

Holly A. Swenk, At-Large/President of Council
Paul Wolanski, At-Large
Cali Zingale, At-Large
Katie Rogerson, Ward 1
Robert Holub, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem



Kevin Corcoran, Mayor

City Council
CITY HALL COUNCIL CHAMBERS
REGULAR AGENDA OF FEBRUARY 17, 2026
7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular City Council Meeting Minutes dated February 2, 2026.
(Council action required)

Note:

Planning Commission Meeting Minutes dated February 10, 2026.

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor
2. Engineer
3. Director of Finance
4. Other Reports
 - January 2026 Building Division Report
 - January 2026 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

The North Ridgeville Planning Commission took action on the following item at its regular meeting of February 10, 2026:

1. PPZ2026-0401: The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-020-101-155

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 2 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District (Chapter 1282).

PC ACTION: Approved by a vote of 3-0 with the following conditions:

1. A three-year performance bond shall be posted by the applicant for remaining construction items, the value of which shall be determined by the City Engineer.
2. There shall be administrative review of all easement language associated with the final plat.

(The Planning Commission's recommendation needs approval.)

New Liquor Permit Request:

A request from Buns and Brews SportsBar and Grill for a new liquor permit at 34445 Center Ridge Road.

(Council action required - move not to request a hearing so that this permit can be sent to the State for final disposition by March 5, 2026.)

RECESS

FIRST READINGS

- O 2026-14 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.
(Introduced by Mayor Corcoran)
- O 2026-15 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Public Works Department.
(Introduced by Mayor Corcoran)

- O 2026-16 An Ordinance authorizing the issuance of a Request for Concept Proposals for the adaptive reuse of Old Town Hall.
(Introduced by Mayor Corcoran)
- O 2026-17 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Catch Basin Rehabilitation and other appurtenances.
(Introduced by Mayor Corcoran)
- O 2026-18 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Traffic Paint Striping and other appurtenances.
(Introduced by Mayor Corcoran)
- O 2026-19 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Full Depth Concrete Pavement Replacement and other appurtenances.
(Introduced by Mayor Corcoran)
- O 2026-20 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Lorain at Lear Nagle Pedestrian Improvements Project.
(Introduced by Mayor Corcoran)
- O 2026-21 An Ordinance amending Ordinance 2024-85, which authorized the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Sugar Ridge P.V. Vault Replacement Project and other appurtenances.
(Introduced by Mayor Corcoran)
- O 2026-22 An Ordinance amending Ordinance Number 2025-158 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026.
(Introduced by Mayor Corcoran)
- R 2026-23 A Resolution authorizing fund advances.
(Introduced by Mayor Corcoran)

- O 2026-24 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract(s) with outside vendor(s) for the purchase of a sewer camera van and appurtenances for the Public Works Department according to law and in a manner prescribed by law with the lowest and best bidder(s).
(Introduced by Mayor Corcoran)
- R 2026-25 A Resolution to approve, with modification, the application made by James W. and Loretta A. King to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.
(Introduced by Mayor Corcoran)
- R 2026-26 A Resolution to approve, with modification, the application made by Raymond W. and Sarah M. Wroblewski to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.
(Introduced by Mayor Corcoran)

SECOND READINGS

- O 2026-11 An Ordinance amending Ordinance 2025-107 Exhibits A, B, and C.
(Introduced by Mayor Corcoran; First Reading on 02-02-2026)

THIRD READINGS

- O 2026-4 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract according to law and in a manner prescribed by law with McKenna for the City of North Ridgeville Parks & Recreation 2026 Master Plan, not to exceed \$149,000.00.
(Introduced by Mayor Corcoran; First Reading on 01-20-2026; Second Reading on 02-02-2026)
- O 2026-5 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and enter into contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of chemicals to be used by the French Creek Wastewater Treatment Plant.
(Introduced by Mayor Corcoran; First Reading on 01-20-2026; Second Reading 02-02-2026)

MEETING ANNOUNCEMENTS

1. A Public Hearing will be held on Monday, March 2, 2026, at 6:10 p.m. in Council

Chambers, for the Agricultural District Applications.

2. A Committee of the Whole Meeting will be held on Monday, March 2, 2026, at 6:15 p.m. in the Council Chamber, for Bylaws amendments.
3. The next Regular City Council meeting will be held on Monday, March 2, 2026, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
FEBRUARY 2, 2026**

CALL TO ORDER:

President Swenk called the Council meeting on Monday, February 2, 2026, to order at 7:00 p.m.

INVOCATION:

Led by President Swenk.

PLEDGE OF ALLEGIANCE:

Led by President Swenk.

ROLL CALL:

Present were Council members President Holly A. Swenk, Kathryn Rogerson, Robert Holub, Bruce F. Abens, Clifford Winkel, Paul Wolanski, and Cali Zingale.

Others Present: Mayor Kevin Corcoran, Law Director Brian Moriarty, 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 Swenk asked if there were any corrections to the Regular City Council Meeting Minutes dated January 20, 2026. No discussion was offered. The meeting minutes stand approved as submitted.

President Swenk noted the following:

Parks and Recreation Commission Meeting Minutes dated December 3, 2025.

Planning Commission Meeting Minutes dated January 13, 2026.

Board of Zoning and Building Appeals Meeting Minutes dated January 22, 2026.

LOBBY:

President Swenk opened the lobby session. She asked that anyone who comes up to speak state their name and address for the record at the podium, and that they have three minutes to discuss any topic of their choice.

Public Records Request Update

Robert Baumgardner of 6327 Stony Ridge Road thanked the City's Public Works Department for their work maintaining the roads during the recent storms. The conditions had been difficult, and staff had worked long hours to keep roads clear.

Mr. Baumgardner referenced comments made by the Law Director at a previous meeting regarding transparency and responses to public records requests. He stated that he still had lawsuits pending against the City related to unreleased records concerning mayoral campaign donors and contracts involving those donors. Mr. Baumgardner requested the Police Department climate survey. He noted that the City responded that it was not a public record because it had not been used by the City. He asked the administration to confirm that the Mayor, Police Chief, or Safety-Service Director had never reviewed the survey and reported receiving no response. He expressed concern that selective practices appeared to be occurring within the Law Department.

ADMINISTRATORS' REPORTS:

1. Mayor:

Mayor Corcoran remarked the following:

He acknowledged the work of the Public Works Department. He noted that the department had been working continuously due to the ongoing snowfall over the past week and a half. He reported that the staff had handled at least one major water main break on Saturday night and had put in significant effort to address it.

He stated that the City had used a large amount of salt and that the region continued to face a salt shortage. He explained that demand exceeded supply and that Cargill Salt, the salt provider, had been unable to meet the needs of area municipalities, including North Ridgeville. He reported that the City's salt supply was very low and that Cargill Salt estimated another three to four weeks before the next delivery. As a result, the City would be very limited in salting roads moving forward. He added that attempts had been made to locate salt from alternative sources and that the City had spoken with vendors who might be able to assist. However, Cargill Salt informed the City that even if it sent a truck, the company would not be able to fill it.

Remarked that many residents had not cleared their sidewalks during the recent storms. He reminded the public that the city ordinance required sidewalks to be cleared within 12 hours after a storm. He emphasized that the purpose of the ordinance was pedestrian safety—especially for schoolchildren who continued to walk during winter weather. He advised residents to clear their sidewalks and warned that citations could be issued for noncompliance, although the City preferred not to take enforcement action.

- Legislation I will be requesting the following legislation be passed by emergency this evening.
Under First Readings:

Ordinance 2026-9—An ordinance amending Ordinance Number 2025-158, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026. Requested to dispense with the second and third readings and add the emergency clause to provide the Finance Department with the resources necessary to meet our financial obligations.

Resolution 2026-10—A resolution authorizing fund transfers. These fund transfers are budgeted annually to support debt service requirements, payroll, capital improvements, and equipment needs within the funds presented. Requested to move to dispense with the second and third readings

and add the emergency clause to provide these operating resources as already approved by Council through annual appropriations.

Ordinance 2026-12—An Ordinance authorizing all actions necessary to accept the Northeast Ohio Public Energy Council (NOPEC) 2026 Energized Community Grant(s). NOPEC provided the City with an annual grant, and the funds have been used for roundabout projects for the past several years. In all the years the grant had been received, it had only been used once for LED lighting in the buildings at City Hall, and those upgrades had all been completed.

Ordinance 2026-13—An Ordinance authorizing the Mayor to enter into an agreement for the purchase and installation of traffic monitoring equipment and supplies through the Ohio Department of Administrative Services or the Ohio Department of Transportation Cooperative Purchase Program. Requested to dispense with the second and third readings and add the emergency clause to purchase before the deadline of a price increase. This is for the signals, not for the movement of the vehicles to give out tickets. The new traffic-signal camera system would provide several benefits to the City, including real-time access for the Police Department to view intersections and remotely control signal operations, automatic software updates through a cellular connection that keep the system current, and built-in notifications that alert staff when a camera is not functioning properly. The upgraded technology would also improve traffic detection and signal timing adjustments, enhance reliability compared to the outdated, non-connected system currently in place, and offer better support for accident investigations through more accessible and higher-quality video. Overall, the improvements would strengthen traffic management, streamline maintenance, and provide greater operational flexibility for both the community and the Police Department.

Mentioned that the administration always asks for the emergency clause, so they can access the necessary funds to meet their financial obligations. A memo to City Council was provided explaining the financial aspect.

- City Offices Closed - City offices will be closed on Monday, February 16, in observance of Presidents' Day. Our next Council meeting will be held on Tuesday, February 17, due to the holiday.

Moved by Mayor Corcoran and seconded by Winkel to go into an Executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.

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

Yes – 6 No – 1 (Zingale)

Adjourned into Executive Session at 7:13 p.m.

Reconvened into the Regular City Council meeting at 7:35 p.m.

Moved by Winkel and seconded by Rogerson to adjourn from executive session and return to the regular City Council session.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson did not have a report for this meeting.

3. Director of Finance:

Director April Wilkerson reported that the Finance Department had issued its preliminary December 2025 financial report, noting that the report remained subject to the completion of the annual audit, which typically began in March, after which a final report would be released. A memorandum had been provided to Council in advance of the meeting outlining the financial legislation under first reading. Ordinance No. 2026-9, an ordinance amending annual appropriations, accounted for salary and fringe benefit increases for members of the AFSCME union following Council's adoption for 2026 to 2028 contract in December 2025, as well as healthcare election changes from open enrollment.

The amendment also included funding for a new ambulance for the Fire Department, previously authorized under Ordinance No. 2025-149, with delays in purchasing the vehicle requiring reappropriation of funds. In addition, the amendment addressed the Park and Recreation Master Plan, before Council under second reading as Ordinance No. 2026-4, and previously appropriated in 2025, with the department requesting the appropriation be moved to 2026 to allow additional time for firm selection.

Director Wilkerson noted that Resolution No. 2026-10, authorizing fund transfers, was also on the agenda, explaining that Council had previously adopted Ordinance No. 2025-158 to establish the budget authority for these transfers, and that the resolution was the second step necessary to formally move funds supporting debt service, payroll reserves, and ongoing capital and equipment needs. Requested that Council adopt both pieces of legislation that evening with the emergency clause to ensure financial resources were in place to meet the City's obligations.

Finance Director Wilkerson concluded her report.

President Swenk noted the following.:

November 2025 Financial Report

4. Other Reports:

President Swenk noted the following.:

December 2025 Parks and Recreation Division Report
November 2025 Police Department Report
December 2025 Police Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

The Clerk of Council read the following:

1. CORRESPONDENCE dated January 19, 2026, from Finance Director April Wilkerson – Accompanied by the City Engineers' memorandum indicating the 2026 water rate increase per Codified Ordinance 1046.05(d), and that the new rate will take effect on February 1, 2026.
2. CORRESPONDENCE dated January 29, 2026, from Helen Johnson, Crossing Guard — An appreciation to Councilperson Cliff Winkel and School Board President Frank Vacha for their collaborative efforts in ensuring the Bainbridge crosswalk was cleared following the recent snowstorm.

OLD BUSINESS:

There were none.

NEW BUSINESS:

There were none.

RECESS:

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

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani:

- O 2026-9 An Ordinance amending Ordinance Number 2025-158 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026.
(Introduced by Mayor Corcoran)

Moved by Winkel and seconded by Bruce to dispense with the second and third readings for 2026-9.

Councilman Winkel added that Ordinance 2026-9 included Columbia Gas and Corn festival grant revenues, AFSCME contract increases, and carryover funds for the ambulance and the Parks and Recreation study. He noted that these items made up the bulk of the amendment and stated they would likely request the emergency clause to ensure timely action.

Councilwoman Zingale asked the Finance Department for clarification on the amendment of appropriations across multiple funds and purposes. She asked the Finance Department to identify which specific line items would become unlawful, or could result in missed payroll or contractual obligations, if the ordinance failed to pass under an emergency clause.

Director Wilkerson responded that several items would be affected. She explained that the Council salary increase, and its associated benefits were included in the amendment and required appropriation. She noted that multiple departments, as shown by the fund numbers in the ordinance, were impacted by the AFSCME wage increase, including clothing allowances that were not currently budgeted, as well as pension benefits. Affected funds included Street Construction, M&R, Motor Vehicle License, Water, Sewer, and Stormwater. She added that open enrollment benefit election changes would impact French Creek, the General Fund, and the Fire Levy.

Director Wilkerson explained that the custodial cleaning contract signed at the end of the previous year, would affect the Senior Center and Grounds Maintenance, and that without the amendment, custodial services could not continue. Grounds Maintenance had no current funding for custodial expenses. She stated that failing to pass the ordinance would prevent these items from being appropriated.

Councilwoman Zingale asked whether these items were all new appropriations or whether Council could have begun appropriating them at the meeting on the 5th to avoid the need for an emergency clause.

Director Wilkerson noted that she grouped departmental requests and brought them forward collectively instead of submitting frequent individual amendments.

Councilman Wolanski noted that not every resident attends every meeting or watches every meeting, so some may miss prior explanations. He reiterated that Council had repeatedly discussed how the emergency clause advances the effective date of legislation by 30 days. He explained that if Council did not pass an item with an emergency clause, there would be a delay, but that this did not necessarily indicate the presence of an actual emergency. He acknowledged that the terminology might not be ideal, but it was the terminology prescribed for use. Mr. Wolanski added that if a department or individual needed funding, failing to pass the item as an emergency would delay the process. He stated that he wanted to ensure this was clear to the public.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause in order to provide the Finance Department with the necessary resources to meet its financial obligations.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2026-9 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2026-9.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

R 2026-10 A Resolution authorizing fund transfers.
(Introduced by Mayor Corcoran)

Moved by Winkel and seconded by Abens to dispense with the second and third readings for 2026-10.

Councilman Winkel explained that Ordinance 2026-10 involved transferring money from one account to another and that the funds had already been collected. He stated that the City had separation-of-duty requirements for retirements and similar obligations, which needed to be moved to the appropriate accounts before they could be spent. He added that the same process applied to the Water, Sewer, and French Creek funds for both bond payments and capital projects, requiring the money to be placed into the accounts from which expenditures could legally occur. The ordinance did not increase any budget but simply shifted existing funds between accounts.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

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

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

Yes – 7 No – 0

Moved by Winkel and seconded by Abens to adopt 2026-10 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2026-10.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2026-11 An Ordinance amending Ordinance 2025-107 Exhibits A, B, and C.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-11 moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- O 2026-12 An Ordinance authorizing all actions necessary to accept the Northeast Ohio Public Energy Council (NOPEC) 2026 Energized Community Grant(s).
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Rogerson to dispense with the second and third readings for 2026-12.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause in order to receive the grant funds in a timely manner.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt 2026-12 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2026-12.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2026-13 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into an agreement for the purchase and installation of traffic monitoring equipment and supplies through the Ohio Department of Administrative Services or the Ohio Department of Transportation Cooperative Purchase Program; According to the law and in a manner prescribed by law.
(Introduced by Mayor Corcoran)

Moved by President Swenk and seconded by Holub to dispense with the second and third readings for 2026-13.

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

Yes – 6

No – 1 (Zingale)

Moved by President Swenk and seconded by Holub to add the emergency clause in order to purchase before the deadline of a price increase and the immediate necessity to provide for the safety and welfare of the Citizens of the City of North Ridgeville.

{Clerk Notes: The legislation was submitted to the City Council without the emergency clause and was discussed with a motion and second to add the emergency clause, with the intention of voting on adoption with the emergency clause per the bylaws.}

Moved by President Swenk and seconded by Holub to adopt 2026-13 with the emergency clause discussed within the meeting.

Councilman Wolanski stated that the system would manage traffic signal operations, adjust light patterns during congestion, and potentially reduce the need for officers to manually control lights during school operations.

Mayor Corcoran added that the system would allow remote viewing, quicker updates, and remote access to footage for the Police Department, improving response and reducing delays. He noted that malfunction alerts would help identify issues sooner, improving public safety.

President Swenk referenced a recent police chase where outdated signal timing contributed to traffic delays, emphasizing the safety benefits. She noted the project was already budgeted, and the quote was valid only until February 13, 2026.

Councilman Wolanski stated that the explanation was helpful for the public, especially when the Council moves items beyond second and third readings.

Councilwoman Zingale expressed support for the cameras, but felt residents should still have opportunities to learn about and comment on such proposals.

Councilman Winkel added that the request originated from Public Works Director John Montgomery, who explained that the current camera system required manual hard resets each time a unit failed, as there was no remote capability. He stated that this resulted in staff traveling across the city to reset cameras that might or might not resume working.

President Swenk noted that the City also had to rely on GridSmart's availability for service calls.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2026-13.**

Yes – 7

No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2026-4 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract according to law and in a manner prescribed by law with McKenna for the

City of North Ridgeville Parks & Recreation 2026 Master Plan, not to exceed \$149,000.00.

(Introduced by Mayor Corcoran; First Reading on 01-20-2026; Second Reading on 02-02-2026)

Resolution Number 2026-4 moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 2026-5 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and enter into contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of chemicals to be used by the French Creek Wastewater Treatment Plant.

(Introduced by Mayor Corcoran; First Reading on 01-20-2026; Second Reading on 02-02-2026)

Ordinance Number 2026-5 moved to Third Reading.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

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; First Reading on 01-05-2026; Second Reading on 01-20-2026)

Moved by Wolanski and seconded by Rogerson to adopt 2026-1.

Moved by Winkel and seconded by Rogerson to add the emergency clause in order to provide the Planning and Development Director extra time to prepare the grant application.

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

Yes – 7

No – 0

A roll call vote was taken on the adoption, and the motion carried for **Resolution Number 2026-1**.

Yes – 7

No – 0

MEETING ANNOUNCEMENTS:

President Swenk noted the following:

1. The next Regular City Council meeting will be held on Tuesday, February 17, 2026, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Swenk adjourned the meeting at 8:00 p.m.

Approval of minutes on February 17, 2026:

Holly A. Swenk
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

DRAFT

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, FEBRUARY 10, 2026**

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, Council Liaison Cliff Winkel, and Chairman James Smolik.

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

Member Steve Ali and Vice-Chairman Paul Schumann were excused.

MINUTES

Chairman Smolik stated that the Commission had received the regular meeting minutes of January 13, 2026, and asked if there were any corrections.

None were given.

Chairman Smolik stated the minutes were approved as submitted.

CORRESPONDENCE

Administrative Approvals

1. PPZ2025-0399 Dunkin', 32323 Lorain Rd
Administrative Approval of a Planning Commission application to make exterior alterations.
2. PPZ2026-0403 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd
Approval of a Certificate of Zoning Compliance for massage therapy and wellness services.
3. PPZ2026-0404 Healing Psalms Massage Therapy and Wellness, 37000 Center Ridge Rd
Approval of a Registration Certificate for a Massage Establishment.
4. PPZ2026-0407 Rays of Play LLC, 8540 Root Rd
Approval of a Certificate of Zoning Compliance for developmental playgroups for preschool and elementary students.

Chairman Smolik asked Director Lieber to discuss the Administrative Approvals.

Director Lieber stated that the first approval was for exterior changes at Dunkin' on Lorain Road. She said that they proposed a refresh of the facade, which was basically paint and some new awnings and then replacement signage to update while they were also going to do some interior renovation. She mentioned that she was able to convince them to address the drive through traffic issue so that the traffic will now become one way around the building, so when cars pulled in, they would loop the drive

through, then around the building to then enter the drive through to prevent traffic that spills out onto Lorain Road and the impact it has to traffic in that very busy area, especially in the morning rush as people head to the highway. She stated that so far they were very pleased that they were amenable to restriping and redirecting traffic around the building and hoped that that would eventually address that traffic area there on Lorain Road. She added that approvals were granted for healing Psalms, Massage Therapy and Wellness, both for a zoning certificate and the required registration certificates for any massage establishments, and then finally Rays of Play which is a business that took over a spot by a former business. All together play and similar developmental play groups for preschool and elementary students. So those were approved since the last meeting.

OLD BUSINESS

NEW BUSINESS

PPZ2026-0401: The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-020-101-155

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 2 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District.(Chapter 1282).

Application was read.

Chairman Smolik asked Director Lieber for findings of fact.

Director Lieber explained that The Crossing at French Creek Subdivision is located on property zoned R-1 Residence District and was designed and is being constructed in accordance with the requirements of Chapter 1282, Single-Family Detached and Cluster Development. She noted that the development commenced prior to recent zoning code amendments that would no longer permit this type of new development. The Planning Commission approved the preliminary plat in October 2023, and the Phase 1 final plat was approved in December 2024. Construction of Phase 2 improvements is nearly complete.

She stated that the Drees development team reported strong sales in Phase 1, noting they are ahead of schedule and eager to proceed with Phase 2 lot sales. Phase 2 encompasses 28.42 acres and includes 44 single-family lots and seven cluster lots. The subdivision layout, number of lots, and open space configuration remain consistent with the Planning Commission's preliminary approval. The total subdivision remains at 92 dwelling units, and the open space continues to meet the minimum requirement, totaling 10.13 acres or 20.1% of the development.

Director Lieber reviewed the Planning Commission's role in final plat approval, which includes review of the subdivision plat depicting streets, lots, common areas, lot types, and easements; detailed plans and specifications; landscaping plans; and the final form of covenants running with the land, including HOA documents. She noted that the HOA documents previously approved for Phase 1 remain unchanged. Landscaping plans were submitted following the staff review meeting.

She further reported that staff communicated with the applicant regarding the lighting plan, which has been approved by the City and is currently proceeding through the FirstEnergy review process. Staff review comments included confirmation that the detailed plans meet all zoning requirements. A zoning

compliance summary was added to the title sheet, verifying that dwelling footprints and setbacks are consistent with the original approval.

Additional discussion addressed the City's requested access to Batner Ditch for maintenance purposes. Director Lieber also noted that the original traffic study required a northbound right-turn lane; however, this improvement will be deferred until Phase 2 is fully built out. At that time, a new traffic study may be conducted once traffic patterns have stabilized following the Roosevelt connection and full development. She stated that this requirement will be included as a condition in the developer's agreement and emphasized that the Planning Commission should be aware that this traffic improvement remains outstanding and will be evaluated based on demonstrated need.

City Engineer Eavenson stated that, in addition to the items outlined by Director Lieber, Engineering typically prefers certain requirements to be completed prior to plat execution when a performance bond has not been provided. These items include completion and testing of all utilities, noting that the water lines still require testing; receipt and review of as-built drawings, which were submitted within the past few days; review of concrete test reports, which are in good standing; and submission and review of utility video inspections, which may still be outstanding.

She also noted that street name signs must be installed and that any significant punch list items should be addressed. Due to recent snowfall, inspectors have had difficulty completing a full punch list; however, she stated that inspections began that day and are expected to be completed by the end of the week.

Additional requirements include review of all easement language shown on the plat and provision of a three-year maintenance bond in the amount of 10 percent of construction costs for all installed and approved improvements. Specific to this project, a maintenance agreement will also be required for the sanitary force main located within the public right-of-way but maintained by the HOA, and this agreement must be recorded with the County concurrently with the plat.

