter into contracts with the Director of Transportation

necessary to complete the above described project.

Passed: _____, 202___.
(Date)

Attested: _____ _____
(Clerk) (Officer of City- title)

Attested: _____ _____
(Title) (Mayor)

This _____ is hereby declared to be an emergency measure to expedite the highway
(Ordinance/Resolution)
project and to promote highway safety. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PID No. 118793
Project Name D03 BH FY2027 (A)

CERTIFICATE OF COPY
STATE OF OHIO
City of North Ridgeville of ***Lorain County***, Ohio

I, _____, as Clerk of the *City of North Ridgeville* of *Lorain County*, Ohio,

Do hereby certify that the foregoing is a true and correct copy of _____ adopted by
(Ordinance/Resolution)
the legislative Authority of the said *City of North Ridgeville* on this ____ day of _____, 202__,

that the publication of such _____ has been made and certified of record according to
(Ordinance/Resolution)
law; that no proceedings looking to a referendum upon such _____ have been taken;
(Ordinance/Resolution)
and that such _____ and certificate of publication thereof are of record in
(Ordinance/Resolution)
_____, Page _____.
(Ordinance/Resolution)

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable, this ____ day of _____, 202__,

(SEAL)
(If Applicable)

_____
Clerk Signature
City of North Ridgeville of *Lorain County*, Ohio.

The foregoing is accepted as a basis for proceeding with the project herein described.

For the *City of North Ridgeville* of *Lorain County*, Ohio

Attest: _____ _____, Date _____
Contractual Officer