City Engineer Eavenson concluded that she would not oppose proceeding with plat execution provided a performance bond is secured for the outstanding items at a mutually agreed-upon value. She stated that, aside from those items, she had no additional concerns.

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

Katie Lancianese, 3200 W. Market St. Ste. 104, Akron, OH 44333.

Ms. Lancianese stated that she was the representative on behalf of Drees Homes that evening and had the engineers with her. She stated that Engineer Eavenson was correct that the weather did hold them up on those items, but they were planning on wrapping everything up. She stated that she talked to the contractor that evening and they hoped to have everything wrapped up hopefully by the next afternoon and would have that amount over to her and prepared to file the easements and everything else that were requested. She stated that she was there to answer any questions if anything came up.

Chairman Smolik asked if anyone in the general audience had any questions or comments in regard to the project.

Donald Pincombe, 5927 Rhonda Dr, North Ridgeville, OH 44039.

Mr. Pincombe pointed at the screen where his parcel was located. He stated that he met with City Engineer, Mike Runyon, who came out to visit him and his neighbor Jeff Greenberg to talk about that section of the development and how it may impact the adjacent property of theirs. He said that they were interested in learning that part of that area of the property on the dry side has been declared as wetlands and he just had a couple of questions. He asked if when the lots are divided would the lot owner's property include the wetlands or will it end at the beginning of the wetlands.

Ms. Lancianese stated that yes, the lot owner will own those wetlands and there is going to be a permanent easement which is part of what they were working with the city currently to mark on the plat. She added that they were also working with a conservancy group that will come and administer and check on that quarterly to inspect and make sure those wetlands are protected.

Mr. Pincombe commented that the property owner will own the land, but they will know that they can't put their kids swing sets and they can't put their fences and they can't put whatever they wanted to on the wetlands and that they would have this group come and check it once a quarter or so to make sure they're respecting the wetlands.

Ms. Lancianese stated that that was correct.

Chairman Smolik asked if there were any other members of the audience that had any questions or comments.

Jeff Greenberg, 5932 Sandalwood Ave, North Ridgeville, OH 44039.

Mr. Greenberg displayed the location of his property on the screen and stated that his primary concern is drainage runoff, which he has experienced as an ongoing issue and previously raised with the developer. He explained that, now that the subdivision is largely developed—with roads and utilities substantially installed and home construction anticipated—he is seeking clarification on when the individual lots will be formally deeded and precisely surveyed.

Mr. Greenberg expressed concern about potential encroachment onto neighboring properties, noting that a construction fence is currently in place but may not accurately reflect the true property boundaries. He stated that he and Mr. Don had reviewed the fence location during earlier construction activities. He further relayed that Inspector Runyon advised that, prior to home excavation, a survey would be completed to clearly identify the rear lot lines and ensure that construction does not encroach onto adjacent properties. Mr. Greenberg noted that this information is not yet visible in the field and remains a concern.

Chairman Smolik said to Ms. Lancianese, if she wanted to talk about how property pins get put in towards occupancy, that's right.

Ms. Lancianese stated that they would come in and mark all the corners of the lots themselves and then prior to being able to dig or build, they would have to provide a plot plan to the city for approval. She added that it was part of their approval. In fact, it's going to notate that we're protecting the wetlands there as well and this homeowner and the builder have signed off on that. She explained that they had to

fit within a setback that's already determined and that she believed they could see on those smaller envelopes in there are the setbacks so there could be no building past that point and there will be regularly inspected by the city as they went through building the building department.

Mr. Greenberg asked when that would be available when that plot plan gets approved.

Ms. Lancianese stated that she imagined that once the homeowner has chosen their home that's going on there that plot plan will be submitted to the city.

Mr. Greenberg asked who was doing the surveys for them.

Mr. Sutliff stated Davey Resource Group.

Mr. Pincombe stated that there were property pins all along that back section there. And asked how there's compared with respect with what they did when they did their survey.

Dan Angle, Davey Resource Group, 13315 Spruce Run Dr., North Royalton, OH 44133.

Mr. Angle stated that he was the surveyor stamping the plat and they did an original survey of the whole farm in 2023 and they determined the boundary lines and that's what this plan is setting up is where the new lot lines will tie into essentially their property line.

Mr. Pincombe stated that they had their stakes put in from Will Barbosa, who had been surveying property for many, many years and he thought that when they did their survey or whoever did that survey he happened to be home and he saw whoever they had doing that survey pulling off their pins.

Mr. Angle clarified that they were measuring the pin.

Mr. Greenberg stated that when they walked back there, he and Don, a month or so ago called Mike Runyon to meet them out there, and he said that until that final time comes that everything being actually set, then you'll know where the back of the properties are and where the wetlands are and everything will be at that point in time because those construction fences were well onto their property right now. He said that they didn't know if they were going to be moved or if that's where he thought they were going to be, but their construction fence was already on their side.

Mr. Pincombe stated that for clarification, when Jeff says construction, they were talking about the orange fencing.

Mr. Angle stated that was what the meeting was about approving those lots and once that was approved and the plan was filed, they were going to set the property pins, which will be in alignment with your pins from Barbosa.

Chairman Smolik asked if there were any other comments from the public.

Mr. Greenburg stated that he also wanted to know about the drainage off the back of that cul-de-sac that's coming to the back of their property and how that was being taken care of.

Chris Schmidt, Davey Resource Group, 1310 Sharon Copley Rd, Sharon Center, OH, 44274.

Mr. Schmidt stated that he was the civil engineer of record for the project and explained that the city requires individual yard drains for each lot and that's what would be the intent to catch the drainage on the lots that ties into the downspout. He stated that everything ties into the basin on the north property line, so there's a big basin on the north property line and all the storm sewer on this property for this phase ties into that basin on the north side of the project, the project in between in front of lots 42 through 48.

Chairman Smolik asked if there were any other public question or comments.

None were given.

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

Member Toth stated that this is the this was third act basically coming here for approval on The Crossings at French Creek and was wondering if he could speak for a moment with Mr. Sutcliffe regarding how this is all transpired together to go through everything and make sure nothing has fallen through the cracks at this time.

Thom Sutcliff, 6860 W. Snowville Dr., Brecksville, OH, 44141.

Member Toth stated that during the preliminary approval the meeting was held back on 10/10/23, when he first came forward, at that time he had mentioned that this was going to be a Drees built only, no other contract or no other builders involved.

Mr. Sutcliff stated that that was correct, there would be no other vertical builder.

Member Toth stated that he had previously mentioned that he was employing West Creek Conservancy.

Mr. Sutcliff stated that they were West Creek Conservancy out of Parma, OH and Derek Schaefer was Director.

Member Toth asked if they were going to monitor and ensure conservation areas were not encroached by residents.

Mr. Sutcliff stated that that was correct.

Member Toth stated that it was mentioned here that evening that it was going to be done on a quarterly basis.

Mr. Sutcliff stated that that was correct.

Member Toth asked regarding the sewers, there was some talk about some going east, some going west and asked how that all ended up being resolved.

Mr. Sutcliff stated that if you used the creek as the center point, everything west of the creek has gravity fed towards the sewer, the brand-new sewer out in the main road on 83. He stated that everything on the east side, they are pumping uphill into that system, so it goes towards Center Road, so it's not feeding into the older system to the east.

Member Toth asked if they were not going to be feeding into the Aspen connection.

Mr. Sutcliff stated that that was correct.

Member Toth asked if they were able to get all over to 83 then.

Mr. Sutcliff stated yes, sir, that's correct.

Member Toth asked if the grinder pumps were going to be owned by the homeowners and the HOA would own the forced main.

Mr. Sutcliff stated that that was correct.

Member Toth commented that it was mentioned that evening that that was going to be in a city right of way.

Mr. Sutcliff stated that the HOA had in their declaration and bylaws the maintenance responsibility for the 42-inch forced main.

Member Toth stated that also at that first meeting it was mentioned that there would be trails around the ponds and in the French Creek area and asked if that still held true.

Mr. Sutcliff stated yes, he didn't know if the ones on the east side were constructed yet, but the ones on the west side are and the east side as weather permits.

Member Toth asked what the paths were constructed of.

Mr. Sutcliff stated that it was asphalt.

Member Toth stated that regarding the Final approval of phase one, that meeting was held on 12/10/2024 and at that time it was determined that you were going to work with the city arborist for tree selection.

Mr. Sutcliff stated that yes, his company did. He stated that he was not part of that selection process, but they did.

Member Toth stated that he did notice that on the final landscaping plan that they got it looked like he did have multiple varieties of trees there.

Mr. Sutcliff stated that they went multiple times with the arborist to make sure they had the right quantities and types.

Member Toth stated that also at that time there was the issue of an additional shade canopy tree planting area that was addressed due to some unapproved tree clearing Director Lieber had asked that that be better enumerated in terms of the number of trees to be replanted in that area. On the landscaping plan they were provided with today, it really doesn't call out the trees. He indicated that they had some different colored green dots there and so forth, but really nothing concrete there. He discussed that at that meeting back in 2024, the engineer stated that she felt that this could all be resolved without any type of problem and he was just wondering how.

Mr. Sutcliff stated that he believed they added trees to phase one to correct that problem. He stated that they planted those with the previous phase to make up for the ones we took down by accident.

Member Toth asked regarding the drawing that they were given, was that for the landscape plan, was that supposed to be representative of that area around the Creek there.

Mr. Sutcliff stated that he wasn't sure which plan he was looking at and asked for Phase 1 or Phase 2.

Member Toth commented that the landscape plan was for both phases.

Member Toth asked if the landscaping plan on the screen was supposed to be indicative of what was going to happen there.

Mr. Sutcliff stated that they planned to install what they submitted to the city.

Member Toth stated that he counted their 49 trees and asked City Engineer Eavenson if that sounded correct to her.

City Engineer Eavenson stated that she let the arborist communicate with our field engineer as well as the applicant as to what they decided would be appropriate for the additional clearing, so she would not know what the exact number was that they ended up installing and would have to get back to him on that.

Member Toth asked Mr. Sutcliff if he felt it had been resolved to the city's satisfaction.

Mr. Sutcliff stated that they wouldn't stop until it was resolved to their satisfaction.

Member Toth commented that he liked to hear that. He mentioned that the Commission had not seen a lighting plan throughout the entire process.

Mr. Sutcliff stated that he believed it was submitted to the city. He stated that he thought it was submitted for payment and they've seen the plan from the energy company.

City Engineer Eavenson stated that that was correct. She stated that they did receive and approve, with some modification, the lighting plan.

Member Toth asked the City Engineer if all the utilities locations had been approved and if she was happy with all of that.

City Engineer Eavenson stated that there were a few outstanding items, but as previously mentioned, if they were willing to put up a performance bond for those items that hadn't been tested and approved, then we they proceed, but she would need the value of those items that hadn't been accepted by testing, review of the testing, that they'd be included in the performance bond.

Member Toth stated that the Commission had a document in their package from Guy, the Chief Building Official, and he states here that everything on your plat there appears to be code compliant so with that, he had no further questions.

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

Council Liaison Winkel stated that he had several questions after reviewing the staff comments and the Planning review summary. He noted that some of his questions, including those related to landscaping details and lighting, had already been addressed by Mr. Toth. He further referenced a comment from Chief Building Official Fursdon regarding a missed curve at subplot 52 and asked City Engineer Eavenson whether that issue had been resolved.

City Engineer Eavenson asked what the concern was.

Council Liaison Winkel stated that Chief Building Official Fursdon stated that there was a missed curve 17, on subplot 52. He asked if that was one of the outstanding items that she was referring to.

City Engineer Eavenson stated that she usually didn't look at all of the arcs and lines and bearings on there, but she did know that engineering had some comments as well but they would be doing another revision.

Council Liaison Winkel stated that it was also mentioned during the planning review that all setbacks were listed properly and asked if that concern had been resolved.

Director Lieber stated that it had.

Council Liaison Winkel asked about the ditch access and if that was through an easement.

City Engineer Eavenson stated that they had a conversation with the applicant regarding the access on that ditch that runs north south parallel to Ridgeview Boulevard. She stated that she thought that they had talked about that maybe in a previous meeting, but they did ask for the city to have access through the common block running north south with that ditch as well. She stated that they would ensure that the language gives that authority and they'll make sure that it's clear.

Council Liaison Winkel stated that he appreciated that. And asked if the access would be achieved through an easement or an agreement.

City Engineer Eavenson stated that it would be platted on with an easement on the plat.

Council Liaison Winkel stated that he noticed earlier that she talked about several engineering items including a traffic study and contingent on performance bond being issued to cover said items, so his

question was, without knowing that value at this meeting, if they were to approve something, and asked the Chairman that they should maybe place a condition on it.

Chairman Smolik stated that that would be a wise choice, yes. He stated that he had some questions regarding the easement. He stated that he noticed the retention basin has a conservation easement as opposed to storm sewer easement and was assuming that was probably some type of typo.

City Engineer Eavenson commented that that was correct. She stated that they would be scrutinizing that a little bit more and that they had just got that update a week ago and had not had an opportunity to write all their comments and get back to the applicant, but it is their intent to kind of clear some of that up.

Chairman Smolik stated that he had a question in regards and maybe he never caught this before but the general storm sewer easement that's to the homeowner's association, the City of North Ridgeville isn't listed on that for the betterment of the community and it was his understanding that if the HOA doesn't respond to something, The City of North Ridgeville could go in there, for the betterment of the community. He stated that he thought that maybe they needed to have law take a look at that language.

City Engineer Eavenson stated that they had been trying to standardize the drainage easement language so that it was consistent across all of the residential subdivisions and stated that she would take a look at that.

Chairman Smolik asked for clarification regard that phase on the screen, it's a sanitary forced main, was it with a lift station or individual grinder pumps at every home.

City Engineer Eavenson stated that they were individual grinder pumps.

Chairman Smolik asked if the forced main ends just on the other side of the Creek.

City Engineer Eavenson stated that it ended at the manhole on the east side of the Creek.

Chairman Smolik stated that all those homes have to be designed for that certain head loss getting to that point.

City Engineer Eavenson stated that it was all submitted with the manufacturers' shop drawings and hydraulics.

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

Member Toth stated that he wanted to direct everyone's attention to Chapter 1282.08 of the Zoning Code:

- (a) If the Planning Commission finds that the final subdivision plan of the single-family detached and cluster development is in substantial compliance with and represents a detailed expansion of the approved preliminary plan, that it complies with all of the conditions which may have been imposed in the approval of such preliminary plan, that all agreements, contracts, deed restrictions, dedications, declarations of ownership and other required documents are in acceptable form and have been executed, that all fees have been provided and all payments

made, and that the applicable provisions of the Subdivision Regulations have been complied with and certified by the City Engineer, the Commission shall then approve such final subdivision plan of single-family detached and cluster development.

Moved by Toth and seconded by Winkel to approve final plat for Phase 2 of The Crossing at French Creek Subdivision with the following conditions:

1. A three-year performance bond shall be posted by the applicant for remaining construction items, the value of which shall be determined by the City Engineer.
2. There shall be administrative review of all easement language associated with the final plat.

A roll call vote was taken

Yes – 3 No – 0

ADJOURNMENT

Chairman Smolik adjourned the meeting at 7:35 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, March 10, 2026
Date Approved

Building Division Monthly Report



PERMITS	JANUARY			YEAR TO DATE		
	Permits	Est. Cost	Fees	Permits	Est. Cost	Fees
Accessory Structure	2	10,000.00	176.75	2	10,000.00	176.75
Accessory Structure - Eng				0	0.00	0.00
Addition	2	4,056,400.00	6,979.62	2	4,056,400.00	6,979.62
Addition - Eng	1	0.00	0.00	1	0.00	0.00
Air Conditioner	12	70,155.13	969.60	12	70,155.13	969.60
Alterations	2	33,963.00	575.70	2	33,963.00	575.70
Apron				0	0.00	0.00
Backflow Preventor				0	0.00	0.00
Change of Grade				0	0.00	0.00
Commercial Parking Lot				0	0.00	0.00
Com New Construction				0	0.00	0.00
Com New Construction - Eng	1	0.00	0.00	1	0.00	0.00
Culvert Pipe/Ditch Enclosure				0	0.00	0.00
Deck/Porch	2	0.00	176.75	2	0.00	176.75
Demolition				0	0.00	0.00
Drain Tile				0	0.00	0.00
Driveway	1	1,000.00	80.00	1	1,000.00	80.00
Electrical	4	880.80	338.35	4	880.80	338.35
Fence	4	49,329.00	320.00	4	49,329.00	320.00
Fire Alarm				0	0.00	0.00
Fire Suppression/Protection				0	0.00	0.00
Furnace	17	98,858.13	1,373.60	17	98,858.13	1,373.60
General Inspection				0	0.00	0.00
Generator	2	24,658.95	161.60	2	24,658.95	161.60
Home Occupation				0	0.00	0.00
Hot Tub				0	0.00	0.00
Lawn Sprinkler				0	0.00	0.00
Major Subdivision - Eng				0	0.00	0.00
New Condo (1-3 Units)				0	0.00	0.00
New Condo (1-3 Units) - Eng				0	0.00	0.00
New Dwelling BSH				0	0.00	0.00
New Dwelling BSH - Eng				0	0.00	0.00
Plumbing				0	0.00	0.00
Plumbing - Water Tank	5	12,200.00	404.00	5	12,200.00	404.00
Re-Roof/Gutters	5	87,875.00	404.00	5	87,875.00	404.00
Res New Dwelling	8	2,281,528.00	16,584.40	8	2,281,528.00	16,584.40
Res New Dwelling - Eng	8	0.00	3,800.00	8	0.00	3,800.00
Sanitary Repair/Replacement	2	0.00	160.00	2	0.00	160.00
Sanitary Sewer Tap	10	0.00	43,185.90	10	0.00	43,185.90
Sanitary Sewer Tap - Avon/Sheffield	6	0.00	201,902.26	6	0.00	201,902.26
Sidewalk				0	0.00	0.00
Siding				0	0.00	0.00
Sign - Permanent				0	0.00	0.00
Sign - Temporary				0	0.00	0.00
Solar Panel				0	0.00	0.00
Storage Tanks				0	0.00	0.00
Storm Connection				0	0.00	0.00
Storm Repair/Replacement	1	0.00	80.00	1	0.00	80.00
Sump Pump				0	0.00	0.00
Swimming Pool				0	0.00	0.00
Tent				0	0.00	0.00
Water Meter				0	0.00	0.00
Water Tap	8	0.00	0.00	8	0.00	0.00
Waterline				0	0.00	0.00
Waterproofing	2	33,890.00	161.60	2	33,890.00	161.60
Windows/Doors	6	29,044.00	484.80	6	29,044.00	484.80
Woodburner Fireplace				0	0.00	0.00

TOTAL	111	6,789,782.01	278,318.93	111	6,789,782.01	278,318.93
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Building Division Monthly Report



ENFORCEMENTS	JANUARY	YEAR TO DATE
	Entries	Entries
Advisory	3	3
Backflow Program	1	1
Compliance with Approved Plan		0
Commercial Basin Inspection		0
Contractor Registration		0
Engineering Complaint		0
Home Occupation Permit		0
Mud on Road		0
Property Maintenance	6	6
Property Maintenance Complaint	6	6
Service		0
Working without Permit		0
TOTAL	16	16

CONTRACTOR REGISTRATIONS	150	150
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INSPECTIONS	469	469
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CITY OF NORTH RIDGEVILLE WATER USE FOR January-26 GALLONS

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		ELYRIA WATER TAYLOR STREET		Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE ELYRIA/TAYLOR	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00			
1					5770		HOL	280	HOL	797	HOL	998	2094.4	5961.56	7465.04
2							745745	280	292996	797	42443	998	2094.4	5961.56	7465.04
3					7061			317	SAT	797	SAT	968	2371.16	5961.56	7240.64
4								317	SUN	797	SUN	967	2371.16	5961.56	7233.16
5							746697	318	295387	797	45345	967	2378.64	5961.56	7233.16
6							747479	782	296184	797	46322	977	5849.36	5961.56	7307.96
7							747479	0	296981	797	47041	719	0	5961.56	5378.12
8							747479	0	297778	797	47935	894	0	5961.56	6687.12
9							747479	0	298575	797	48785	850	0	5961.56	6358
10								71	SAT	797	SAT	913	531.08	5961.56	6829.24
11								71	SUN	797	SUN	913	531.08	5961.56	6829.24
12							747691	70	300966	797	51523	912	523.6	5961.56	6821.76
13							748075	384	301763	797	52331	808	2872.32	5961.56	6043.84
14							748767	692	302560	797	53119	788	5176.16	5961.56	5894.24
15							749128	361	303357	797	53967	848	2700.28	5961.56	6343.04
16							749614	486	304154	797	55023	1056	3635.28	5961.56	7898.88
17								549	SAT	797	SAT	966	4106.52	5961.56	7225.68
18								549	SUN	797	SUN	966	4106.52	5961.56	7225.68
19								549	HOL	797	HOL	965	4106.52	5961.56	7218.2
20							751809	548	307342	797	58884	964	4099.04	5961.56	7210.72
21							752245	436	308139	797	59831	947	3261.28	5961.56	7083.56
22							752828	583	308936	797	60782	951	4360.84	5961.56	7113.48
23							753456	628	309733	797	61826	1044	4697.44	5961.56	7809.12
24								495	SAT	797	SAT	987	3702.6	5961.56	7382.76
25								495	SUN	797	SUN	987	3702.6	5961.56	7382.76
26							754941	495	312124	797	64787	987	3702.6	5961.56	7382.76
27							755335	394	312921	797	65587	800	2947.12	5961.56	5984
28							755823	488	313718	797	66196	609	3650.24	5961.56	4555.32
29							756226	403	314515	797	67096	900	3014.44	5961.56	6732
30							756578	352	315312	797	67965	869	2632.96	5961.56	6500.12
31					42630			156	SAT	788	SAT	305	1166.88	5894.24	2281.4
TOTAL					1,291	42,630,000	11,549	278,666	24,698	595,939	27,823	671342	2084422	4457624	5021638
					42	1,375,161	8,638,652		18,474,104		20,811,604				
TOTAL RLCWA USE: _____ 1,291 GALLONS 0.01%				TOTAL ELYRIA WATER USE: _____ 47,924,360 GALLONS 52.92%				TOTAL JOINT LINE USE _____ 42,630,000 47.07%				TOTAL USE _____ 90,555,651 100.00%			

CITY OF NORTH RIDGEVILLE WATER USE FOR

January-26

GALLONS

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		ELYRIA WATER TAYLOR STREET		Pump Station Total	Sugar Ridge Total	Taylor Street TOTAL	
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE ELYRIA/TAYLOR	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00				
1					5770		HOL	209440	HOL	596156	HOL	746504	1566611.2	4459246.88	5583850	
2							745745	209440	292996	596156	42443	746504	1566611.2	4459246.88	5583850	
3					7061		SAT	237116	SAT	596156	SAT	724064	1773627.68	4459246.88	5415999	
4							SUN	237116	SUN	596156	SUN	723316	1773627.68	4459246.88	5410404	
5							746697	237864	295387	596156	45345	723316	1779222.72	4459246.88	5410404	
6							747479	584936	296184	596156	46322	730796	4375321.28	4459246.88	5466354	
7							747479	0	296981	596156	47041	537812	0	4459246.88	4022834	
8							747479	0	297778	596156	47935	668712	0	4459246.88	5001966	
9							747479	0	298575	596156	48785	635800	0	4459246.88	4755784	
10							SAT	53108	SAT	596156	SAT	682924	397247.84	4459246.88	5108272	
11							SUN	53108	SUN	596156	SUN	682924	397247.84	4459246.88	5108272	
12							747691	52360	300966	596156	51523	682176	391652.8	4459246.88	5102676	
13							748075	287232	301763	596156	52331	604384	2148495.36	4459246.88	4520792	
14							748767	517616	302560	596156	53119	589424	3871767.68	4459246.88	4408892	
15							749128	270028	303357	596156	53967	634304	2019809.44	4459246.88	4744594	
16							749614	363528	304154	596156	55023	789888	2719189.44	4459246.88	5908362	
17							SAT	410652	SAT	596156	SAT	722568	3071676.96	4459246.88	5404809	
18							SUN	410652	SUN	596156	SUN	722568	3071676.96	4459246.88	5404809	
19							HOL	410652	HOL	596156	HOL	721820	3071676.96	4459246.88	5399214	
20							751809	409904	307342	596156	58884	721072	3066081.92	4459246.88	5393619	
21							752245	326128	308139	596156	59831	708356	2439437.44	4459246.88	5298503	
22							752828	436084	308936	596156	60782	711348	3261908.32	4459246.88	5320883	
23							753456	469744	309733	596156	61826	780912	3513685.12	4459246.88	5841222	
24							SAT	370260	SAT	596156	SAT	738276	2769544.8	4459246.88	5522304	
25							SUN	370260	SUN	596156	SUN	738276	2769544.8	4459246.88	5522304	
26							754941	370260	312124	596156	64787	738276	2769544.8	4459246.88	5522304	
27							755335	294712	312921	596156	65587	598400	2204445.76	4459246.88	4476032	
28							755823	365024	313718	596156	66196	455532	2730379.52	4459246.88	3407379	
29							756226	301444	314515	596156	67096	673200	2254801.12	4459246.88	5035536	
30							756578	263296	315312	596156	67965	650012	1969454.08	4459246.88	4862090	
31					42630		SAT	116688	SAT	589424	SAT	228140	872826.24	4408891.52	1706487	
TOTAL					1,291	42,630,000		11,549	278,666	24,698	595,939	27,823	671342	2084422	4457624	5021638
					42	1,375,161		8,638,652			18,474,104					
TOTAL RLCWA USE: _____ 1,291 GALLONS 0.01%				TOTAL ELYRIA WATER USE: _____ 47,924,360 GALLONS 52.92%				TOTAL JOINT LINE USE _____ 42,630,000 47.07%				TOTAL USE _____ 90,555,651 100.00%				

IN GALLONS-2025- MASTER METERS- WATER USAGE

MONTH	R.L.C.W.A	ELYRIA	JOINT LINE	TOTAL
JANUARY	115	40,804,148	73,879,000	114,683,263
%	0.01%	35.58%	64.41%	100.00%
FEBRUARY	133	40,026,976	44,352,000	84,379,109
%	0.01%	47.43%	52.56%	100.00%
MARCH	204	46,332,616	48,570,000	94,902,820
%	0.01%	48.81%	51.18%	100.00%
APRIL	100	41,873,788	48,541,000	90,414,888
%	0.01%	46.31%	53.68%	100.00%
MAY	955	32,336,040	45,999,000	78,335,955
%	0.01%	41.27%	58.72%	100.00%
JUNE	142	70,265,624	42,603,000	112,868,766
%	0.01%	62.25%	37.74%	100.00%
JULY	199	72,924,764	51,654,000	124,578,963
%	0.01%	58.53%	41.46%	100.00%
AUGUST	1,267	63,395,244	45,956,000	109,352,511
%	0.01%	57.97%	42.02%	100.00%
SEPTEMBER	117	59,872,912	49,130,000	109,003,029
%	0.01%	54.92%	45.07%	100.00%
OCTOBER	275	49,044,116	43,190,000	92,234,391
%	0.01%	53.17%	46.82%	100.00%
NOVEMBER	494	41,140,000	45,710,000	86,850,494
%	0.01%	47.36%	52.63%	100.00%
DECEMBER	2,486	49,544,528	44,721,000	94,268,014
%	0.01%	52.55%	47.44%	100.00%
TOTAL GALLONS	6,487	609,560,756	584,305,000	1,193,872,243
TOTAL %	0.01%	51.05%	48.94%	100.00%

DRAIN AND FILL OF WATER TOWER FOR WATER QUALITY PURPOSES AND MAINTENANCE	2,000,000
TOTAL GALLONS USED FROM ALL METERED CITY BUILDINGS AND PARKS	3,682,500
TOTAL GALLONS USED FROM ALL HYDRANT METERS RENTED OUT TO CONTRACTORS	1,034,241
TOTAL GALLONS LOST FROM ALL WATER MAIN BREAKS/REPAIRS AVERAGED FOR YEAR	10,135,258
GRAND TOTAL OF ALL	16,851,999



Water Plant/Distribution System Monthly Operating Report (MOR)

PWS ID*:	OH4700803
Facility ID*:	4755821
Reporting Lab Cert. #:	
Rpt. Month / Year*:	1/2026

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):	

Date *	Plant Production (MGD)	Fluoride Reporting				Plant Tap / Entry Point										
		Plant Lab Analysis				pH	Alkalinity			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)	
		Calculated Fluoride Dosage (mg/L)	Raw (mg/L)	Plant Tap (mg/L)	Distribution (mg/L)		Phenol (mg/L)	Total (mg/L)	Stability (mg/L)							
1/1/2026	2.93000															
1/2/2026	2.93000															
1/3/2026	2.93000															
1/4/2026	2.93000															
1/5/2026	2.93000															
1/6/2026	3.29000															
1/7/2026	2.51000															
1/8/2026	2.64000															
1/9/2026	2.61000															
1/10/2026	2.71000															
1/11/2026	2.71000															
1/12/2026	2.71000															
1/13/2026	2.86000															
1/14/2026	3.08000															
1/15/2026	2.88000															
1/16/2026	3.12000															
1/17/2026	3.10000															
1/18/2026	3.10000															
1/19/2026	3.10000															
1/20/2026	3.10000															
1/21/2026	3.01000															
1/22/2026	3.12000															
1/23/2026	3.22000															
1/24/2026	3.08000															
1/25/2026	3.08000															
1/26/2026	3.08000															
1/27/2026	2.86000															
1/28/2026	2.79000															
1/29/2026	2.95000															
1/30/2026	2.88000															
1/31/2026	2.31000															
Min.	2.31000															
Max.	3.29000															
Avg.	2.92097															
Total	90.55000															



Water Plant/Distribution System Monthly Operating Report (MOR)

Chlorine QOR Data	
Chlorine Residual (Total)	
No. of RT & RP Samples	Avg. Value (mg/L)
30	1.20

Date *	Chlorine Residual Data						Distribution										Comments		
	Chlorine Dioxide (mg/L)	Exceed	Chlorite (mg/L)	Exceed	Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Lowest		Chlorite / Chlorine Dioxide (mg/L)										
							Chlorine Residual (Free) (mg/L)	Chlorine Residual (Combined) (mg/L)	Chemical		Type		FIRST CUSTOMER (FC)			Residence Time in Distribution			
									Chlorite	ClO ₂	Routine	Follow up	-0-hrs	+ 6 hrs	+ 12 hrs	Avg (AT)		Max (AT)	
1/1/2026						1.00	0.21											Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02	
1/2/2026						1.11	0.10											02,0700,1100,4,WD2-1018620-02	
1/3/2026						1.00	0.15											02,0700,1100,4,WD2-1018620-02	
1/4/2026						0.99	0.12											02,0700,1100,4,WD2-1018620-02	
1/5/2026						0.79	0.16											02,0700,1100,4,WD2-1018620-02	
1/6/2026						0.84	0.15											02,0700,1100,4,WD2-1018620-02	
1/7/2026						0.69	0.05											Brian E. O'Grady,WD2-1018620-02,0700,1100,4,WD2-1018620-02	
1/8/2026						0.79	0.15											02,0700,1100,4,WD2-1018620-02	
1/9/2026						1.40	0.16											02,0700,1100,4,WD2-1018620-02	
1/10/2026						1.25	0.17											02,0700,1100,4,WD2-1018620-02	
1/11/2026						1.32	0.08											02,0700,1100,4,WD2-1018620-02	
1/12/2026						1.45	0.13											02,0700,1100,4,WD2-1018620-02	
1/13/2026						0.94	0.29											02,0700,1100,4,WD2-1018620-02	
1/14/2026						1.13	0.07											02,0700,1100,4,WD2-1018620-02	
1/15/2026						0.61	0.55											02,0700,1100,4,WD2-1018620-02	
1/16/2026						1.07	0.22											02,0700,1100,4,WD2-1018620-02	
1/17/2026						0.51	0.13											02,0700,1100,4,WD2-1018620-02	
1/18/2026						0.55	0.15											02,0700,1100,4,WD2-1018620-02	
1/19/2026						1.07	0.22											02,0700,1100,4,WD2-1018620-02	
1/20/2026						1.11	0.32											02,0700,1100,4,WD2-1018620-02	
1/21/2026						0.96	0.34											02,0700,1100,4,WD2-1018620-02	
1/22/2026						0.88	0.15											02,0700,1100,4,WD2-1018620-02	
1/23/2026						1.01	0.34											02,0700,1100,4,WD2-1018620-02	
1/24/2026						0.92	0.46											02,0700,1100,4,WD2-1018620-02	
1/25/2026						0.88	0.51											02,0700,1100,4,WD2-1018620-02	
1/26/2026						1.01	0.34											02,0700,1100,4,WD2-1018620-02	
1/27/2026						0.71	0.32											02,0700,1100,4,WD2-1018620-02	
1/28/2026						0.91	0.22											02,0700,1100,4,WD2-1018620-02	
1/29/2026						1.50	0.13											02,0700,1100,4,WD2-1018620-02	
1/30/2026						1.14	0.18											02,0700,1100,4,WD2-1018620-02	
1/31/2026						0.56	0.14											02,0700,1100,4,WD2-1018620-02	
Min.						0.51	0.05												
Max.						1.50	0.55												
Avg.						0.97	0.22												
Total																			



February 10,2026

A comparison was made for the year 2025 between the master meter reading and the monthly billing summary from the Utilities Department.

TOTAL GALLONS – MASTER METERS-	11,193,872,243
TOTAL GALLONS- BILLED	- 853,226,807
TOTAL GALLONS- UNACCOUNTED	- 1,034,064,543
TOTAL % LOST	- 09.24%

Unaccounted water of 15% is considered to be within guidelines set up by the American Water Works Association. The loss can be from several different factors: unmetered water, Fire Departments, Police Department, etc.... flushing of fire hydrants; small undetected leaks in the distribution system, water breaks and the filling of new water mains. For example, to fill a 12” Water main, 1 mile long requires 32,000 gallons of water.

If you have any questions or need additional information, contact Joe Horak at the North Ridgeville Service Department. 440-490-2097.

Brian O'Grady
Water/Sewer Foreman
City of North Ridgeville



Planning Commission Report
MEETING OF FEBRUARY 10, 2026

The North Ridgeville Planning Commission took action on the following item at their regular meeting of February 10, 2026:

NEW BUSINESS

PPZ2026-0401: The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-020-101-155

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 2 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District (Chapter 1282).

PC ACTION: Approved by a vote of 3-0 with the following conditions:

1. A three-year performance bond shall be posted by the applicant for remaining construction items, the value of which shall be determined by the City Engineer.
2. There shall be administrative review of all easement language associated with the final plat.

cc: Mayor Corcoran
Law Director Moriarty
Assistant Law Director Morgan
City Engineer Eavenson
Chief Building Official Fursdon
Planning & Development Director Lieber

Planning Commission Application

JAN 16 2026



SUBMITTAL INSTRUCTIONS AND PROCEDURES

- Plan reviews will be carried out according to the processes described in the City's Zoning Code.
- **Pre-Application.** Prior to making application, applicants are recommended to contact the city to discuss their development project. City staff will outline the review process and provide a checklist of required submittals.
 - **Application Submittal.** Following the pre-application meeting, the applicant shall submit this completed application, fee and ten (10) sets of all required exhibits. All submissions shall be made in hard copy to the Building Division. Plans shall be collated, folded and easily legible.
 - **Staff Review.** The applicant shall attend a staff review meeting and may be required to submit additional information and/or revised plans based on staff input.
 - **Variiances.** Where zoning variances are sought by the applicant, review by the Board of Zoning and Building Appeals will be necessary prior to consideration by the Planning Commission, requiring a separate application.
 - **Decision or Referral.** Following staff review, complete submittals for Administrative Review projects may be considered for approval. For Council Review projects, complete submittals shall be referred to the next available Planning Commission meeting, which are held the second Tuesday of each month.

PROJECT INFORMATION

5725 Avon Belden Road, North Ridgeville, Ohio ~~0700010000010, 0700020101004, 0700020101042~~
 Location address Parcel number(s)

Project type: Commercial/Industrial/Multi-Fam Prelim Major Subdivision Final Major Subdivision Lot Split

Project elements: New Construction Building Addition/Alteration Site Improvements Plat

Single family detached and cluster development - The Crossing at French Creek
 Project description

APPLICANT/AGENT INFORMATION

Thom Sutcliffe, Drees Homes
 Name/Company

6860 W. Snowville Road, Suite 105, Brecksville, Ohio 44141
 Applicant address

440-746-6434 tsutcliffe@dreeshomes.com
 Applicant phone Applicant email

APPROVED
 FEB 10 2026

PROPERTY OWNER INFORMATION

The Drees Company
 Name/Company

6860 W. Snowville Road, Suite 105, Brecksville, Ohio 44141
 Property owner address

Agent: Thom Sutcliff 440-746-6434 Agent: Thom Sutcliff tsutcliffe@dreeshomes.com
 Property owner phone Property owner email

AUTHORIZATION AND ACKNOWLEDGEMENT

DocuSigned by: Thom Sutcliffe Applicant signature
 DocuSigned by: Thom Sutcliffe Property owner signature

I hereby authorize the City of North Ridgeville, including Planning Commission members, to view the premises and consent to their entry onto the property for the purpose of observing site conditions related to review of my application.

OFFICE	PPZ No.	Planning Fee Paid	ACTION
	PPZ 2026-0401	\$ 400.00	

Planning Review

January 29, 2026

Project: The Crossing at French Creek, Phase 2 Final Plat
Location: Avon Belden Road
PPNs: 07-00-019-000-010, 07-00-020-101-001, 07-00-020-101-042
District: R-1 Residence District (Chapter 1282)

Project Summary:

The Crossing at French Creek subdivision is located on property zoned R-1 Residence District and has been designed and is being constructed per the requirements contained in Chapter 1282 (Single-Family Detached and Cluster Development). The preliminary plat for the subdivision was approved by the Planning Commission in October 2023. Phase 1 final plat was approved in December 2024. Construction of Phase 2 improvements is nearly complete.

Phase 2 involves 28.42 acres of land and consists of 44 single family lots and 7 cluster lots. The layout of the subdivision, number of lots, configuration of open space, etc. is the same as what was approved by the Planning Commission. The total subdivision is 92 units as originally proposed. Open space is 10.13 acres or 20.1% of the development.

For final approval, Planning Commission is to review those items listed in Section 1282.07 Final Subdivision Plan; Contents, including the following:

- A plat of the development area showing the street right of way, subdivided and common land, areas reserved for single-family cluster use, and easements, in form for recording
- Detailed plans and specifications for all streets, sidewalks, storm and sanitary sewers, water mains, street illumination, grading and other site features of the development area
- A detailed landscape plan showing all existing site features to remain, recreation facilities and the landscape treatment of all common open space areas within the development area
- The final form of covenants running with the land, deed restrictions, restrictions or easements to be recorded, bylaws of a homeowners' association, etc.

Comments:

- Detailed plans should be provided that address requirements of Chapter 1282 as listed above. Landscaping plan lighting plan not included.
- Show dwelling footprints to confirm setbacks.
- Provide access for city to access Batner ditch for maintenance purposes.
- Engineering will require updated review of traffic study at time of three year maintenance bond to determine if northbound right turn lane on SR 83 is warranted.
- HOA documents were previously provided and reviewed by the Law Department.



PROJECT INFORMATION

The Crossing at French Creek Subdivision	
Proposed project	
Phase 2	07-00-020-101-042
Location	Parcel number
February 10, 2026	January 29, 2026
Meeting date	Comments due

RECOMMENDATIONS

Type comments here. Attach additional sheets as necessary.

Appears to be code compliant. Curve data for S/L 52 is missing, should be curve C17.

SUBMITTED BY

Guy M. Fursdon
 Administrative officer signature

Chief Building Official
 Title

Planning Commission Bylaws Article V Section 2 – Administrative Review. All applications including those plans and maps submitted to the Commission shall be referred to Administrative Officers. Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Secretary not later than ten (10) calendar days after receipt. Administrative Officers who have not acted within the allotted time shall be deemed to have concurred with plans as submitted.

Staff Meeting Bulletin

Meeting Date:	January 23, 2026
Project:	The Crossing at French Creek, Phase 2
Applicant:	Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105 Brecksville, OH 44141
Zoning:	R-1 Residence District
In Attendance:	Kim Lieber, Planning & Development Director John Reese, Fire Chief Guy Fursdon, Chief Building Official Lori Birschbach-Tober, Assistant City Engineer Tony Svoboda, Drees Homes Christopher Schmidt, Davey Resource Group Tyler Smith, Davey Resource Group Katie Lancianese, Gables Management

Project Introduction

- Tony stated that most of the construction, including roads, are nearly finished, and the goal is to move forward so lots can be sold and the project can progress. They hope to stay on track for next month's agenda. Construction was originally expected to be mostly completed by January 30, but due to weather delays, substantial completion is now anticipated in early February.

Staff Comments

- Kim confirmed she received their submittal for Phase 2 and noted that the Planning Commission received a more detailed package for Phase 1, that included landscape detail, lighting, and construction drawings, which are required by code and requested that all of this information, along with a summary table, be included with Phase 2 as well. She stated that she would like it documented on the final plat showing the phases, open space requirements, setbacks, number of lot types, and any minor adjustments. This ensures accurate documentation for zoning compliance, including setbacks, open space, sublots, and right-of-way, so any changes are properly recorded.
- Lori reported that the project has not yet reached final completion, with grading unfinished, sanitary and water mains largely untested, and punch list had not been started. Brian O'Grady's inspection is expected to take about three weeks, depending on weather. Key issues include correcting the left turn lane off 83, ensuring potential right turn lane requirements are included in the performance bond, and addressing planting, lighting, and maintenance bonds on the plat. Access to the secondary ditch, wetlands with a 10-foot buffer, riparian setbacks for French Creek, and proper easements (including drainage and force main maintenance) need to be documented and protected. The developer's agreement will be revised to include force main repairs, wetlands, riparian protections, and access requirements. Any property with wetlands will require signed agreements from the developer, builder, and owner to ensure easements are preserved and protected from unauthorized alterations. Lori stated that we want to ensure that what that right amount is and what those outstanding items are so Planning Commission can review, but the city won't sign off on the plat until we feel confident that based on punch list items that we've captured all those outstanding items. She asked if that was a box cover or the bridge over French Creek.
- Mr. Svoboda stated that it was all unfinished.
- Lori asked if they got the railings in yet.

- Mr. Svoboda stated that he didn't believe so. That's the last thing that we're still waiting for is to make sure those railings get in either side of it. They were approved, so I didn't know where they were on that stage. I think they were just waiting for the manufacturer to get them in.
- Guy stated that it would be helpful to see the actual setbacks on each line and not assume that everything is at 35 or 15 or 30 feet or whatever the ordinance requires whether it's a single family or cluster one. While it was mentioned in the information, they didn't actually put it on each lot and that would be helpful to see that just to make sure that we haven't got a hiccup in there. He stated that they missed curve 17 on subplot 52. The single-family lots, there's a variable because this is the final phase, you need to show that the overall subdivision has met that average. Because you've got an average lot width and for the single family lots you've got an average setback and because this is the final phase of the subdivision, you need to show Planning Commission that you met that.
- Tony asked if Lori would be sharing the list she read her comments from and if it included Route 83.
- Lori stated that Route 83 issues were not included in the written comments but should have been discussed with Mike during the site visit. She noted significant buckling that had been previously identified and was expected to be addressed, but the condition is severe enough that it may need to be regraded and redone. While repairs cannot be completed at this time of year, the issue can be addressed through bonding.

Next Steps

- The applicant will provide updated plans for the February 10th meeting by Friday, January 30.

RECEIPT NUMBER

00034692



City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, OH 44039
(440) 490-2081

Paid By

DAVEY RESOURCE GROUP
1310 SHARON COPLEY RD
Sharon Center, OH 44274

01/16/2026

Qty	Type	Record	Category	Description	Amount
1.00	PZE Proc	PPZ2026-0401	Standard Item	Final Subdivision Plat	\$ 250.00
1.00	PZE Proc	PPZ2026-0401	Standard Item	General Application	\$ 150.00

5725 AVON BELDEN RD
0700020101042

APPR CODE: 003859

Total	\$ 400.00
Cash	
Check	
Check #	
Credit	\$ 400.00
Transferred	
Tendered	\$ 400.00
Change	\$ 0.00
To Overpayment	\$ 0.00

APPROVALS:

Approved by the Secretary (or responsible official) City Planning Commission this ____ day of _____, 20____

Secretary (or responsible official) - Print _____ Sign _____

Approved by Mayor (or designated member of Council) this ____ day of _____, 20____

Mayor (or designated member of Council) - Print _____ Sign _____

Approved by City Engineer this ____ day of _____, 20____

City Engineer - Print _____ Sign _____

Transferred by the Lorain County Auditor this ____ day of _____, 20____

Lorain County Auditor - Print _____ Sign _____

Filed for record this ____ day of _____, 20____ at _____

Recorded this ____ day of _____, 20____ in Plat Book _____ Page No. _____

Lorain County Recorder - Print _____ Sign _____

The Crossing at French Creek Subdivision No. 2

Creating Sublot Nos. 42 through 92, Block 'E', Block 'F', and Dedicating Raymond Drive, Harold Court, and portions of Baldauf Crossing and Rosebelle Avenue

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, also known as being part of Original Ridgeville Township Lot. Nos. 19 and 20 and further known as being a replat of all of Block D as shown on the Crossing at French Creek Subdivision No. 1, recorded in Instrument No. 2025-0048532 of the Lorain County Recorder's Records.



LOCATION MAP

LATITUDE: 41°24'28.7"
LONGITUDE: 82°00'53.3"

Not To Scale

AREA TABLE	
Sublots (51)	21.4784 acres
Block 'E'	3.1970 acres
Block 'F'	0.3174 acres
Right of Way(New)	4.1098 acres
Total	29.1026 acres

NOTES:

REFERENCE WORKS:

Deed Documents as referenced by the Survey

Parcel Split & Consolidation Map for Donald Pincombe by Wilfredo Barbosa, P.S. 8301, on file as Survey 700020 of the Lorain County Engineer's Survey Records.

Survey prepared for Otto Laubenthal by Dane A. Haponek, P.S. 6211, on file as Survey 700020A of the Lorain County Engineer's Survey Records.

BASIS OF BEARINGS:

Centerline bearing of Avon Belden Road was calculated to be North 00°12'51" East, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground as established by ODOT VRS GPS observations in January of 2022.

5/8" Iron pins to be set by me at all Sublot and Block corners. 3/4" Iron pins to be set in all centerline monuments by me.

All 5/8" x 30" iron pins set are affixed with a plastic cap bearing the inscription "DAVEY RESOURCE GROUP"

ACCEPTANCE & DEDICATION:

The undersigned (set forth all parties having record legal title interest in the parcel) The Drees Company hereby certify that the attached plat correctly represents their "The Crossing at French Creek Subdivision No. 2" a subdivision of lots 42 through 92, inclusive, do hereby acknowledge this plat of some and dedicate to the public such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etcetera shown herein and not heretofore dedicated.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing platting, health or other lawful rules and regulations including the applicable off-street parking and loading requirements of the City of North Ridgeville, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

The dimensions of the lots and streets are shown on the plat in feet and decimal parts thereof. Easements are reserved where indicated on the plat for above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hand this ____ day of _____, 20____

Witness _____ Signed _____
(The Drees Company)

State/Commonwealth of _____

Before me a notary public in and for said county and state, personally appeared the above named _____

Owner/Agent who acknowledged the making of the foregoing instrument _____

and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand _____

and official seal at _____ this ____ day of _____, 20____

Notary public _____

My commission expires _____

APPROVED
FEB 10 2026

DRAINAGE AND STORM SEWER EASEMENTS:

Easements to the Homeowners Association

Drainage and storm sewer easements as shown hereon, outside of the public right of way, including, but not limited to, access, grading, drainage, storm sewers, and drainage structures are the responsibility of the Crossing at French Creek Subdivision Homeowners Association. These improvements are privately held and, therefore, the complete responsibility of the Homeowners Association with rights to access, install, maintain, replace, and/or remove storm sewers, inlets, ditches, swales, earth mounds, vegetation, walking paths and/or other appurtenances as necessary. Work shall be in accordance with all applicable regulatory agencies including the City of North Ridgeville.

**CITY OF NORTH RIDGEVILLE
PLANNING COMMISSION**

Easem

The dr owner, mainta These It sha condit Owner these the cc approv

GRA

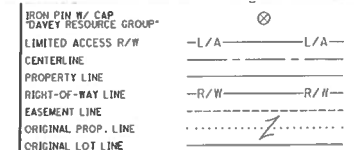
We the ('pote Instrur We do grante other

Granto

Owner

<input checked="" type="checkbox"/>	Approval Granted	<input type="checkbox"/>	Request Rejected
Refer For Council Approval:			
BZBA Approval Required:			
Other Conditions: <i>Performance Bond shall be established by City Engineer & Administrative Review of all easements associated with the plat.</i>			
DATE: <i>2.10.26</i>		BY: <i>[Signature]</i>	

Sheet Number	Sheet Title
1	TITLE
2	OVERALL
3	SUBLOTS NORTH
4	SUBLOTS SOUTH



SURVEYOR CERTIFICATION:

Surveyed by Davey Resource Group - Civil Engineers and Surveyors

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct. Dimensions on curves are arc measurements.

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set by me as shown.



Daniel P. Engle P.S. No. S-8452 Date _____

GENERAL UTILITY EASEMENTS:

We, the owners of the within platted land, do hereby grant unto Wide Open West, The City of North Ridgeville, Ohio Edison, Everstream Solutions, Columbia Gas of Ohio, Windstream Ohio, Charter Communications, their successors and assigns, hereinafter referred to as grantees) a permanent right-of-way and easement twelve (12) feet in width under, over and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain repair, reconstruct and relocate such underground electric, gas and communications cables, ducts, conduits, pipes, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing and transmitting electricity, gas, and communication signals, for public and private use of such locations as the grantees may determine, upon within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to grantees by this easement grant within said easement premises including, but not limited to irrigation systems electronic animal fencing, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communications facilities, the right to install, repair, operation of said electric and communications facilities, the right to install, repair, augment, and maintain service cables outside the above described easement premises, and with the right of access and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All sublots and all lands shall be restricted to underground utility service.

Grantor:

The Drees Company

By: _____

FEB 06 2026



THE CROSSING AT FRENCH CREEK SUBDIVISION NO. 2

PROJECT NUMBER	2193
DATE	2026-02-08
TITLE	1 4

P.P.N. 07-00-019-000-034
Kathie L. Catavolos
03/08/1995
Instr. No. 19950336837

P.P.N. 07-00-019-000-431
Mark E. and Roberto L. Helzer
01/30/2004
Instr. No. 20040981124
N 88°53'17" E 993.36' Rec. & Med.

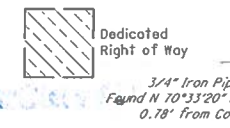
P.P.N. 07-00-020-101-132
Donald F. Pincombe
07/24/2020
Instr. No. 20200710854

P.P.N. 07-00-020-101-131
Elite Air LLC
10/01/2021
Instr. No. 20210842261

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C1	78.54'	50.00'	70.71'	N 45°35'38" W	90°00'00"	50.00
C2	39.27'	50.00'	38.27'	S 23°05'38" E	45°00'00"	20.71
C3	39.27'	50.00'	38.27'	S 68°05'38" E	45°00'00"	20.71
C4	132.88'	400.00'	132.27'	N 09°44'42" E	19°02'00"	67.06
C5	104.16'	400.00'	103.87'	N 07°41'19" E	14°55'13"	52.38
C6	28.71'	400.00'	28.71'	N 17°12'19" E	4°06'46"	14.36
C7	99.66'	300.00'	99.20'	N 09°44'42" E	19°02'00"	50.29
C8	104.16'	400.00'	103.87'	N 82°18'41" W	14°55'13"	52.38
C9	5.40'	530.00'	5.40'	N 70°53'08" W	0°35'00"	2.70

Note: Certain Iron Pins are set on the edges of Storm Sewer Easements due to potential conflict with Storm Water infrastructure. Iron Pin offset distances are as denoted on Storm Sewer easements

Hatch Legend



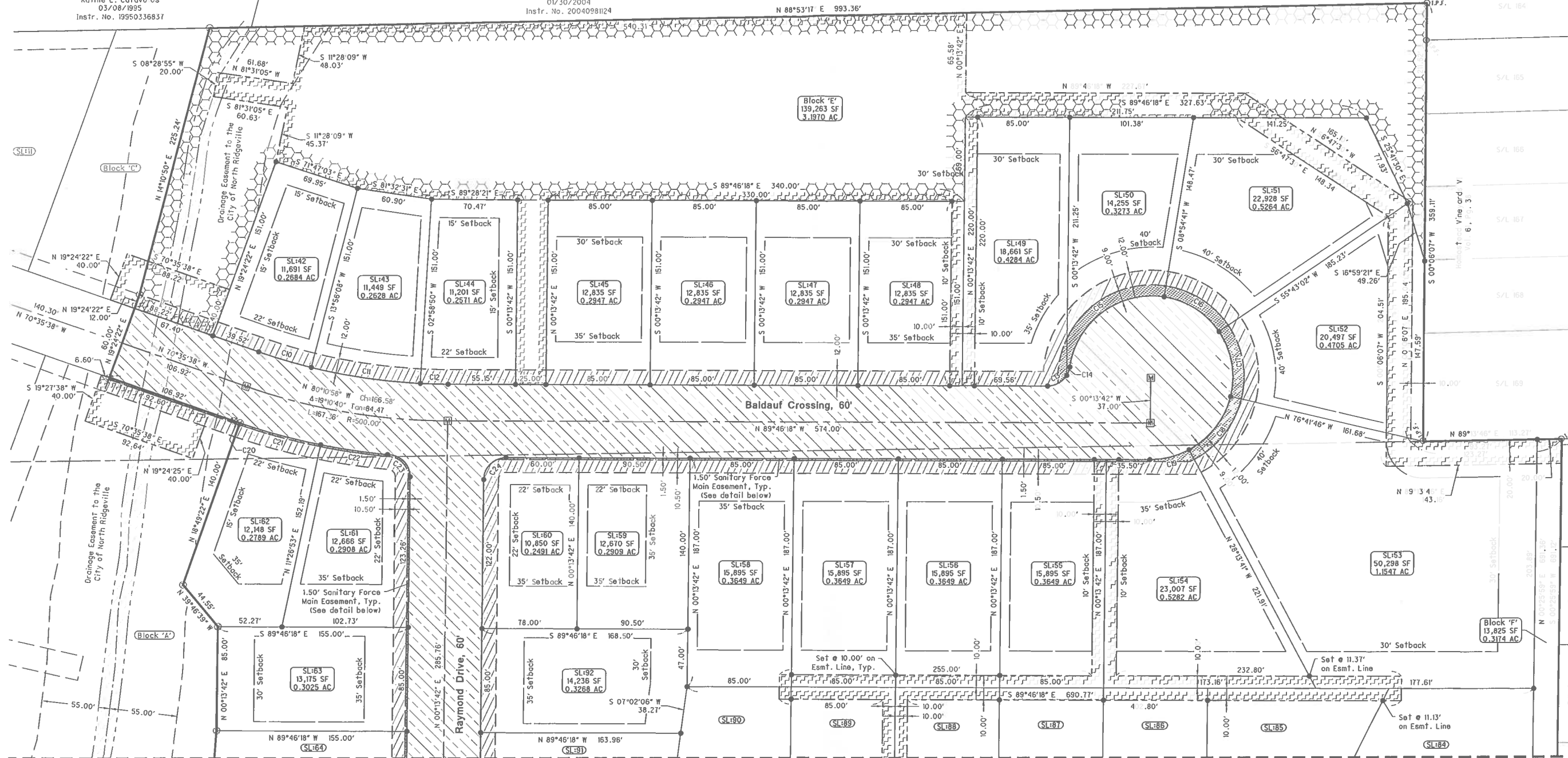
DAVEY Resource Group
1310 SHAWAN CREEK ROAD, P.O. BOX 37
SHAWAN CENTER, OHIO 44274
(PHONE) 330.950.8001 (FAX) 330.950.8243

APPROVED
FEB 10 2026

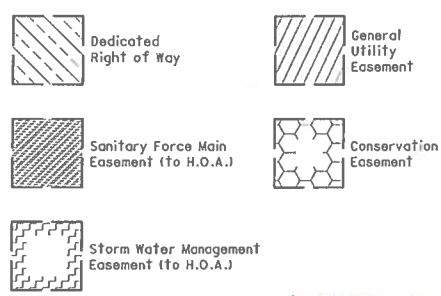
THE CROSSING AT FRENCH CREEK SUBDIVISION NO. 2
OVERALL

PROJECT NUMBER: 2193
DATE: 2026-02-08

2
4



Hatch Legend



SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C10	44.87'	470.00'	44.86'	N 73°19'45" W	5°28'14"	22.45
C11	89.86'	470.00'	89.73'	N 81°32'31" W	10°57'18"	45.07
C12	22.58'	470.00'	22.57'	N 88°23'44" W	2°45'08"	11.29
C13	18.55'	18.00'	17.74'	S 60°41'55" W	59°03'34"	10.20
C14	7.38'	18.00'	7.33'	S 19°24'59" W	23°30'18"	3.74
C15	106.70'	67.00'	95.78'	S 53°17'15" W	91°14'50"	68.47
C16	54.73'	67.00'	53.22'	N 57°41'08" W	46°48'22"	29.00
C17	55.65'	67.00'	54.06'	N 10°29'22" W	47°35'12"	29.54
C18	56.68'	67.00'	55.00'	N 37°32'17" E	48°28'05"	30.16
C19	33.28'	67.00'	32.94'	N 76°00'01" E	28°21'23"	16.99
C20	5.40'	530.00'	5.40'	N 70°53'08" W	0°35'00"	2.70
C21	68.22'	530.00'	68.11'	S 74°51'53" E	7°22'29"	34.16
C22	57.30'	530.00'	57.27'	S 81°38'57" E	6°11'41"	28.68
C23	26.70'	18.00'	24.32'	S 42°15'33" E	84°58'30"	16.49
C24	28.27'	18.00'	25.46'	N 45°13'42" E	90°00'00"	18.00

SITE INFORMATION:
SITE LOCATION: 5725 AVON BELDEN ROAD (S.R.83), NORTH RIDGEVILLE, OHIO

PARCELS:

PARCEL	AREA	OWNER
0700018000010	15.3 AC	THE DREES COMPANY
0700020101001	8.9 AC	THE DREES COMPANY
0700020101042	26.2 AC	THE DREES COMPANY

SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
-0.8 AC EXISTING RIGHT-OF-WAY
49.6 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT

PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT:

PER CODE SHOWN:

- MIN. DEVELOPMENT AREA: 25 AC
- MAX. DENSITY: 2.3 D.U./AC (115)
- MIN. REQUIRED OPEN SPACE: 20% GROSS (10.1 AC)
- MAX. CLUSTER UNITS: 33% ALLOWABLE (40)
- MIN. CLUSTER-OPEN SPACE: 58.15'
- MIN. CLUSTER-LOT PL SB: 35'
- MIN. SING-FAM. LOT AREA: 12,800 SF
- MIN. SING-FAM. LOT WIDTH: 80'-100', 85' AVG.
- MIN. CORNER LOT WIDTH: 95' @ BLDG. LINE
- MIN. SING-FAM. FRONT YARD: 30'-40', 35' AVG.
- MIN. SING-FAM. SIDE YARD: 5' PER, 15' TOTAL
- MIN. SING-FAM. REAR YARD: 30'
- MAX. BLDG. HEIGHT: 35'
- MIN. CLUSTER FRONT YARD: 22' OFF EOP, SDWLX
- MIN. PARKING PER UNIT: 2 ENCLOSED SPACES

PROPOSED DEVELOPMENT INFORMATION:
TOTAL NET PROJECT AREA: 49.6 AC

PHASE AREAS:

PHASE	ROW AREA	LOT AREA	OPEN SPACE AREA	TOTAL AREA
PHASE 1:	2.63 AC	10.83 AC	6.88 AC	21.18 AC
PHASE 2:	4.16 AC	21.85 AC	3.25 AC	28.42 AC
	6.79 AC	32.68 AC	10.13 AC	49.6 AC

PROPOSED LOTS:

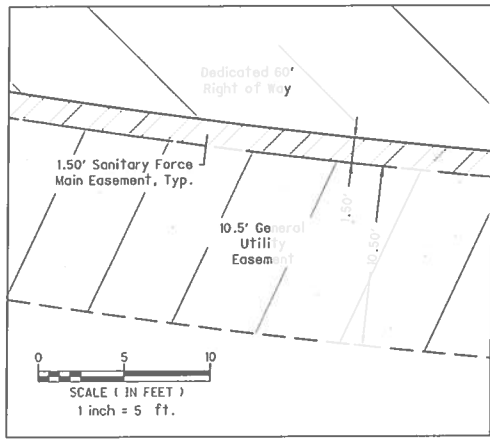
PHASE	CLUSTER LOTS	SINGLE-FAMILY LOTS	TOTAL LOTS
PHASE 1	31	10	41
PHASE 2	7	44	51
	38	54	92 TOTAL LOTS

*The minimum separation between adjacent detached cluster buildings shall be not less than 6 feet.

PHASE 2 SUBLOT TYPES:
LOTS 42-44, AND LOTS 59-62 ARE CLUSTER LOTS
LOTS 45-58, AND LOTS 63-92 ARE SINGLE FAMILY LOTS

*Note: Certain Iron Pines are set on the edges of Sanitary Force Easement due to potential conflict with Storm Water Infrastructure. Iron Pine off at distance as denoted on Storm Sewer easements.

Side Building Setbacks:
7.5 feet unless otherwise noted



Sanitary Force Main Easement Detail

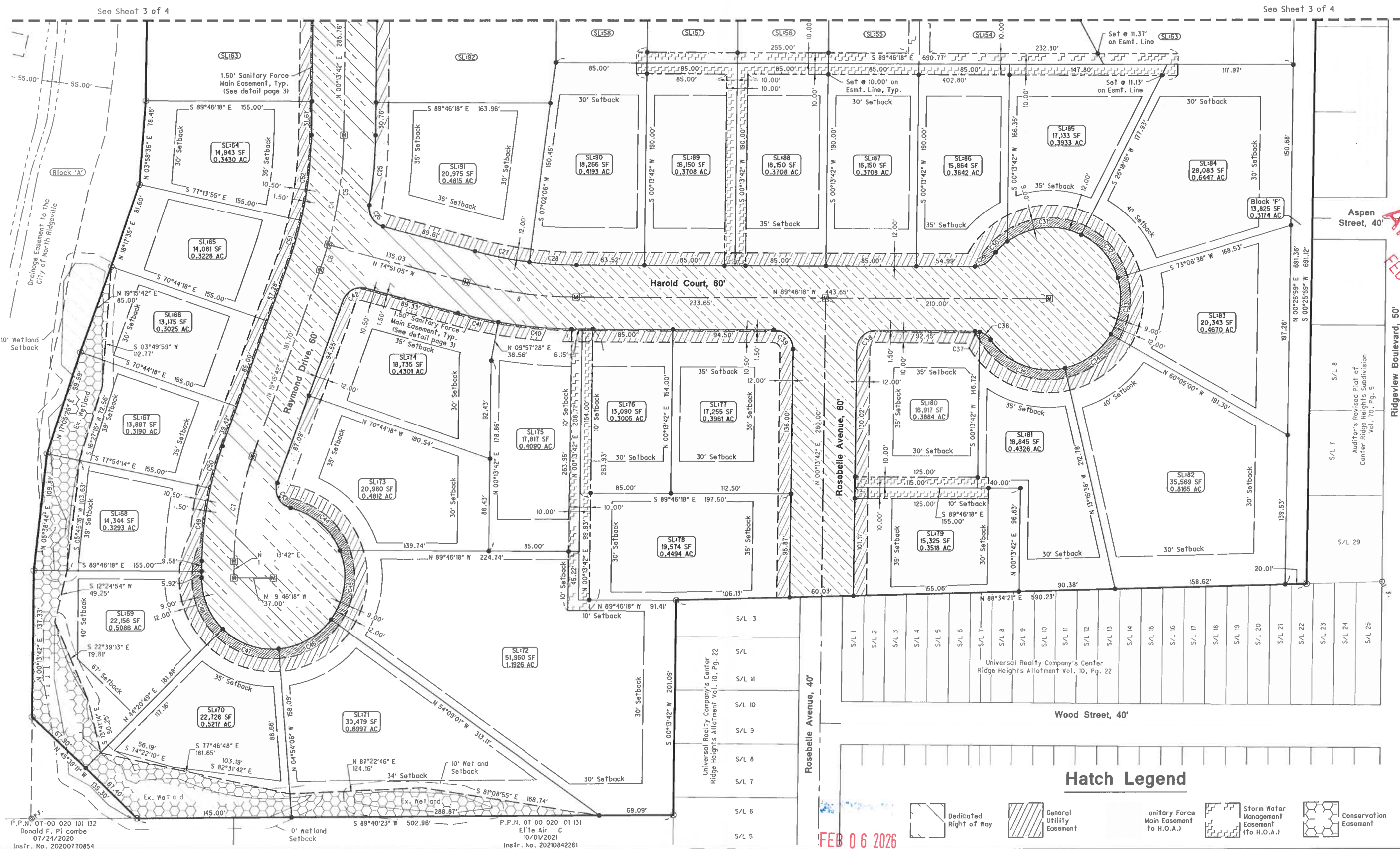
FEB 06 2026

GENERAL CURVE TABLE							GENERAL CURVE TABLE							GENERAL CURVE TABLE							GENERAL CURVE TABLE							GENERAL CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.	SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.	SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.	SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.	SEGMENT	LENGTH	RADIUS	CHORD	CHORD BNG.	DELTA	TAN.
C4	132.88'	400.00'	132.27'	N 09°44'42" E	19°02'00"	67.06	C27	52.40'	370.00'	52.35'	S 78°54'30" E	8°06'50"	26.24	C34	54.73'	67.00'	53.22'	S 53°19'11" W	46°48'22"	29.00	C41	38.96'	430.00'	38.94'	N 77°26'48" W	5°11'27"	19.49	C48	53.65'	67.00'	52.23'	N 22°42'44" W	45°52'53"	28.36
C5	104.16'	400.00'	103.87'	N 07°41'19" E	14°55'13"	52.38	C28	43.95'	370.00'	43.93'	S 86°22'06" E	6°48'23"	22.00	C35	80.18'	67.00'	75.48'	N 68°59'35" W	68°34'06"	45.68	C42	22.22'	18.00'	20.84'	S 54°37'51" W	70°44'18"	12.78	C49	68.35'	330.00'	68.23'	N 06°09'44" E	11°52'04"	34.30
C6	28.71'	400.00'	28.71'	N 17°12'19" E	4°06'46"	14.36	C29	17.47'	18.00'	16.79'	N 62°25'09" E	55°37'05"	9.49	C36	12.56'	18.00'	12.31'	N 54°42'12" W	39°59'19"	6.55	C43	30.06'	18.00'	26.69'	S 28°35'07" E	95°41'38"	19.88	C50	41.27'	330.00'	41.24'	N 15°40'44" E	7°09'56"	20.66
C7	99.66'	300.00'	99.20'	N 09°44'42" E	19°02'00"	50.29	C30	22.00'	67.00'	21.90'	N 44°01'05" E	18°48'55"	11.10	C37	4.60'	18.00'	4.59'	N 82°01'28" W	14°39'13"	2.31	C44	63.39'	67.00'	61.05'	S 49°19'48" E	54°12'16"	34.29	C51	41.93'	370.00'	41.91'	N 16°00'54" E	6°29'37"	20.99
C8	104.16'	400.00'	103.87'	N 82°18'41" W	14°55'13"	52.38	C31	73.53'	67.00'	69.89'	N 84°51'54" E	62°52'44"	40.96	C38	28.27'	18.00'	25.46'	S 45°13'42" W	90°00'00"	18.00	C45	67.91'	67.00'	65.04'	S 06°48'39" W	58°04'39"	37.20	C52	80.98'	370.00'	80.82'	N 06°29'54" E	12°32'23"	40.65
C25	65.82'	430.00'	65.75'	S 04°36'48" W	8°46'11"	32.97	C32	54.73'	67.00'	53.22'	S 40°17'33" E	46°48'22"	29.00	C39	28.27'	18.00'	25.46'	N 44°46'18" W	90°00'00"	18.00	C46	57.59'	67.00'	55.83'	S 60°28'27" W	49°14'55"	30.71							
C26	26.34'	18.00'	24.05'	S 32°55'36" E	83°50'58"	16.16	C33	54.73'	67.00'	53.22'	S 06°30'49" W	46°48'22"	29.00	C40	73.02'	430.00'	72.93'	N 84°54'25" W	9°43'46"	36.60	C47	57.59'	67.00'	55.83'	N 70°16'38" W	49°14'55"	30.71							

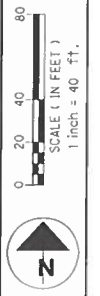
*Note: Certain Iron Pins are set on the edges of the Sewer Easements due to potential conflict with Storm Water infrastructure. Iron Pin offset distances are noted on Storm Sewer easements.

Side Building Setbacks:
7.5 Feet unless otherwise noted

DAVEY Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44224
(PHONE) 330.580.6000 (FAX) 330.580.9663



APPROVED
FEB 10 2026



THE CROSSING AT FRENCH CREEK SUBDIVISION NO. 2
SUBLOTS SOUTH

PROJECT NUMBER
2193
DATE
2026-02-08

4
4

P.P.N. 07-00 020 101 132
Donald F. Pi combe
07/24/2020
Instr. No. 20200710854

P.P.N. 07 00 020 01 131
El'ia Air C
10/01/2021
Instr. No. 20210842261

FEB 06 2026



FINAL SITE PLAN FOR THE CROSSING AT FRENCH CREEK

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: 5725 AVON BELDEN ROAD (S.R. 83), NORTH RIDGEVILLE, OHIO
 PARCELS:

PARCEL	AREA	OWNER
070001900010	15.3 AC	THE DREES COMPANY
0700020101001	8.9 AC	THE DREES COMPANY
0700020101042	26.2 AC	THE DREES COMPANY

SITE AREA: 50.4 AC TOTAL GROSS PARCEL AREA
 -0.8 AC EXISTING RIGHT-OF-ROW
 49.6 AC TOTAL NET PROJECT AREA

CURRENT ZONING DISTRICT: R-1 RESIDENCE DISTRICT
 PROPOSED ZONING DISTRICT: SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT
 CHAPTER 1282 SINGLE-FAMILY DETACHED AND CLUSTER DEVELOPMENT:

REQ. CODE	SHOWN
-MIN. DEVELOPMENT AREA:	25 AC / 49.6 AC
-MAX. DENSITY:	2.3 D.U./AC (115) / 1.85 D.U./AC (92)
-MIN. REQUIRED OPEN SPACE:	20% GROSS (10.1 AC) / 20.1% (10.13 AC)
-MAX. CLUSTER UNITS:	35% ALLOWABLE (40) / 33% (38)
-MIN. CLUSTER-OPEN SPACE SB:15'	VARIABLES / 35' MIN.
-MIN. CLUSTER-LOT PL SB:	35' / 35' MIN.
-MIN. SING-FAM. LOT AREA:	12,800 SF / 12,835 SF
-MIN. SING-FAM. LOT WIDTH:	80'-100', 85' AVG. / 85'
-MIN. CORNER LOT WIDTH:	95' @ BLDG. LINE / 95'
-MIN. SING-FAM. FRONT YARD:	30'-40', 35' AVG. MIN. / 36.0' AVG.
-MIN. SING-FAM. SIDE YARD:	5' PER, 15' TOTAL / 5', 7.5'
-MIN. SING-FAM. REAR YARD:	30' / 30'
-MAX. BLDG. HEIGHT:	35' / 35'
-MIN. CLUSTER FRONT YARD:	22' OFF EOP, SDWLK / 22' OFF ROW
-MIN. PARKING PER UNIT:	2 ENCLOSED SPACES / 2 ENCLOSED SPACES

PROPOSED DEVELOPMENT INFORMATION:
 TOTAL NET PROJECT AREA: 49.6 AC

PHASE AREA:	ROW AREA	LOT AREA	OPEN SPACE AREA	TOTAL AREA
PHASE 1:	2.63 AC	10.83 AC	6.88 AC	21.18 AC
PHASE 2:	4.16 AC	21.85 AC	3.25 AC	28.42 AC
	6.79 AC	32.68 AC	10.13 AC	49.6 AC

PROPOSED PAVEMENT:
 1,745 LF PHASE 1
 2,715 LF PHASE 2
 4,460 LF TOTAL

PROPOSED LOTS:	CLUSTER LOTS	SINGLE-FAMILY LOTS	TOTAL LOTS
PHASE 1	31	10	41
PHASE 2	7	44	51
	38	54	92 TOTAL LOTS

*The minimum separation between adjacent detached cluster buildings shall be not less than 6 feet.

PHASE 1 SUBLOT TYPES:
 LOTS 1-21, AND LOTS 32-41 ARE CLUSTER LOTS
 LOTS 22-31 ARE SINGLE-FAMILY LOTS
 Side Building Setbacks:
 7.5 feet unless otherwise noted

PHASE 2 SUBLOT TYPES:
 LOTS 42-44, AND LOTS 59-62 ARE CLUSTER LOTS
 LOTS 45-58, AND LOTS 63-92 ARE SINGLE-FAMILY LOTS

NOTES:
 1. LOTS 1-41 ARE SERVICED VIA GRAVITY SEWER, AND LOTS 42-92 ARE SERVED BY SANITARY FORCEMAIN.

DAVEY RESOURCE GROUP
 1310 SHARON COPLEY ROAD
 P.O. BOX 37
 SHARON CENTER, OH 44274
 CHRIS SCHMIDT, PE: 330-590-8004
 GUY HANEY, PS: 330-590-8004



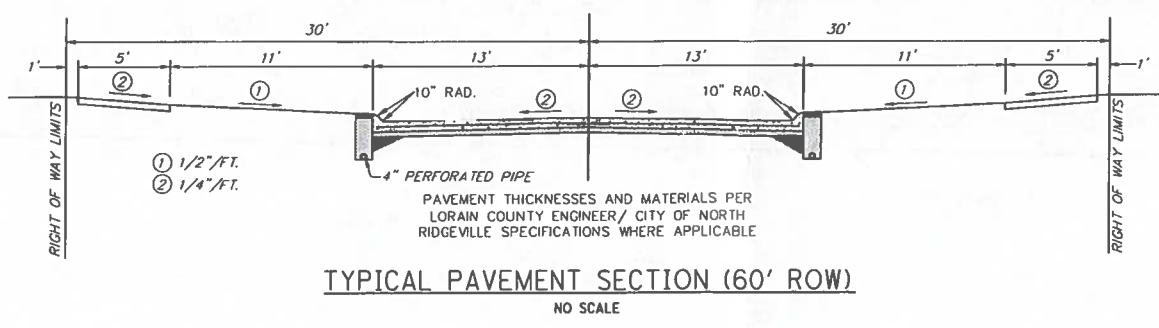
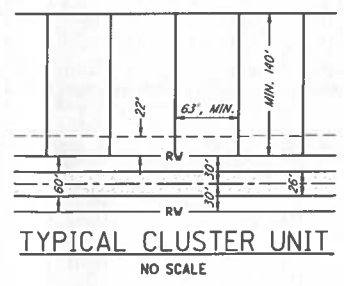
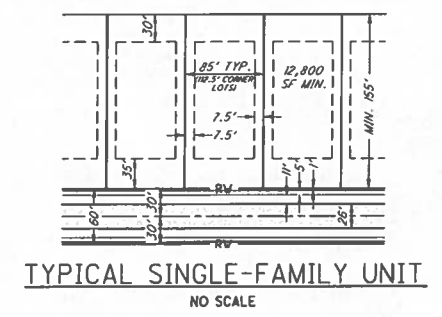
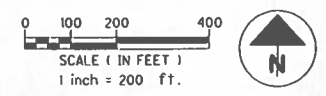
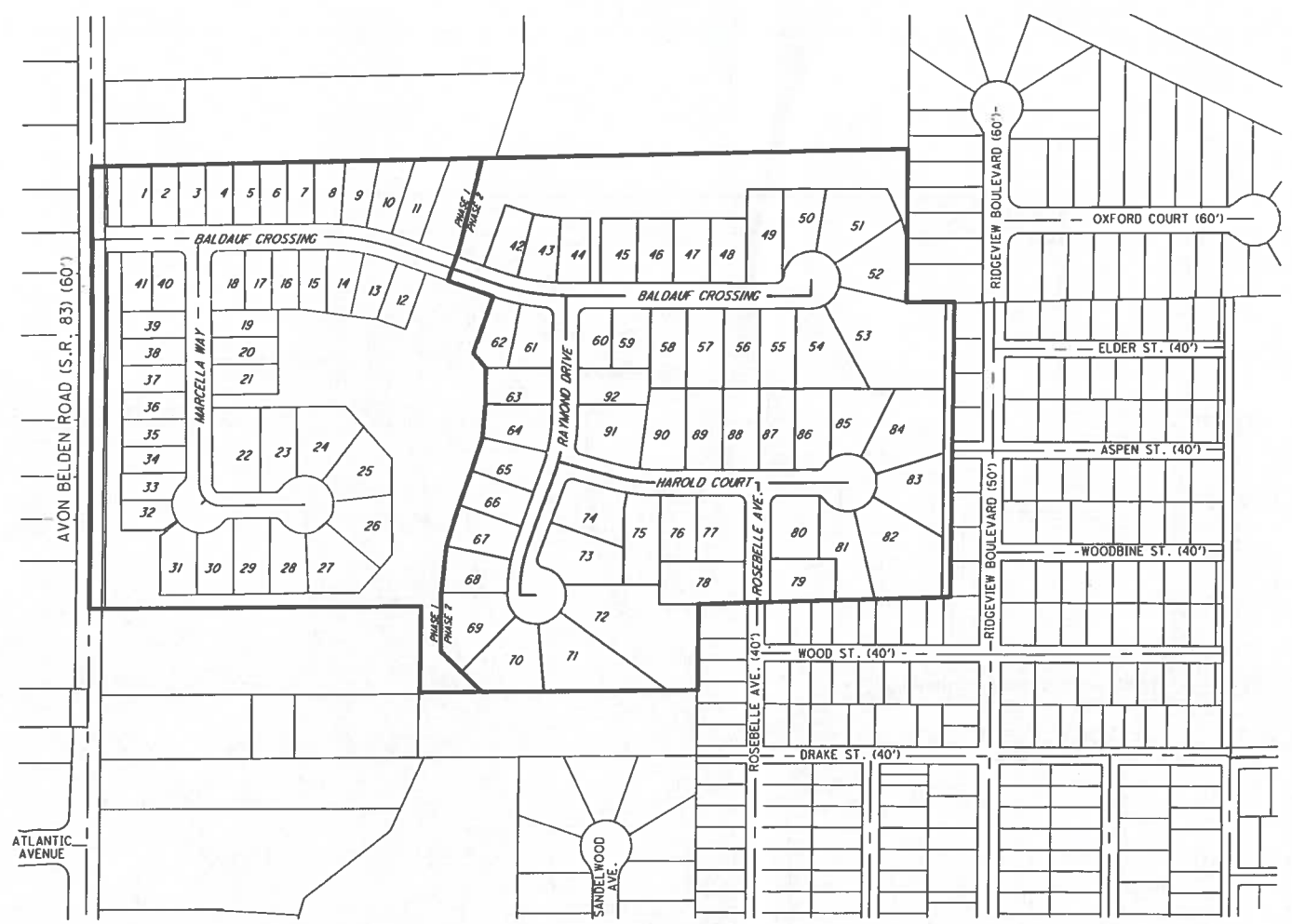
CHRISTOPHER M. SCHMIDT, P.E. NO. E-80749 DATE

OWNER: THE DREES COMPANY
 BALDAUF CROSSING
 NORTH RIDGEVILLE, OHIO 44039

DEVELOPER: DREES HOMES
 6860 W. SNOWVILLE ROAD
 SUITE 105
 BRECKSVILLE, OHIO 44141
 THOM SUTCLIFFE
 440-746-6434

DESIGN ENGINEER: DAVEY RESOURCE GROUP, INC.
 1310 SHARON COPLEY ROAD
 P.O. BOX 37
 SHARON CENTER, OHIO 44274
 CHRIS SCHMIDT, P.E.
 330-590-8004

SUBMITTAL INDEX	
SUBMITTAL	DATE
1	02/06/2026



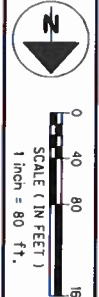
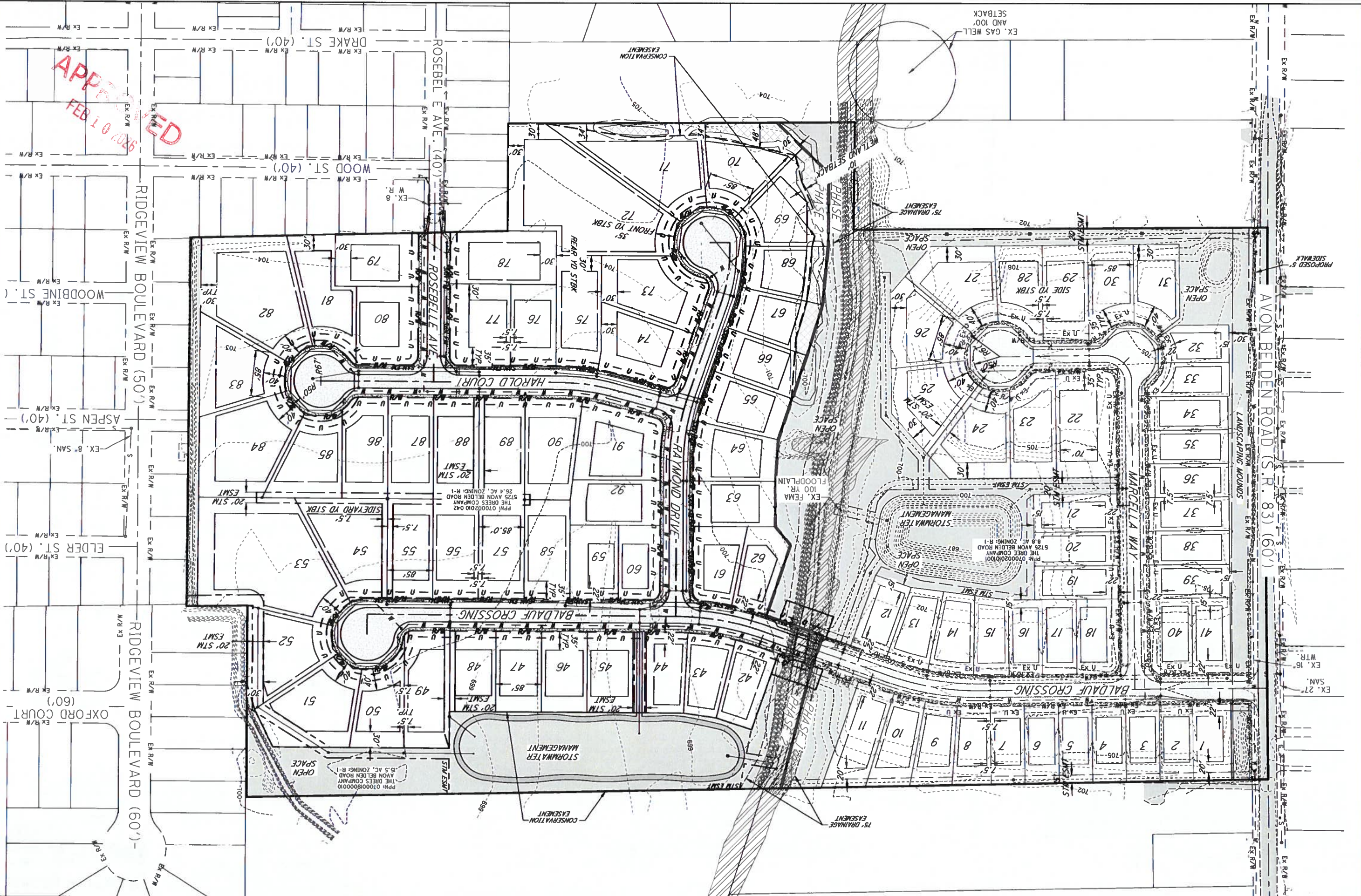
APPROVED
 FEB 10 2026

THE CROSSING
 AT FRENCH CREEK
 FINAL SITE PLAN

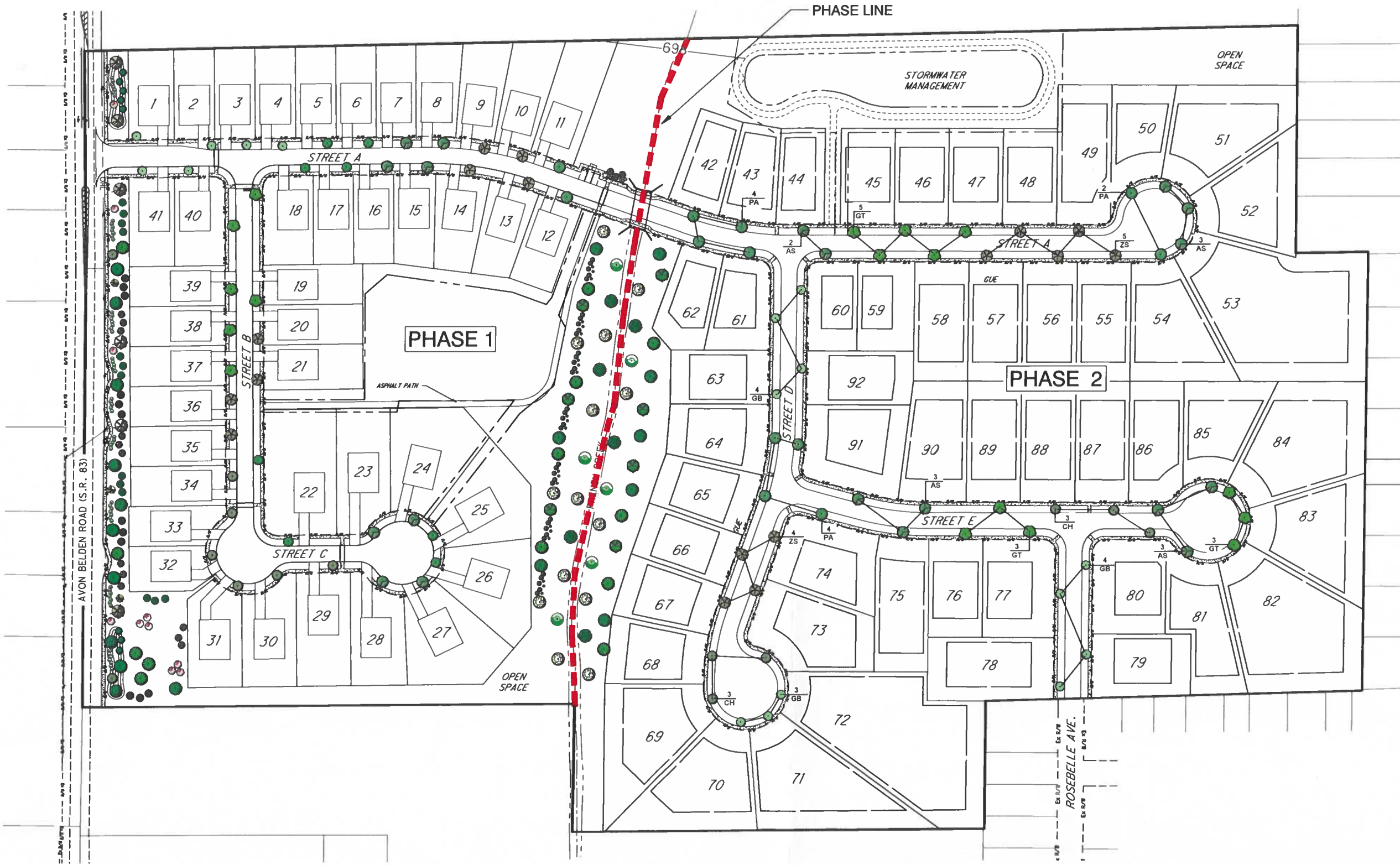
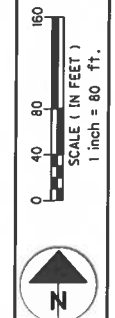
PROJECT NUMBER
2183
DATE
2026-02-06

1
2

APPROVED
FEB 10 2026



APPROVED
FEB 10 2026



Street Tree Plant Schedule - Phase 2

Code	Botanical Name	Common Name	Qty.	Size	Cond.	Notes
AS	<i>Acer sacharrum</i>	Sugar Maple	11	2.5"	B & B	
CH	<i>Crataegus crus-gali</i> 'Cruzam'	Crusader Cockspur Hawthorn	6	2.5"	B & B	Single Stem
GB	<i>Ginkgo biloba</i> 'Autumn Gold'	Autum Gold Ginkgo	11	2.5"	B & B	
GT	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	11	2.5"	B & B	
PA	<i>Platanus acerfolia</i> 'Bloodgood'	Bloodgood London Planetree	10	2.5"	B & B	
ZS	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Japanese Zelkova	9	2.5"	B & B	



Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166
EMAIL: Liquordocs@com.ohio.gov
MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 2.12.25)



NORTH RIDGEVILLE CITY COUNCIL
ATTN CLERK
7307 AVON BELDEN RD
NORTH RIDGEVILLE OH 44039

NOTICE TO LEGISLATIVE AUTHORITY

TO

Table with permit details: 10012807-1 PERMIT NUMBER, NEW TYPE, Buns and Brews SportsBar and Grill, 34445 center ridge rd, North Ridgeville OH 44039, FILING DATE: 1/27/2026, PERMIT CLASSES: D-5, 47099 TAX DISTRICT, OCT, RECEIPT NO.

FROM 2/2/2026

Table with permit details: PERMIT NUMBER, TYPE, ISSUE DATE, FILING DATE, PERMIT CLASSES, TAX DISTRICT, RECEIPT NO.

MAILED 2/4/2026

RESPONSES MUST BE POSTMARKED NO LATER THAN 03/05/2026

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: OCT NEW 10012807-1 (TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD [] IN OUR COUNTY SEAT [] IN COLUMBUS

WE DO NOT REQUEST A HEARING []

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title) - [] Clerk of City Council (Date) [] Township Fiscal Officer

(Printed Name) (Email Address) (Telephone No.)



To: City Council
From: MAYOR CORCORAN
Prepared By: Public Works Department
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-14 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
 Adopt after Three Readings

Reason for Legislation and Action:
 Yearly purchase of roadway materials for roadwork. The City must purchase roadway materials annually to properly maintain and preserve its road network. For 2026, materials such as asphalt concrete, sand, limestone, and concrete—along with delivery and application services—are required to support ongoing roadway maintenance and repair activities. This legislation authorizes the Mayor to solicit bids and negotiate contracts for a 12-month period so the City can secure necessary materials at the lowest and best pricing in accordance with Ohio law, ensuring that roadwork can proceed efficiently throughout the year.

FINANCIAL SUMMARY:

The Cost Of Purchasing Roadway Materials For The 2026 Maintenance Season Will Be Charged To And Paid From The Appropriate City Funds, With Expenditures Tied To Actual Material Use And Consumption. The Ordinance Does Not Establish A New Or Fixed Dollar Amount; Instead, It Authorizes Competitive Bidding And Contract Negotiations For Materials Such As Asphalt, Sand, Limestone, And Concrete, All Of Which Are Funded Through Existing Appropriations Designated For Roadway Maintenance.

Was this item budgeted as part of annual appropriations?	Yes
---	-----

If so, what fund is this expenditure budgeted for?	N/A
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	
Amount Requesting	
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-14 Purchase Roadway Materials for 2026 - Introduced

DATE:	<u>February 17, 2026</u>	1 ST READING:	<u>February 17, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	_____
REFERRED BY:	_____	3 RD READING:	_____
		ADOPTED:	_____
		EMERGENCY:	_____
		EFFECTIVE:	_____

ORDINANCE NO. 2026-14

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND NEGOTIATE CONTRACT(S) FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF ROADWAY MATERIALS TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

WHEREAS, roadway materials need to be purchased for the year 2026 to maintain and keep the City’s roads in good condition.

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 advertise for bids according to law, and in a manner prescribed by law, for the purchase of roadway materials such as asphalt concrete, sand, limestone, concrete, including application charges and delivery charges.

SECTION 2. The Mayor is hereby authorized to negotiate contract(s) for the above materials with the lowest and best bidder(s).

SECTION 3. The cost of said roadway materials shall be charged to and paid from the appropriate City funds in accordance with use consumption.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED:

Holly A. Swenk
PRESIDENT OF COUNCIL

ATTEST: _____
Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Public Works Department
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-15 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Public Works Department.
Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
Adopt after Three Readings

Reason for Legislation and Action:
The Public Works Department requires to be specialized rental equipment and related services to carry out the City’s annual Street Paving Program, which is scheduled to run from April through November 2026. The rented equipment—listed in Exhibit A—supports essential road repair and maintenance activities that cannot be adequately performed with existing City-owned resources. Authorizing the Mayor to advertise for bids and negotiate a contract ensures that the City can secure the necessary equipment and operator services in compliance with Ohio law and complete the scheduled roadway improvements efficiently and on time. Rental of equipment specific to paving roadways.

FINANCIAL SUMMARY:

The Rental Of Equipment And Related Services Needed To Support The 2026 Street Paving Program Will Be Funded Using Existing Appropriations, As The Ordinance Specifies That Rental Costs Must Not Exceed The Amount Appropriated And Will Be Charged To And Paid From The Appropriate City Funds. This Legislation Does Not Request New Funding But Authorizes The City To Procure The Equipment Necessary To Complete Scheduled Road Repair And Maintenance Activities Within The Already Allocated Budget.	
Was this item budgeted as part of annual appropriations?	Yes

If so, what fund is this expenditure budgeted for?	N/A
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	No Cost
Original Budget Amount	\$0.00
Amount Requesting	\$0.00
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-15 Rental Equipment 2026 - Introduced

DATE: _____
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: _____
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EFFECTIVE: _____

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW FOR THE RENTAL OF EQUIPMENT AND RELATED SERVICES FOR ROAD REPAIR AND MAINTENANCE TO BE USED BY THE PUBLIC WORKS DEPARTMENT.

WHEREAS, the rental of equipment and services for road repair and maintenance is needed for the City of North Ridgeville Public Works Departments Street Paving Program, which is scheduled to begin in April 2026, and end in November 2026.

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 advertise for bids and negotiate a contract according to law and in the manner prescribed by law for the rental of equipment and related services, as listed in Exhibit A attached hereto and incorporated as if rewritten herein, for road repair and maintenance to be used by the Public Works Department.

SECTION 2. The rental costs are not to exceed the amount appropriated and shall be charged to and paid from the appropriate City funds.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED:

Holly A. Swenk
PRESIDENT OF COUNCIL

ATTEST:

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR

Exhibit A

TRUCK RENTAL & EQUIPMENT RENTAL SPECIFICATIONS/BID FORM
INCLUDING OPERATOR WHERE STATED

The following is a list of possible equipment needed for the City of North Ridgeville Public Works Departments Street paving program, which is scheduled to begin April 2026, and should be completed by November 2026, weather permitting. For each listed item, state whether the equipment is available during that time period. If availability is limited, state the dates that the equipment is available.

All prices shall include mobilization.

A. TRUCKS

1) TANDEM AXLE
Driver included for excavation and material handling ..\$ _____/hour

Availability: _____

2) TRI-AXLE
Driver included for excavation and material handling ..\$ _____/hour

Availability: _____

3) TACK COAT DISTRIBUTOR W/ OPERATOR ..\$ _____/hour

Availability: _____

Terms: _____

4) RENTAL OF 250 GALLON TAG-ALONG TACK KETTLE \$ _____/week

B. EQUIPMENT RENTAL

1) CAT PR105, or equivalent \$ _____/hour
\$ _____/week

Availability: _____

2) WIRTGEN 1000, or equivalent

Capable of milling asphalt or concrete from 12" to 40" wide
In a single pass at depths of 1" to 7" w/self-loading capabilities

with operator .. \$ _____/hour
Availability: _____

NAME OF BIDDER _____

3) DOZER

CAT D-6 or equivalent
Model _____ \$ _____/hour
Make _____ \$ _____/week
Availability: _____

4) CAT D-8 or equivalent

Model _____ \$ _____/hour
Make _____ \$ _____/week
Availability: _____

5) ROAD WIDENER

Model _____ \$ _____/hour
Make _____ \$ _____/week
Availability: _____

COST OF OPERATOR \$ _____/week

Terms: _____

NAME OF BIDDER _____

6) TYMCO, or equivalent, REGENERATED AIR SWEEPER, WITH SELF-LOADING CAPABILITIES, W/OPERATOR

Model _____ \$ _____/hour
Make _____ \$ _____/week
Availability: _____

Minimum Hours Required: _____

7) SELF-PROPELLED VAC-ALL, or equivalent, W/OPERATOR

Model _____ \$ _____/hour
Make _____ \$ _____/week

Availability: _____

NAME OF
BIDDER _____



To: City Council
From: MAYOR CORCORAN
Prepared By: Planning and Development Department
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-16 An Ordinance authorizing the issuance of a Request for Concept Proposals for the adaptive reuse of Old Town Hall.
Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Dispense Third Reading and Adopt
Dispense Third Reading and Adopt With Emergency

Reason for Legislation and Action:

Purpose of Legislation

- Authorize the city to solicit proposals for the adaptive reuse and long-term activation of Old Town Hall
- Establish a formal, competitive process to evaluate development and operating concepts consistent with city goals
- Signal the city’s intent to advance the project following prior planning, building rehab and stakeholder engagement efforts

Background and Context

- Old Town Hall is a historic city-owned asset that has been stabilized following safety-related closure in 2023 and subsequent repairs completed in 2024
- The city has invested in inspections, immediate repairs and preliminary planning to preserve the building and position it for reuse

- Conceptual planning and code analysis have been completed to understand renovation requirements, accessibility needs and potential additions
- In 2024–2025, the city engaged an architect to evaluate reuse opportunities considering community priorities for the site
- That work emphasized adaptive reuse, public benefit and long-term sustainability rather than sale of the property
- The city intends to retain ownership of the building and is open to long-term lease or partnership structures
- Issuing a request for proposals allows the city to test market interest, solicit creative concepts and identify a qualified partner
- Detailed building information, planning analysis and expectations are documented in the RFP package, which is incorporated by reference and will be available on the future project webpage

Ideally, adding the emergency clause would allow us to begin the solicitation process more quickly. There is no commitment of the city involved in issuing an RFP. Any agreement would have to be approved by Council in the future.

FINANCIAL SUMMARY:

N/A	
Was this item budgeted as part of annual appropriations?	No
If so, what fund is this expenditure budgeted for?	
Does this legislation change the annual appropriation estimate?	
Is this an increase or a decrease in appropriations?	
Original Budget Amount	
Amount Requesting	
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-16 Old Town Hall RFP - Introduced
2. Old Town Hall RFP - Draft

DATE: February 17, 2026 1ST READING: February 17, 2026
INTRODUCED BY: Mayor Corcoran 2ND READING: _____
REFERRED BY: _____ 3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

ORDINANCE NO. 2026-16

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A REQUEST FOR CONCEPT PROPOSALS FOR THE ADAPTIVE REUSE OF OLD TOWN HALL.

WHEREAS, Old Town Hall is a historic landmark that has served for more than a century as a civic and cultural gathering place for the residents of North Ridgeville; and

WHEREAS, the City has invested in repairs and stabilization of Old Town Hall to preserve the structure and protect public safety; and

WHEREAS, Council desires to explore potential future uses for Old Town Hall that preserve its historic character and maintain its role as a community asset; and

WHEREAS, the City wishes to solicit nonbinding conceptual ideas from qualified development teams regarding potential adaptive reuse options, including civic, cultural and assembly uses that may support long-term sustainability of the building; and

WHEREAS, the issuance of a Request for Concept Proposals is intended solely to gather information, assess market interest and inform future decision-making by Council; and

WHEREAS, any future use, renovation, expansion or operational arrangement involving Old Town Hall would require additional review and approval by Council.

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 issue a Request for Concept Proposals for the adaptive reuse of Old Town Hall in substantially the form presented to Council.

SECTION 2. The Request for Concept Proposals authorized by this Ordinance is for informational and planning purposes only. Submission of a response shall not create any contractual rights or obligations between the City and any respondent.

SECTION 3. Issuance of the Request for Concept Proposals does not commit the City to select a respondent, enter into negotiations, approve a project, commit public funds beyond administrative costs or proceed with any specific reuse concept.

SECTION 4. Any future agreement related to the use, lease, renovation, expansion, management or operation of Old Town Hall shall require separate and additional approval by Council, including approval of any associated legislation, agreements or funding commitments.

SECTION 5. It is the intent of the City that Old Town Hall remain a community asset. Any future consideration of reuse concepts shall prioritize historic preservation, public accessibility, civic and cultural uses and overall community benefit.

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7. 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



Old Town Hall Renaissance

Request for Concept Proposals

Issue Date:

February 2026

Response Date:

March 2026

www.nridgeville.org/oldtownhall

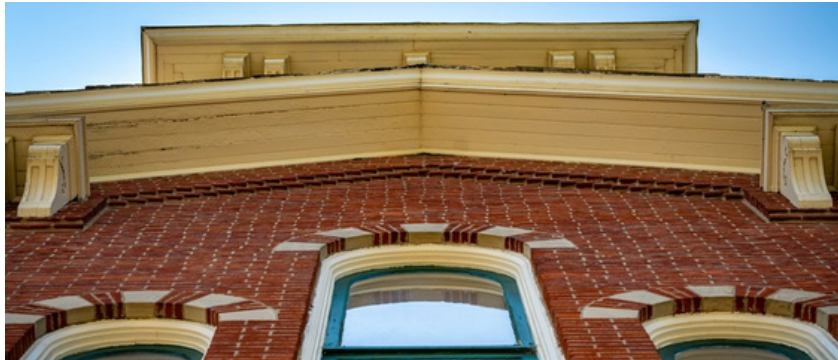
Table of Contents

03	Introduction & Background
05	Site Information & Building Review
08	Concept Plans
09	Project Goals
10	Proposal Requirements & Evaluation
12	Exhibits & Available Information
13	General Conditions

Additional exhibits and reference materials are available at www.nridgeville.org/oldtownhall.

Questions:
Kim Lieber, AICP
Director of Planning & Development

Introduction and Background



The City of North Ridgeville seeks innovative concepts for the revitalization of the historic Old Town Hall. The city aims to partner with a developer to preserve and expand the historic building and reposition it for a mix of assembly uses, which may include an event center, food and beverage space and/or civic and cultural activities. The goal of this Request for Concept Proposals (RFP) is to invite creative ideas from qualified developers and design teams and to gauge developer interest in developing this facility in partnership with the city without requiring financial proposals at this stage.

HISTORY

The Old Town Hall, located at 36119 Center Ridge in North Ridgeville, was built in 1882–1883 to replace an earlier township hall from 1840. Designed by Elah Terrell, grandson of local pioneers, the two-story brick building features Amherst sandstone trim, a slate roof, and a copper-covered bell tower. The lower floor originally hosted elections and township business, while the upper floor served as a meeting and performance space with a stage, chandeliers and seating for nearly 300.

For more than a century, the building has been a center of local civic and cultural life, hosting lectures, performances, educational programs, social events, and community meetings. Notable uses include early kindergarten classes, Grange meetings, ice cream socials, spelling bees and patriotic observances, reflecting the building's central role in the day-to-day life of North Ridgeville residents.

In 1960, as North Ridgeville grew, city offices expanded into the first floor. The building was added to the National Register of Historic Places in 1975, after which city offices moved to a new City Hall. From the mid-1970s until 2023, the Olde Towne Hall Players used the second-floor opera house for productions, and the North Ridgeville Historical Society operated a museum on the first floor, sharing the building's historic and cultural value with the community.

REPAIRS & FUTURE PLANNING

In 2023, after a thorough existing conditions inspection, the building was closed for safety reasons, and both organizations vacated the premises. The city promptly undertook a series of actions to address safety, accessibility and building envelope concerns. These included an existing conditions inspection, engagement of an architect to plan repairs and subsequent repair work addressing roofing, painting, electrical, HVAC/plumbing and interior demolition/cleanup, totaling approximately \$180,000. The repairs were completed in June 2024, ensuring the building's structural preservation.

Following the completion of these repairs, the city and its architectural team developed preliminary concept plans to correct all building code, fire code and accessibility issues while also considering building additions to improve functionality of the space.

The city is actively exploring grant opportunities and other funding sources to support the renovation and adaptive reuse of Old Town Hall. Potential sources include historic preservation tax credits at the state and federal level, competitive state grants for building rehabilitation and downtown revitalization, brownfield and remediation funding and preservation-focused programs from the Ohio History Connection and other partners. The city intends to retain ownership of Old Town Hall and may consider a long-term lease or partnership to support its sustainable redevelopment as a civic, cultural and economic asset.



Site Information & Building Review



SITE INFORMATION

Address: 36119 Center Ridge Road, North Ridgeville, Ohio 44039

PPNs: 07-00-028-103-176, 07-00-028-103-178, 07-00-028-103-188, 07-00-028-103-069, 07-00-028-103-180, 07-00-028-103-182, 07-00-028-103-184, 07-00-028-103-186

Location: The site is on the southwest corner of Center Ridge Road (US 20) and Avon Belden Road (SR 83). The site is less than 4 miles from the Ohio Turnpike, I-480 and SR 10 and 13 miles from Cleveland Hopkins International Airport (CLE).

Ownership: City of North Ridgeville

Area: Approximately 3.07 acres

Current use: In addition to Old Town Hall, the site contains the city's 2-million-gallon water tower and a small building used as the fire museum.

Floodplain: The site is not located in the 100-year floodplain.

Adjacent and nearby uses: The site abuts commercial property to the north and east and residential property to the south and west. The city's main commercial corridor runs along Center Ridge Road near Old Town Hall. South Central Park, the North Ridgeville Branch Library, City Hall and the North Ridgeville Senior Center are all within one-half mile of the site.

Zoning: The site is a combination of R-2 Multiple Residence District and B-2 Central Business District.

Utilities: The site is in a developed area and is well served by public water, sanitary sewer, storm sewer, gas and electric utilities.

Environmental conditions: The city acquired four small parcels along Center Ridge Road during the road widening project. These parcels had prior uses involving underground storage tanks. The city is remediating contamination through the state's Abandoned Gas Station Program.

BUILDING REVIEW



Existing Building

- Floor Area: 2,760 square feet each floor
- Construction Type: 5B Wood Framed
- Maximum Occupant Load: 540 standing
- Actual Seating Capacity: 100–120

Preferred Use Groups

- Assembly for Performing Arts Viewing (A-1)*
- Assembly for Food and Drink Consumption (A-2)
- Museum (A-3)
- Additional uses may be considered

*Concept plans were developed based on the most restrictive use group for code purposes.

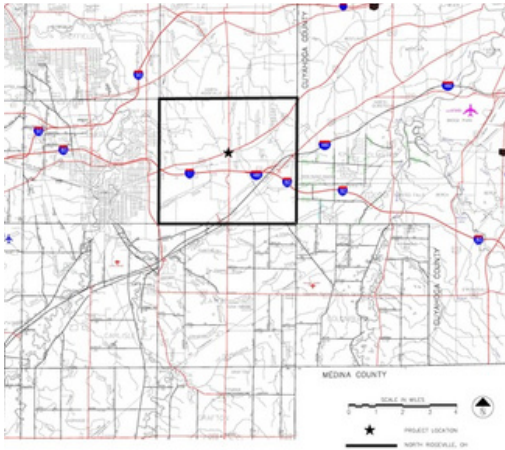
Planning & Code Implications

- Fire suppression systems required
- Elevator required for accessibility compliance
- Additional stair tower recommended for safety
- New restrooms required

Environmental Health

An asbestos and hazardous materials survey has been completed for the building. The full report is available on the project webpage for informational purposes.

ABOUT NORTH RIDGEVILLE



North Ridgeville is part of the Greater Cleveland region, with a growing population, strong incomes and high homeownership. Its educated workforce and proximity to major highways and Cleveland Hopkins International Airport provide a ready audience and easy access for visitors to Old Town Hall.

City Statistics

- 23.4 square miles
- 36,043 population
- 41 years median age
- 14,355 housing units
- 90% owner occupied
- \$254,700 median property value
- \$94,234 median household income
- 96.2% high school grad or higher
- 34.9% Bachelor's degree or higher

Project Support

The City of North Ridgeville is committed to helping make this project a success. Potential support may include:

- Waiver of permit fees, including plan review and inspections
- Waiver of water and sewer tap-in fees
- Contribution of any city-allocated state capital funds toward the project
- Assistance in identifying and securing grant funding or other incentives
- Coordination with city departments for expedited review and approvals
- Support for public outreach and community engagement for project initiatives
- Featuring the project in city communications, including the project webpage, city newsletter, city magazine and social media channels
- Other non-financial support as appropriate to facilitate project success

Housing & Economic Factors

- Housing starts
 - 2,385 housing starts since 2015
 - 1,159 housing starts since 2020
- Primary employment sectors
 - Health care & social assistance
 - Manufacturing
 - Retail trade
- Labor market
 - Labor force participation: 19,384
 - Unemployment: 3.0% (Dec 2025)

Data Sources:

- CensusReporter.org: ACS 2023 5-year
- City of North Ridgeville
- Bureau of Labor Statistics

Concept Plans

See Exhibit A for preliminary concept plans.

Item	Estimate
Building Additions	\$1,762,350
Building Renovations	\$870,650
Site Work	\$550,000
A/E & Project Admin	\$250,000
Contingency	\$300,000
Total	\$3,733,000

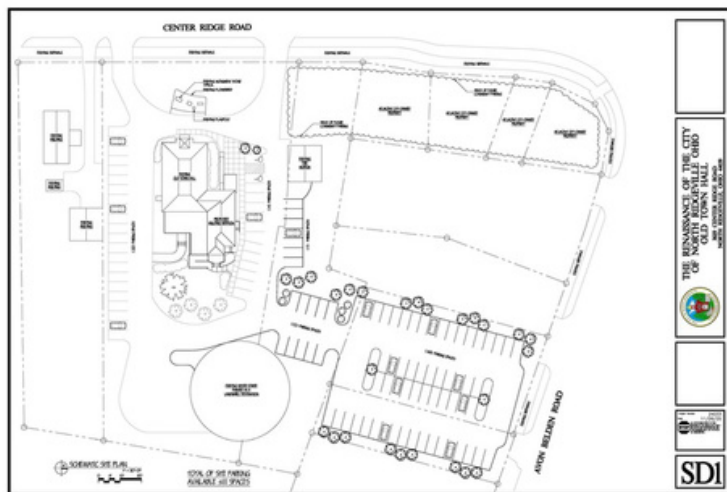
Monthly utility cost for the building is estimated at \$10,000 to \$15,000.

The preliminary concept plans provide a framework for adaptive reuse, ensuring the building is safe, accessible and code-compliant, while supporting the city’s broader vision for the Old Town Hall Renaissance.

Key features include the following:

- A two-story building addition containing a catering kitchen, restrooms, elevator, stairs, additional storage area and accessible entrances
 - First floor addition 2,769 square feet; total first floor area 5,529 square feet
 - Second floor addition 2,599 square feet; total second floor area 5,359 square feet
- First floor assembly area accommodating a wide variety of potential uses
- Second floor performance and event space with the original stage and new platforms offering flexible seating and table configurations
- Lobby areas with opportunities for curated displays of North Ridgeville historical items and memorabilia
- Paved parking lot providing 111 spaces with potential for additional parking along Center Ridge Road
- Outdoor event and programming areas to extend activity beyond the building
- Future opportunity to repaint water tower, creating a distinctive and iconic destination

SD1: Proposed Schematic Site Plan



Project Goals

Submissions should address one or more of these goals.



Transform the Old Town Hall into a civic, cultural and economic anchor for North Ridgeville.

Proposals should envision uses and programming that make the building a hub for community life, drawing residents and visitors alike, and supporting local economic activity.



Preserve and celebrate the historic character of Old Town Hall.

All designs should respect the building's architectural features, heritage and cultural significance, ensuring that any renovations or additions complement its historic character.



Foster community engagement and ensure accessibility.

Concepts should create welcoming and inclusive spaces for people of all ages and abilities, encouraging participation in civic, cultural and social activities.



Promote sustainable and adaptable reuse of the building and surrounding space.

Submissions should consider long-term viability and flexibility of use, balancing preservation with functional, resilient and environmentally conscious design.



Encourage creative, feasible and context-sensitive development.

Developers are invited to propose imaginative ideas that fit the building and site context, respond to community needs and demonstrate practicality in implementation.

Proposal Requirements & Evaluation

SUBMISSION REQUIREMENTS

Developers should submit concept proposals in a single PDF document to Kim Lieber at klieber@nridgeville.org by [deadline].

Responses should be clear, concise and focus on your team's vision, approach and capacity to execute a project like the Old Town Hall Renaissance. Submissions should emphasize conceptual ideas, design thinking and community engagement, rather than detailed financial or construction plans.

A. Letter of Interest

- Introduce your development team and describe your preliminary vision for the Old Town Hall site.
- Highlight your overall approach to adaptive reuse, historic preservation and community activation.
- Provide a high-level concept for how your team would activate both indoor and outdoor spaces, foster civic and cultural engagement and integrate the site into the surrounding community.

B. Development Team

- Provide an overview of your organization: structure (corporation, partnership, etc.), principal office location and years in operation.
- Identify key project personnel: names, roles and relevant experience.
- Identify other team members (architects, urban designers, consultants) if applicable. You do not need to list every potential team member at this stage, but the submission should demonstrate the team's experience in successfully assembling and executing similar projects.

C. Relevant Experience

- Describe projects similar in scope or complexity, highlighting any experience with historic preservation, civic or cultural spaces or community redevelopment, including public-private partnerships where applicable.
- For each project, provide:
 - Project name, location and description
 - Role of your team
 - Approximate scale or scope (square footage, number of units or overall budget)
 - Key outcomes or lessons learned
 - Optional: images, diagrams or concept sketches to illustrate your approach

D. Community and Design Approach

- Describe how your concept engages the community, preserves historic character and enhances accessibility.
- Explain any innovative or adaptable design strategies you would consider, including flexible programming for indoor and outdoor spaces.
- Consider how the project could connect to other community venues, events or organizations, and contribute to the building's role as a civic, cultural and economic hub.
- Describe how your concept could leverage potential grant funding, public-private partnerships or other funding sources to support project implementation and long-term viability.

E. References

Provide at least two references (public or private) who can speak to your team's experience with comparable projects.

EVALUATION CRITERIA

Concept proposals will be evaluated based on:

- Alignment with city goals and vision
- Creativity and innovation
- Feasibility of implementation
- Experience and capacity of the development team
- Public benefit and community impact

The city may invite selected teams to present their concepts or participate in follow-up discussions before determining next steps.

CONTACT INFORMATION

For questions or site visits, please contact:

Kim Lieber, AICP
Director of Planning & Development
klieber@nridgeville.org
(440) 490-2078

Exhibits and Available Information

The city has assembled a collection of exhibits and reference materials to support respondent understanding of the Old Town Hall site and redevelopment opportunity. Certain materials are included as exhibits to this RFP.

Additional information is available on the project webpage at www.nridgeville.org/oldtownhall.

Materials provided outside the attached exhibits are offered for general informational purposes only, to assist respondents in developing their concepts, and do not represent warranties, guarantees or final determinations by the city.

Exhibits (attached):

- Exhibit A: Concept Plans
- Exhibit B: Photo Gallery

Available via Project Webpage:

- Asbestos and other hazardous materials reports and findings
- Maps
- Drawing CAD files
- Future development video renderings
- Lorain County GIS ([link](#))

General Conditions

The following general conditions apply to this RFP.

City reserves the right to reject any and all Proposals submitted.

City will not reimburse any costs incurred by a Respondent in the preparation or submission of a Proposal.

All Respondents will be accorded fair and equal treatment with respect to any opportunity for clarification. City may, at its discretion, request additional information or clarification from one or more Respondents to better understand the Proposals submitted.

City may limit or decline disclosure of the contents of Proposals during any clarification process, subject to applicable law.

City reserves the right to revise this RFP, provide additional information necessary to interpret its provisions or requirements, or respond to written inquiries by issuing one or more addenda. City shall not be responsible for a Respondent's failure to receive any addendum.

City reserves the right to extend or modify any portion of the timeline communicated in this RFP.

Proposals submitted to City become the property of City. Any restrictions on the use of data included in a Proposal must be clearly stated therein. While City will consider requests for confidentiality, City does not guarantee the security or confidentiality of any portion of a Proposal.

This RFP does not constitute a commitment by City to select a Respondent, enter into negotiations, or award a contract. Any future action by City, including the procurement of professional services related to the project, would be subject to further authorization by Council and applicable procurement requirements.



www.nridgeville.org/oldtownhall

(440) 490-2078



To: City Council
From: MAYOR CORCORAN
Prepared By: Engineering Division
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-17 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Catch Basin Rehabilitation and other appurtenances.
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

The City has numerous catch basins that are in need of repair.

FINANCIAL SUMMARY:

The 2026 Catch Basin Rehabilitation Project Will Fund The Adjustment And Reconstruction Of Approximately 50 Catch Basins Identified As Needing Repair Throughout The City. The City Has Already Appropriated The Necessary Funds To Complete This Work, And All Associated Costs Will Be Charged To The Appropriate City Fund Designated For Stormwater And Infrastructure Maintenance.	
Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	
Does this legislation change the annual appropriation estimate?	
Is this an increase or a decrease in appropriations?	
Original Budget Amount	\$130,000.00

Amount Requesting	\$0.00
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-17 Catch Basin Rehabilitation Draft - Introduced

DATE: February 17, 2026
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: February 17, 2026
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

ORDINANCE NO. 2026-17

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2026 CATCH BASIN REHABILITATION AND OTHER APPURTENANCES.

WHEREAS, the City of North Ridgeville Public Works Division has identified the need to adjust and /or reconstruct various catch basins throughout the City that are in need of repair; and

WHEREAS, the Engineering Division will review the list of catch basins from the Public Works Division and Engineering’s field review to create the detailed exhibits for the bidding documents; and

WHEREAS, it is expected that approximately 50 catch basins in need of repair will be addressed by either adjustment or complete reconstruction; and

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

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

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

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Catch Basin Rehabilitation Project and other appurtenances in an amount not to exceed \$130,000.00.

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

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal

action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Engineering Division
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-18 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Traffic Paint Striping and other appurtenances.
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

The City's major and minor arterial and collector streets are in need of repainting (annual re-striping).

FINANCIAL SUMMARY:

The 2026 Traffic Paint Striping Project Is Estimated To Cost Up To \$170,000.00, Which Will Fund The Repainting Of Approximately 55 Centerline Miles Of Arterial And Collector Streets To Restore Safety And Visibility Standards For Motorists And Pedestrians.	
Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	\$170,000

Amount Requesting	\$0.00
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-18 Traffic Paint Striping Draft - Introduced

DATE: February 17, 2026
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: February 17, 2026
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

ORDINANCE NO. 2026-18

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2026 TRAFFIC PAINT STRIPING AND OTHER APPURTENANCES.

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

WHEREAS, it is expected that approximately 55 centerline miles of the City’s arterial and collector streets will be repainted with this improvement project; and

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

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

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

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

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Traffic Paint Striping and other appurtenances in an amount not to exceed \$170,000.00.

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

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Engineering Division
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-19 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Full Depth Concrete Pavement Replacement and other appurtenances.
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
 Adopt after Three Readings

Reason for Legislation and Action:
 Annual maintenance project. The City has dozens of residential streets that are in need of full depth concrete pavement replacement.

FINANCIAL SUMMARY:

The 2026 Full Depth Concrete Pavement Replacement Project Is Estimated To Cost Up To \$2,000,000.00, Which Will Fund The Reconstruction Of Approximately 2.3 Lane Miles Of Deteriorated Residential Roadway That No Longer Meets Engineering And Safety Standards. The City Has Already Appropriated The Necessary Funds To Perform This Work, And The Project Costs Will Be Charged To The Appropriate City Funds Designated For Roadway Reconstruction And Capital Improvements.	
Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	The City has already appropriated the necessary funds to perform this work, and the project costs will be charged to the appropriate City funds designated for roadway reconstruction and capital improvements.

Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	\$2,000,000
Amount Requesting	\$0.00
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-19 Full Depth Concrete Pavement Replacement Draft - Introduced

DATE: February 17, 2026
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: February 17, 2026
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

ORDINANCE NO. 2026-19

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2026 FULL DEPTH CONCRETE PAVEMENT REPLACEMENT AND OTHER APPURTENANCES.

WHEREAS, various portions of residential streets within the City of North Ridgeville have failed and no longer meet the minimum standards of engineering for the health, safety, and economy for vehicles and pedestrian traffic; and

WHEREAS, the Engineering Division will review the streets that are most in need of repair and create the detailed exhibits for the bidding documents; and

WHEREAS, it is expected that approximately 2.3 lane miles of roadway will be addressed with this improvement project; and

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

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

SECTION 1. The Mayor of the City of North Ridgeville is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2026 Full Depth Concrete Pavement Replacement and other appurtenances in an amount not to exceed \$2,000,000.00.

SECTION 2. The cost for said project shall be charged and paid from the appropriate City funds.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Planning and Development Department
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-20 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Lorain at Lear Nagle Pedestrian Improvements Project.
Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
Dispense Second and Third Readings and Adopt With Emergency

Reason for Legislation and Action:

The purpose of this legislation is to authorize the Mayor to advertise for bids and enter into a contract for the Lorain Road at Lear Nagle Road Pedestrian Improvements Project, which is intended to enhance pedestrian safety and visibility at this high-volume intersection.

The proposed improvements are targeted, near-term safety measures focused specifically on pedestrian crossings at Lorain Road and Lear Nagle Road. The project includes enhanced crosswalk treatments, ped signals, signage and other features designed to improve driver awareness, pedestrian visibility, and overall safety for all users of the intersection. These improvements align with current roadway safety standards and represent an immediate, implementable response to existing conditions at this location.

This ordinance is required to allow the City to competitively bid the project and proceed with construction in accordance with Ohio law. Authorization at this time will allow the City to advance the project without delay and implement the improvements once weather permits.

FINANCIAL SUMMARY:

The Lorain At Lear Nagle Pedestrian Improvements Project Is Estimated To Cost Up To \$131,637, Which Will Cover The Installation Of Enhanced Pedestrian Crosswalk Improvements To Increase Safety And Visibility At The Intersection. Sufficient Funds

Will Be Appropriated For This Purpose And Expended From The Appropriate City Fund Identified For Roadway And Pedestrian Safety Improvements.	
Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	Funds sufficient to pay the cost of the contract shall be appropriated for this purpose and shall be paid from the appropriate fund.
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	\$131,637
Amount Requesting	\$0.00
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. 2026-20 Bid Lorain at Lear Crosswalks - Introduced

DATE: February 17, 2026 1ST READING: February 17, 2026
INTRODUCED BY: Mayor Corcoran 2ND READING: _____
REFERRED BY: _____ 3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

ORDINANCE NO. 2026-20

AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE LORAIN AT LEAR NAGLE PEDESTRIAN IMPROVEMENTS PROJECT.

WHEREAS, the City of North Ridgeville has identified the need to improve pedestrian safety and visibility at the intersection of Lorain Road and Lear Nagle Road through the installation of enhanced crosswalk improvements; and

WHEREAS, the Lorain at Lear Nagle Pedestrian Improvements Project is intended to improve safety for motorists and pedestrians and is consistent with state and federal roadway safety guidance; and

WHEREAS, the project must be competitively bid in accordance with Ohio law; and

WHEREAS, Council desires to authorize the Mayor to advertise for bids and to enter into a contract with the lowest and best bidder, in accordance with all applicable laws and regulations.

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 advertise for bids and to enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Lorain at Lear Nagle Pedestrian Improvements Project, in an amount not to exceed \$131,637.

SECTION 2. Funds sufficient to pay the cost of the contract authorized by this Ordinance shall be appropriated for this purpose and shall be paid from the appropriate fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Engineering Division
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-21 An Ordinance amending Ordinance 2024-85, which authorized the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Sugar Ridge P.V. Vault Replacement Project and other appurtenances.
Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
 Adopt after Three Readings with Emergency

Reason for Legislation and Action:
 This vault replacement project is a necessity as the existing vault is in such disrepair that Public Works has deemed it unsafe to enter.

FINANCIAL SUMMARY:

The Sugar Ridge PRV Vault Replacement Project Was Originally Authorized In 2024 With An Estimated Cost Of \$521,840.00, And Funding Was Appropriated At That Time For The Water Capital Project. Due To Inflation, Updated Material And Construction Costs, And The Addition Of New Scope Items Requested By The Public Works Department, The Engineer’S Revised Estimate Has Increased To Approximately \$630,000.00.	
Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	Funding for this project was previously appropriated within the City’s water capital project funds under Ordinance 2024-85, and the amended legislation continues to charge the updated project cost to the appropriate City fund.

Does this legislation change the annual appropriation estimate?	This is an additional amount requested.
Is this an increase or a decrease in appropriations?	
Original Budget Amount	\$521,840
Amount Requesting	\$630,000
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-21 Amend Ordinance 2024-85 - Sugar Ridge PRV Vault Replacement - Introduced

DATE: February 17, 2026
INTRODUCED BY: Mayor Corcoran
REFERRED BY: _____

1ST READING: February 17, 2026
2ND READING: _____
3RD READING: _____
ADOPTED: _____
EMERGENCY: _____

ORDINANCE NO. 2026-21

**AN ORDINANCE AMENDING ORDINANCE 2024-85 WHICH
AUTHORIZED THE MAYOR OF THE CITY OF NORTH RIDGEVILLE
TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT
ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW
WITH THE LOWEST AND BEST BIDDER FOR THE SUGAR RIDGE
PRV VAULT REPLACEMENT PROJECT AND OTHER
APPURTENANCES.**

WHEREAS, Ordinance 2024-85 authorized the Mayor to enter into a contract with the lowest and best bidder for the Sugar Ridge PRV Vault Replacement Project; and

WHEREAS, the original cost estimate of \$521,840.00 is outdated and the project has been revised to add additional scope of work at the request of the Public Works Department; and

WHEREAS, the revised engineer’s estimate is approximately \$630,000.00; and

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

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

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the Sugar Ridge PRV Vault Replacement Project and other appurtenances in an amount not to exceed \$630,000.00.

SECTION 2. The cost for said project shall be charged to and paid from the appropriate City fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Department of Finance
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-22 An Ordinance amending Ordinance Number 2025-158 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026.
Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Dispense Second and Third Readings and Adopt With Emergency

Reason for Legislation and Action:

This amendment is primarily attributed to the advance of funds from the general fund to the State grant fund in support of the Taylor Parkway Rehabilitation project; the grant funding is needed in order to award the project. Details will be included in my financial memorandum.

FINANCIAL SUMMARY:

General Fund - Appropriations Needed To Accommodate EV Charging Station Electric Costs And Maintenance; Landscaping Services For The Fire Department, And Advance From The General Fund To The State Grant Fund For The Ohio Department Of Development Grant And The Ohio Department Of Transportation Grant In Support Of The Taylor Parkway Resurfacing Project.

Special Revenue Funds - Appropriations Needed To Accommodate The Following:
Street Levy Fund – The Local Match For The Taylor Parkway Resurfacing Project.
State Grants – The Ohio Department Of Development Grant And The Ohio Department Of Transportation Grant For The Taylor Parkway Resurfacing Project.

Custodial Fund – Additional Appropriations To Accommodate The Purchase Of A Dishwasher For The Senior Center. Donations Were Received From The Rotary Club Of North Ridgeville And A Private Donor To Cover The Full Cost Of The Dishwasher Purchase.

Was this item budgeted as part of annual appropriations?	No
If so, what fund is this expenditure budgeted for?	N/A
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	
Amount Requesting	
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-22 Amended Appropriations 2026 #2 - Introduced

DATE: February 17, 2026
 INTRODUCED BY: Mayor Corcoran
 REFERRED BY: _____

1ST READING: February 17, 2026
 2ND READING: _____
 3RD READING: _____
 ADOPTED: _____
 EMERGENCY: _____
 EFFECTIVE: _____

ORDINANCE NO. 2026-22

AN ORDINANCE AMENDING ORDINANCE NUMBER 2025-158 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026.

WHEREAS, it is necessary to amend the appropriations for certain funds and appropriate other amounts for the operations of the City of North Ridgeville, Ohio.

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

SECTION 1. That to provide for current and other expenditures for the City of North Ridgeville, Ohio for the period commencing January 1, 2026 and ending December 31, 2026, Ordinance No. 2025-158 be and the same are hereby supplemented in the following amounts so that from and after the effective date of the Ordinance, the appropriation Ordinance shall include the following, being adjusted for the similar terms in the preceding appropriation Ordinance.

SECTION 2. That there be appropriate from the respective funds listed below, the amounts as follows:

Fund Number	Fund	Personal Services	Other	Transfers and Advances	Total
<u>General Fund</u>					
101	General Government	-	4,250	355,000	359,250
Total General Fund		-	4,250	355,000	359,250
<u>Special Revenue Funds</u>					
225	Street Levy Fund	-	45,000	-	45,000
267	State Grants	-	355,000	-	355,000
Total Special Revenue Funds		-	400,000	-	400,000
<u>Custodial Funds</u>					
840	Senior Citizens Multi Trust	-	4,270	-	4,270
Total Custodial Funds		-	4,270	-	4,270
Total All Funds		-	408,520	355,000	763,520

SECTION 3. That the Director of Finance of the City of North Ridgeville is hereby authorized to draw warrants on the treasury of the City of North Ridgeville for payments on any of the foregoing appropriations, upon receiving proper certification and vouchers therefore, approved by officers authorized by law to approve the same or by an ordinance or resolution of Council to make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were 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.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Department of Finance
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

R 2026-23 A Resolution authorizing fund advances.
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
 Dispense Second and Third Readings and Adopt With Emergency

Reason for Legislation and Action:
 This legislation is to allow the actual transfer between funds which supports the Taylor Parkway Rehabilitation project. Details will be included in my financial memorandum.

FINANCIAL SUMMARY:

Once The Project Is Completed And Full Reimbursement Is Received From Each Grantor, Council Will Be Presented With A New Piece Of Legislation Authorizing Finance To Reimburse The Advance From The General Fund.	
Was this item budgeted as part of annual appropriations?	No
If so, what fund is this expenditure budgeted for?	N/A
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	
Amount Requesting	
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. RES. NO. 2026-23 Fund Advance #1 - Introduced

DATE: February 17, 2026 1ST READING: February 17, 2026
 INTRODUCED BY: Mayor Corcoran 2ND READING: _____
 REFERRED BY: _____ 3RD READING: _____
 ADOPTED: _____
 EMERGENCY: _____
 EFFECTIVE: _____

RESOLUTION NO. 2026-23

A RESOLUTION AUTHORIZING FUND ADVANCES.

WHEREAS, the Council of the City of North Ridgeville, Ohio, deems it appropriate to advance funds with appropriate approval when necessary; and

WHEREAS, the advanced funds to the State Grant Fund will be used to support the JobsOhio Grant awarded through the Ohio Department of Development in support of the Taylor Parkway Resurfacing Project. Once expenditure is made and reimbursement is received, the general fund shall be repaid; and

WHEREAS, the advanced funds to the State Grant Fund will be used to support the Grant awarded through the Ohio Department of Transportation in support of the Taylor Parkway Resurfacing Project. Once expenditure is made and reimbursement is received, the general fund shall be repaid.

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

SECTION 1. The Finance Director is authorized to advance funds not to exceed the following amounts:

<u>From</u>	<u>To</u>	<u>Amount</u>
<u>Advance</u>		
General Fund (101)	State Grant (267)	239,000
General Fund (101)	State Grant (267)	116,000
		<u>355,000</u>

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted 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, and in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

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

PASSED:

Holly A. Swenk
PRESIDENT OF COUNCIL

ATTEST:

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Public Works Department
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-24 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and enter into a contract(s) with outside vendor(s) for the purchase of a sewer camera van and appurtenances for the Public Works Department according to law and in a manner prescribed by law with the lowest and best bidder(s).
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
 Adopt after Three Readings

Reason for Legislation and Action:
 The Public Works Department relies on specialized camera equipment to inspect and assess the condition of the City’s sewer infrastructure. The current equipment has reached the end of its useful life and can no longer meet operational needs. Purchasing a new sewer camera van—complete with updated technology and necessary appurtenances—will allow the department to perform accurate inspections, identify structural issues, and support timely maintenance and repairs.

FINANCIAL SUMMARY:

City Council Has Already Approved And Appropriated Funding For This Purchase, And Competitive Bidding Is Required To Secure The Lowest And Best Vendor For Both The Vehicle Body And The Specialized Equipment. This Legislation Authorizes The Mayor To Solicit Bids And Enter Into The Necessary Contract(S) So The Equipment Can Be Procured And Assembled In Accordance With Ohio Law.	
Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	The expenditure will be charged to the appropriate Public Works fund designated

	for sewer infrastructure equipment needs, as indicated in the legislation.
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	\$750,000.00
Amount Requesting	\$0.00
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-24 Purchase Camera Van - Introduced

DATE:	<u>February 17, 2026</u>	1 ST READING:	<u>February 17, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	_____
REFERRED BY:	_____	3 RD READING:	_____
		ADOPTED:	_____
		EFFECTIVE:	_____

ORDINANCE NO. 2026-24

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT(S) WITH OUTSIDE VENDOR(S) FOR THE PURCHASE OF A SEWER CAMERA VAN AND APPURTENANCES FOR THE PUBLIC WORKS DEPARTMENT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER(S).

WHEREAS, City Council has approved and appropriated funds for the purchase of a sewer camera van and appurtenances for the Public Works Department, which will be used for inspecting sewer lines and other various purposes; and

WHEREAS, the body and related equipment will be provided and assembled by a vendor(s) selected from the lowest and best bidder’s proposals submitted.

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 contract(s) with the lowest and best bidder(s) according to law and in a manner prescribed by law, not to exceed \$750,000.00.

SECTION 2. The cost of the sewer camera van and appurtenances shall be charged to and paid from the appropriate City fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §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:

Holly A. Swenk
PRESIDENT OF COUNCIL

ATTEST:

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR



To: City Council
From: MAYOR CORCORAN
Prepared By: Clerk of Council
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

R 2026-25 A Resolution to approve, with modification, the application made by James W. and Loretta A. King to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
 Adopt after Three Readings

Reason for Legislation and Action:
 The applicants, James W. and Loretta A. King, have or will apply to the County Auditor to place not less than ten acres in an agricultural district for at least five years or as otherwise qualified under O.R.C. §929.02. The Lorain County deadline is 30 days after the Public Hearing.

FINANCIAL SUMMARY:

N/A	
Was this item budgeted as part of annual appropriations?	No
If so, what fund is this expenditure budgeted for?	N/A
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	
Amount Requesting	

Linked Legislation	
---------------------------	--

See 2026 Approved Budget [here](#).

ATTACHMENTS:

- 1. RES. NO. 2026-25 Agricultural Application King - Introduced

WHEREAS, James W. and Loretta A. King have filed such an application with the Clerk of Council's Office, attached hereto as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO:

SECTION 1. Approves that application for all purposes encompassed by Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code, except for the following, which constitutes a modification authorized by Section 929.02(B) of the Ohio Revised Code, the necessity of which is demonstrated by the above recitals.

The real estate, which is the subject of the instant application, will not be deemed exempt from the collection of special assessments for water, sewer, or electrical service until the Council of the City of North Ridgeville deems itself assured of the receipt of such advanced funds.

At such time in the future when the Council shall resolve to enact any relevant improvement for which a special assessment must be levied upon real estate, including that which falls within the designation of an Agricultural District, the Clerk of Council's Office will notify all property owners, whose application for inclusion in an Agricultural District has been approved with the instant modification, by certified mail, return receipt requested, of the fact that such Resolution has been made.

At the time of such Resolution, Council will pursue the application for advancement of money from the Water and Sewer Commission to cover the assessments allocated to property located within Agricultural Districts. All property owners will be advised at public meetings of the progress and/or results of the Council's application for funds. Owners of property located within an Agricultural District will be notified of the result of such application by certified mail, return receipt requested.

SECTION 2. Should the County Auditor reject or refuse this application, should the applicant(s) fail to renew the application when necessary, or for any other reason should the applicant(s) fail to comply with or become out of compliance with the requirements to be included in an agricultural district, this approval shall terminate.

SECTION 3. That is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted 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 compliance 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

Holly A. Swenk
PRESIDENT OF COUNCIL

ATTEST :

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR

Exhibit A:

Agricultural District Application



- New Application
- Renewal Application

OWNER & PROPERTY INFORMATION

Owner name: James W King & Loretta A King Owner address: 5201 Stony Ridge Rd
 [Redacted address line]

Permanent parcel number(s): 07-00-031-000-01A Date: 2/3/2026
 Owner signature: [Signature]

APPLICATION PROCEDURES (FOR CITY USE)

1. A person who desires to have his property approved for inclusion in an Agricultural District must:
 - a. File application with the Lorain County Auditor indicating that the property meets the minimum requirements; then
 - County Approval Date: _____
 - Filing Fee: Cash Check Date: 2/3/2026
 - b. File application with the Clerk of Council, if approved by Lorain County Auditor, with the required \$200 filing fee.
2. After the application is filed with the Clerk of Council, Council shall conduct a public hearing no later than 30 days after the filing of the application with the Clerk.
 - Public Hearing Date: 03-02-2026 Time: 6:10 pm
3. Notice of time and place of the public hearing shall be served by certified mail, return receipt requested, on the applicant no later than ten days prior to the public hearing.
 - Notice of Hearing Date mailed: 02-20-2026
4. Notice of the public hearing shall be published in a newspaper of general circulation no later than seven days prior to the public hearing.
 - Notice of Hearing Date published: 02-23-2026
5. Within thirty days of the public hearing, Council may approve the application; modify the application and approve application as modified; or reject the application.
 - Resolution #: _____
 - Approve
 - Approve as modified
 - Reject
6. The Clerk of Council shall notify the applicant by certified mail within five days of Council's decision to approve, modify or reject the application. The Clerk shall also transmit a certified copy of Council's decision to the Lorain County Auditor with the original application
 - Notice of Council Decision Date mailed: _____
7. If the applicant disapproves of Council's decision, he may appeal to the Lorain County Court of Common Pleas within thirty days of receipt of the notice.

1st Reading - 02-17-2026 2nd Reading: 03-02-2026 3rd Reading: 03-16-2026

Ridgeville

APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

New Application
Renewal Application



(O.R.C Section 929.02)

(See page 4 for General Information regarding this Application)

Owner's Name: KING JAMES W & LORETTA A
Owner's Address: 5201 STONEY RIDGE RD NORTH RIDGEVILLE, OH 44039
Owner's Email (optional): [REDACTED]
Description of Land as Shown on Property Tax Statement: Acreage = 8.270000
Location of Property: Street or Road- 5201 Stony Ridge Rd N. Ridgeville County- LORAIN

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- Describe location of property by roads, etc., and taxing district where located.
- State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- If the acreage totals 10 acres or more, do not complete Part D.
- If the acreage totals less than 10 acres, complete either D (1) or (2).
- Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

TAX DISTRICT(S)	PARCEL NUMBERS(S)	# of Acres
50-NO RIDGEVILLE CITY/NO RIDGEVILLE	07-00-031-000-019	8.2700
Total Number of Acres		8.2700

AFTER COMPLETING APPLICATION. PLEASE RETURN TO:

J. CRAIG SNODGRASS, CPA, CGFM
226 MIDDLE AVE RM 200
ELYRIA OH 44035-5629

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

... is the property being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
 Yes No

If NO, complete the following showing how the land was used the past three years:

	<u>ACRES</u>		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
Total Acres			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

Yes No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:  Date: 1/31/2026

ODA-Ag Adm. Form 11 - Rev. 12/13/2018

1/12/2026

DTE 109

**J. CRAIG SNODGRASS, CPA, CGFM, AUDITOR
LORAIN COUNTY
226 MIDDLE AVE RM 200
ELYRIA, OH 44035-5629**

Current Agriculture Use Valuation Renewal Application
File with the county auditor prior to the first Monday in March. (03/02/2026)

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty. A new owner must file an initial application form (DTE109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

KING JAMES W & LORETTA A
5201 STONEY RIDGE RD
NORTH RIDGEVILLE OH 44039



Application No: 2924
Tax Year: 2026

	Total Acres	CAUV Acres	2025 Market Value*	20 CAUV Val.
3. Parcel Number				
07-00-031-000-019	8.2700	7.2700	154,710	93,6

4. If the total acres used for qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$ 3091.20 and projected gross income for the current year \$ 3000.00. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not

Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income
7.27	Bean	46 BU/AC	\$9.60	3091.20

5. Will the general farming operations on any of these parcels change this year? _____ (yes/no)
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

	Acres
Anticipated land use for the current year:	
Commodity crops - corn/soybeans/wheat/oats	7.27
Hay	
Permanent pasture - used for commercial animal husbandry	
Noncommercial woodland - contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops - nursery stock/vegetables/flowers	
Homesite(s) - minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program - CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres - must match acres above	8.2700

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

James W. King Signature of owner 1/31/2026 Date (440) 810-2025 JAAKAA22@GMAIL.COM Phone number and e-mail


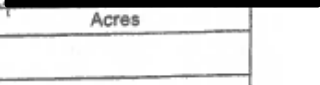
DTE 109(A)
Rev. 9/17

CURRENT AGRICULTURAL USE VALUATION RENEWAL APPLICATION
File with the County Auditor prior to the first Monday in March.

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty will be charged. A new owner must file an initial application form (DTE 109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

RETAIN THIS COPY FOR YOUR PERSONAL RECORDS

KING JAMES W & LORETTA A
5201 STONEY RIDGE RD
NORTH RIDGEVILLE, OH 44039

Application number 2010-0848
Tax Year 2025
County Lorain
Phone 
Email 

Ray J. King

3.	Parcel Number	Acres	Parcel Number	Acres
	07-00-031-000-019	8.27		

4. If the total acres used for a qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$ 4,732.00 and projected gross income for the current year \$ 4,500.00. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton, and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not included.

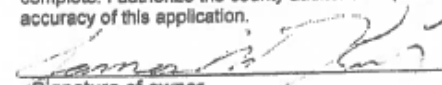
Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income
7	corn	225 bu/acre	\$4.02	\$6,331.50

5. Will the general farming operations on any of these parcels change this year? NO (yes/no).
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

	Acres
Anticipated land use for the current year:	
Commodity crops – corn/soybeans/wheat/oats	7
Hay – baled at least twice a year	
Permanent pasture – used for commercial animal husbandry	
Noncommercial woodland – contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops – nursery stock/vegetables/flowers	
Homesite(s) – minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program – CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres – must match acres above	

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.


Signature of owner

1/17/2025
Date

DTE 109(A)
Rev. 9/17

CURRENT AGRICULTURAL USE VALUATION RENEWAL APPLICATION
File with the County Auditor prior to the first Monday in March.

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty will be charged. A new owner must file an initial application form (DTE 109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

RETAIN THIS COPY FOR YOUR PERSONAL RECORDS

KING JAMES W & LORETTA A
5201 STONEY RIDGE RD
NORTH RIDGEVILLE, OH 44039

Application number 2010-0846
Tax Year 2024
County Lorain
Phone [REDACTED]
Email [REDACTED]

3. *Rev. Tugina*

Parcel Number	Acres	Parcel Number	Acres
07-00-031-000-019	8.27		

4. If the total acres used for a qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$4732.00 and projected gross income for the current year \$4500.00. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton, and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not included.

Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income
7	Bean	52 BU/AC	\$13.00	\$4,732.00

5. Will the general farming operations on any of these parcels change this year? NO (yes/no).
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

Anticipated land use for the current year:	Acres
Commodity crops – corn/soybeans/wheat/oats <i>Beans</i>	7
Hay – baled at least twice a year	
Permanent pasture – used for commercial animal husbandry	
Noncommercial woodland – contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops – nursery stock/vegetables/flowers	
Homesite(s) – minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program – CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres – must match acres above	7

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

[Signature]
Signature of owner

1/23/2024
Date

... Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
 Yes No

If NO, complete the following showing how the land was used the past three years:

	ACRES		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
Total Acres			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

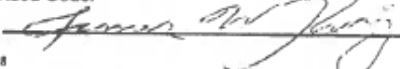
Yes No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:  Date: 1/31/2026



To: City Council
From: MAYOR CORCORAN
Prepared By: Clerk of Council
Meeting Date: Tuesday, February 17, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

R 2026-26 A Resolution to approve, with modification, the application made by Raymond W. and Sarah M. Wroblewski to have certain land owned by them designated as being located within an Agricultural District by the office of the Lorain County Auditor.
 Introduced by Mayor Corcoran

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
 Adopt after Three Readings

Reason for Legislation and Action:
 The applicants, Raymond W. and Sarah M. Wroblewski, have or will apply to the County Auditor to place not less than ten acres in an agricultural district for at least five years or as otherwise qualified under O.R.C. §929.02. The Lorain County deadline is 30 days after the Public Hearing.

FINANCIAL SUMMARY:

N/A	
Was this item budgeted as part of annual appropriations?	No
If so, what fund is this expenditure budgeted for?	N/A
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	
Amount Requesting	

Linked Legislation	
---------------------------	--

See 2026 Approved Budget [here](#).

ATTACHMENTS:

- 1. RES. NO. 2026-26 Agricultural Application Wroblewski - Introduced

located within the municipal corporation by approving, rejecting, or approving with modifications within a statutory time frame; and

WHEREAS, Raymond W. and Sarah M. Wroblewski have filed such an application with the Clerk of Council's Office, attached hereto as Exhibit "A".

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO:

SECTION 1. Approves that application for all purposes encompassed by Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code, except for the following, which constitutes a modification authorized by Section 929.02(B) of the Ohio Revised Code, the necessity of which is demonstrated by the above recitals.

The real estate, which is the subject of the instant application, will not be deemed exempt from the collection of special assessments for water, sewer, or electrical service until the Council of the City of North Ridgeville deems itself assured of the receipt of such advanced funds.

At such time in the future when the Council shall resolve to enact any relevant improvement for which a special assessment must be levied upon real estate, including that which falls within the designation of an Agricultural District, the Clerk of Council's Office will notify all property owners, whose application for inclusion in an Agricultural District has been approved with the instant modification, by certified mail, return receipt requested, of the fact that such Resolution has been made.

At the time of such Resolution, Council will pursue the application for advancement of money from the Water and Sewer Commission to cover the assessments allocated to property located within Agricultural Districts. All property owners will be advised at public meetings of the progress and/or results of the Council's application for funds. Owners of property located within an Agricultural District will be notified of the result of such application by certified mail, return receipt requested.

SECTION 2. Should the County Auditor reject or refuse this application, should the applicant(s) fail to renew the application when necessary, or for any other reason should the applicant(s) fail to comply with or become out of compliance with the requirements to be included in an agricultural district, this approval shall terminate.

SECTION 3. That is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted 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 compliance 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

Holly A. Swenk
PRESIDENT OF COUNCIL

ATTEST :

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED:

Kevin Corcoran
MAYOR

Exhibit A:

Agricultural District Application



- New Application
- Renewal Application

OWNER & PROPERTY INFORMATION

Owner name: Sarah M. and Raymond W. Cusackowski Owner address: 5704 Case Road North Ridgerville
 Owner phone: [REDACTED] Owner email: N/A
 Permanent parcel number(s): 07-00-029-000-079
 Owner signature: _____ Date: _____

APPLICATION PROCEDURES (FOR CITY USE)

1. A person who desires to have his property approved for inclusion in an Agricultural District must:
 - a. File application with the Lorain County Auditor indicating that the property meets the minimum requirements; then
 - County Approval Date: 2-3-2026
 - Filing Fee: Cash Check Date: \$200
 - b. File application with the Clerk of Council, if approved by Lorain County Auditor, with the required \$200 filing fee.
2. After the application is filed with the Clerk of Council, Council shall conduct a public hearing no later than 30 days after the filing of the application with the Clerk.
 - Public Hearing Date: 03-02-2026 Time: 5:12pm
3. Notice of time and place of the public hearing shall be served by certified mail, return receipt requested, on the applicant no later than ten days prior to the public hearing.
 - Notice of Hearing Date mailed: 02-20-2026
4. Notice of the public hearing shall be published in a newspaper of general circulation no later than seven days prior to the public hearing.
 - Notice of Hearing Date published: 02-23-2026
5. Within thirty days of the public hearing, Council may approve the application; modify the application and approve application as modified; or reject the application.
 - Resolution #: _____
 - Approve
 - Approve as modified
 - Reject
6. The Clerk of Council shall notify the applicant by certified mail within five days of Council's decision to approve, modify or reject the application. The Clerk shall also transmit a certified copy of Council's decision to the Lorain County Auditor with the original application
 - Notice of Council Decision Date mailed: _____
7. If the applicant disapproves of Council's decision, he may appeal to the Lorain County Court of Common Pleas within thirty days of receipt of the notice.

1st Reading: 02-17-2026; 2nd Reading: 03-02-2026; 3rd Reading: 03-16-2026

**APPLICATION FOR PLACEMENT OF
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

New Application _____
Renewal Application _____

(See page 4 for General Information regarding this Application)

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A.

Owner's Name: SARAH M & RAYMOND W. WROBLEWSKI
Owner's Address: 5704 CASE ROAD NORTH RIDGEVILLE OH 44039
Owner's Email (optional): ¹
Description of Land as Shown on Property Tax Statement: ACREAGE 21.850
Location of Property: Street or Road- AVON BELDEN RD. NORTH RIDGEVILLE OH County- LORAIN

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
50	07-00-029-000-079	21.85
Total Number of Acres		21.85

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?

Yes No

If NO, complete the following showing how the land was used the past three years:

	ACRES		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland	17.28	14.26	14.26
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
WPAI-Com. WOODLAND Roads, building areas, and all other areas not used for agricultural production	4.36 .21	4.35 3.24	4.35 3.24
Total Acres	21.85	21.85	21.85

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government?

Yes No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

By signing this application, I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:
 Sarah M. Wroblewski
 Raymond W. Wroblewski

Date:
 2-5-2026
 2-5-2026

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. _____

Action of County Auditor

Application Approved X Rejected _____ *

Date Application Filed with County Auditor 2-3-2026

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature [Signature] Date 2-3-2026

Date Decision Mailed and Emailed¹ to Applicant 2-3-2026

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

Action of Legislative Body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ * Rejected _____ *

Date Application Filed with Clerk _____

Date of Public Hearing _____

Date of Legislative Action _____

Clerk's Signature _____ Date _____

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT**A. WHO MAY FILE?**

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

B. WHERE TO FILE

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

C. WHEN TO FILE AND RENEWAL

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"Conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

F. ARE THERE ANY OTHER REQUIREMENTS?

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

H. APPEAL OF APPLICATION

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.

DATE:	<u>February 2, 2026</u>	1 ST READING:	<u>February 2, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>February 17, 2026</u>
REFERRED BY:	_____	3 RD READING:	_____
		ADOPTED:	_____
		EMERGENCY:	_____
		EFFECTIVE:	_____

Amend on the floor.

ORDINANCE NO. 2026-11

AN ORDINANCE AMENDING ORDINANCE 2025-107 EXHIBITS A, B AND C.

WHEREAS, the Administration desires to amend Exhibit A to create the full-time position of City Garage Foreman, this position will serve under the direction of the Director of Public Works; and

WHEREAS, the Administration desires to amend Exhibit B to increase the pay rate for the part-time Dispatcher and amend the pay rate for the part-time Project Engineer; and

WHEREAS, the Administration desires to amend Exhibit C due to language changes as part of the 2026-2028 AFSCME collective bargaining agreement in which non-bargaining employees are subject; and

WHEREAS, the Administration desires to amend Exhibit C to add language contained in the originating non-bargaining Ordinance 6025-2023 Sections 1 and 3 related to covered classifications and wages.

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

SECTION 1. The full-time position of City Garage Foreman is hereby established with the salary range presented in Exhibit A. A copy of the job description can be found in the Office of the Mayor.

SECTION 2. The part-time pay rates for Dispatcher and Project Engineer are hereby amended with the pay rates presented in Exhibit B.

SECTION 3. Exhibit C is hereby amended adding clarifying language changes associated to the 2026-2028 AFSCME collective bargaining agreement which non-bargaining employees are subject.

SECTION 4. Exhibit C is hereby amended by adding language from Ordinance 6025-2023 Sections 1 and 3, approved by Council April 17, 2023, to Exhibit C Section 16.

SECTION 5. 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 6. This Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

EXHIBIT A: Full Time Employee Classifications

	<u>From</u>	<u>To</u>	<u>Pay Type</u>
Office of Mayor			
Mayor	<i>See Ord. 6064-2023</i>		Salary
Administrative Assistant to Mayor	64,890.00	80,506.00	Hourly
Administrative Assistant	55,768.00	69,174.00	Hourly
Finance Department			
Director of Finance	108,555.00	150,779.00	Salary
Assistant Director of Finance	77,906.00	111,461.00	Salary
Payroll Administrator	68,891.00	85,479.00	Hourly
Accounts Payable Clerk	58,048.00	71,998.00	Hourly
Administrative Assistant	55,768.00	69,174.00	Hourly
Human Resource Coordinator	66,950.00	87,550.00	Salary
-	-	-	
Law Department			
Assistant Director of Law/Chief Prosecutor	94,351.00	113,021.00	Salary
Assistant Director of Law/Prosecutor	94,351.00	113,021.00	Salary
Clerk of Mayor's Court	48,937.00	87,878.00	Salary
Administrative Assistant	55,768.00	69,174.00	Hourly
-	-	-	
Public Works Department			
Director of Public Works	108,555.00	150,779.00	Salary
Streets Foreman	83,403.00	103,525.00	Hourly
Water and Sewage Foreman	83,403.00	103,525.00	Hourly
Stormwater Foreman	83,403.00	103,525.00	Hourly
Grounds Maintenance Foreman	83,403.00	103,525.00	Hourly
City Garage Foreman	83,403.00	103,525.00	Hourly
Superintendent of FCWWTP	83,940.00	137,766.00	Salary
Assistant Superintendent of FCWWTP	90,542.00	112,400.00	Hourly
Laboratory Manager	67,292.00	80,518.00	Hourly
French Creek Class IV Foreman	87,620.00	108,768.00	Hourly
French Creek Class III Foreman	84,698.00	105,134.00	Hourly
French Creek Foreman	83,403.00	103,525.00	Hourly
Administrative Assistant	55,768.00	69,174.00	Hourly
Arborist	57,416.00	79,992.00	Hourly
Community Services Department			
Director of Community Services	108,555.00	150,779.00	Salary
Director of Parks and Recreation	64,494.00	94,235.00	Salary
Recreation Services Administrator	53,045.00	74,263.00	Hourly
Program Supervisor	42,589.00	63,978.00	Hourly
Administrator of Office of Older Adults	53,649.00	83,291.00	Salary
Case Manager	52,948.00	65,625.00	Hourly
Information Technology Manager	83,596.00	122,607.00	Salary
Information Technology Specialist	69,261.00	85,941.00	Salary
Planning and Development Department			
Director of Planning and Development	108,555.00	150,779.00	Salary
Office Administrator	59,107.00	73,426.00	Salary
Administrative Coordinator	55,768.00	69,174.00	Hourly
City Engineer	95,884.00	124,836.00	Salary
Assistant City Engineer	92,291.00	110,267.00	Salary
Civil Engineer II (PE)	84,710.00	102,210.00	Salary
Civil Engineer I (EI)	72,450.00	87,721.00	Salary
Chief Resident Project Representative	81,924.00	97,751.00	Hourly
Chief Building Official	94,420.00	119,264.00	Salary
Assistant Chief Building Official	86,994.00	101,846.00	Salary
Zoning Inspector	58,350.00	74,263.00	Hourly
Communications Coordinator	59,107.00	73,426.00	Salary
Police Department			
	<i>See Ord. 4497-2008</i>		
Fire Department			
	<i>See Ord. 4496-2008</i>		
Administrative Assistant	58,073.00	74,535.00	Hourly
Office of Council			
Assistant Clerk of Council	62,393.00	77,410.00	Salary
Deputy Clerk of Council	55,768.00	69,165.00	Hourly

EXHIBIT B: Part Time Employee Classifications

	<u>Steps</u>		
	<u>A</u>	<u>B</u>	<u>C</u>
Secretary/Admin Support	18.65	17.99	17.41
Administrative Law Clerk	25.75	21.63	18.54
Bailiff	30.88	30.15	29.47
Laborer	14.37	13.82	13.29
Licensed Building Inspector	37.31	36.60	35.84
Zoning Inspector	29.65	29.03	28.36
Resident Project Representative	38.43	36.94	35.52
Safetyville Instructor	29.95	-	-
Humane Officer	22.93	21.89	21.17
<i>Dispatcher</i>	<i>24.40</i>	<i>23.69</i>	<i>23.00</i>
Crossing Guard	22.29	-	-
Program and Events Coordinator	19.06	18.62	18.19
Site Supervisor	16.34	15.91	15.46
Intern	13.86	13.30	12.78
Crew Leader	13.86	13.30	12.78
Camp Director	16.44	16.04	15.66
Assistant Camp Director	14.22	13.87	13.54
Camp Counselor	12.59	12.18	11.75
Concession Manager	13.98	13.64	13.30
Concession Supervisor	12.55	12.30	12.06
Concession Worker	11.82	11.53	11.24
Scorekeeper	11.82	11.53	11.24
Case Manager	20.59	19.94	19.28
Cook	19.55	18.87	18.20
Van Driver	15.77	15.24	14.66

	<u>Range</u>		<u>Pay Type</u>
	<u>From</u>	<u>To</u>	
Director of Law	See Ord. 3480-99 and 3481-99		
<i>Project Engineer</i>	<i>45.00</i>	<i>60.00</i>	<i>Hourly</i>

EXHIBIT C

SECTION 1 - HOURS OF WORK

The work period shall generally be 40 hours of work over a seven (7) day period, starting at 12:01 a.m. Sunday to 12:00 p.m. midnight Saturday, but may be varied at the discretion of the Mayor/designee. Employees shall generally be scheduled for five (5) eight (8) hours workdays within the applicable seven (7) day period, which may be varied from time to time, at the discretion of the Mayor/designee. An employee's scheduled hours of work shall be inclusive of a paid 30-minute lunch period.

Employees may be scheduled to start their shift as early as 7:00 a.m. and end as late as 5:00 p.m. if necessary, due to the nature of their assignment, and as approved by their immediate supervisor with consent of the Mayor/designee.

SECTION 2 - PROBATIONARY PERIOD

Employees designated as non-exempt and covered pursuant to the FLSA shall be required to serve a probationary period of 120 calendar days. During said period, the Employer shall have the right to discipline or discharge such employees and any such action shall not be appealable to any Civil Service Commission. During their probationary period, employees shall not be paid bereavement or holidays. If an employee is discharged during their probationary period, they shall not be eligible to be paid for any accrued but unused vacation.

Employees designated as exempt and non-covered pursuant to the FLSA shall be designated as at-will employees who are not required to serve a probationary period. During the term of employment, either the employee or the employer may terminate employment for any reason not contrary to law, any such action shall not be appealable to any Civil Service Commission. If an employee, voluntarily or involuntarily, separates within the first year of employment, they shall not be eligible to be paid for any accrued but unused vacation.

SECTION 3 - OVERTIME ELIGIBILITY

Employees designated as non-exempt and covered pursuant to the FLSA shall be paid for all time actually worked in excess of eight (8) hours in one (1) day as applicable to scheduled daily hours. The overtime rate will be one and one-half (1½) times the employee's regular rate. Leave banks may be used towards 40 hours work week but not for purposes of overtime calculation in an 8- or 10-hour day. All overtime must be pre-approved by area supervisor prior to working. Employees may, at their option, elect to accumulate up to a maximum of 240 hours of overtime in compensatory time in lieu of cash payment for overtime. Said compensatory time may be taken, at the discretion of the employee, as time off with pay when approved by the department

head. Any hours earned which will result in the number of accumulated hours exceeding 240 hours must be paid. Employees may be paid any of the hours in the overtime bank up to the maximum, at their discretion, by submitting the leave cash out form in Precinct Manager. Payment will be paid in the next pay period following the notification.

Employees designated as exempt and non-covered pursuant to the FLSA shall not be eligible for overtime.

SECTION 4 - SICK LEAVE

A. Definition of Sick Leave

Sick leave shall be defined as an absence with pay necessitated by:

- (1) Illness or injury to the employee;
- (2) Disabilities due to pregnancy or delivery of child;
- (3) For bonding with a newborn or adopted child of the employee for a period not to exceed two (2) weeks from the date of the child's birth;
- (4) Exposure of the employee to contagious disease deemed communicable to other employees and determined to be a health and safety issue by the Mayor/designee;
- (5) Illness, injury or death in the employee's immediate family.

B. Definition of Immediate Family

Where the use of sick leave is due to illness or injury to the employee's immediate family, "immediate family" shall be defined to include only the employee, employee's spouse, employee's children, and employee's parents.

C. Accumulation of Sick Leave

Employees shall earn sick leave at the rate of four and six-tenths (4.6) hours for every 80 hours worked in active pay status and shall accumulate such sick leave for future use to an unlimited amount. Employees shall not accrue sick leave as a result of any separation payout made pursuant to subsection D below.

D. Payment Upon Separation

Upon the occurrence of any of the following events, an employee who has not less than ten (10) years of continued service with the Employer shall be entitled to a cash payment of the value of the herein defined amount of earned and unused sick leave hours:

- (1) Retirement of the employee;

- (2) Disability retirement of the employee;
- (3) Death of the employee; and
- (4) Separation from employment for any reason except termination for cause.

Any employee qualifying pursuant to the above provisions of this article shall be entitled to receive a cash payment equal to his/her hourly base rate of pay at that time of the occurrence of an above-listed event multiplied by ninety percent (90%) of the total number of accumulated but unused hours earned by the employee as certified by the Finance Director, provided that such resulting number of hours to be paid shall not exceed 1,000 hours of pay. If the qualifying employee is deceased, the payment shall be made pursuant to the provisions of the Ohio Revised Code 2113.04.

E. Reporting Off Work

An employee who is to be absent on sick leave shall notify their supervisor of such absence and the reason therefore at least one-half (1/2) hour prior to each day he/she is absent, except in unusual circumstances or with permission of the Mayor/designee. Failure to properly report off work shall be cause for discipline.

F. Charging of Sick Leave

Sick leave may be used in any segments. The Finance Department shall be responsible for tracking sick leave usage and balances.

G. Documentation Justifying Use of Sick Leave

Before an absence may be charged against accumulated sick leave, the Employer may require such proof of illness/injury of the employee, or of a qualifying family member of the employee, as may be satisfactory to justify the use of sick leave, or may require the employee to be examined by a physician, paid for by the Employer and selected by the Mayor/designee. In any event, an employee absent on sick leave must supply a written and signed statement on a form provided by the Employer attesting to his/her illness to be eligible for payment of sick leave. For an absence in excess of three (3) working days or for accumulated absences of five (5) or more days in a rolling 60-day period the Employee shall be required to present a doctor's certificate at the employee's expense to justify the use, and payment of sick leave or receive approval from the Mayor/designee.

If the employee fails to submit proof of illness/injury of the employee or a qualifying family member of the employee upon request, or in the event that upon such proof as is submitted or upon the report of medical examination, the Mayor/designee finds that there is no satisfactory evidence of illness/injury of the employee or of a qualifying relative of the employee sufficient to justify the employee's absence, such leave shall be considered unauthorized leave and may be

without pay. Unauthorized absence without leave may subject the employee to discipline.

H. Return to Duty Medical Examination

The Mayor/designee may require an employee who has been absent due to personal illness or injury, prior to and as a condition of his/her return to duty, to be examined by a physician designated by the Employer (at the Employer's expense) to establish that the employee is mentally and physically capable of performing the essential functions of his/her position and that his/her return to duty will not jeopardize the health and safety of the employee or other employees.

I. Fitness for Duty Medical Examination

If the Employer has a reasonable basis for believing that an employee is no longer mentally and/or physically capable of performing the essential functions of his/her position or poses a threat to himself or others, the Employer may order an examination by an appropriately qualified medical professional at the Employer's expense. Upon receipt of the medical professional's opinion on fitness for work which disqualifies the employee for return to work, the Employer and the employee will meet to discuss possible alternatives and/or accommodations.

J. Discipline

An employee must comply with all rules and regulations on sick leave in order to receive sick leave pay. Falsification of sick leave documents, or abuse of sick leave as determined by the Employer, is grounds for disciplinary action.

SECTION 5 - PAID SICK LEAVE DONATION

- A. Policy: It shall be the policy of the Employer that employees with accumulated Sick Leave may donate paid Sick Leave to a fellow employee who, in strictly serious or catastrophic cases, is in need of assistance and has exhausted all of their available leave/time.

Strictly serious or catastrophic cases shall be defined as requiring non-cosmetic major medical intervention (e.g., surgery, hospitalization, intensive treatment), which has a severe impact on quality of life, requiring ongoing medical management.

- B. Purpose: The purpose of this program is to:

- (1) allow employees to voluntarily provide assistance to their co-workers who are in critical need of leave due to circumstances necessitating the use of Sick Leave as set

- forth in Section 4(A) above (Sick Leave);
- (2) establish strict guidelines for the implementation of donation of paid Sick Leave time; and
- (3) to protect the investment the Employer has made in an employee in an effort to retain that employee.
- C. Eligibility: An employee is eligible, after one year of service, to apply for the benefit of this policy. The employee must apply through the Mayor. ALL of the following must apply to the circumstances of the recipient employee:
- (1) the employee is not eligible for Worker's Compensation benefits;
- (2) the employee has not been disciplined at any level for patterned use of sick leave within the previous three (3) years;
- (3) the employee has exhausted all accrued time available to him/her including sick time, personal time, comp time, and vacation time; and
- (4) the employee can, if requested, provide documentation through medical records that there is a bona fide medical reason for his/her inability to work.
- D. Duration: The maximum length of time that an employee may receive benefits under this program is eight (8) pay periods.
- E. Participation of Donor Employee:
- (1) An employee is eligible after one (1) year of service and may choose to participate in the sick leave donation program.
- (2) An employee must have and maintain a minimum of eight weeks (320 hours) of accumulated Sick Leave to be eligible to participate as a donor.
- (3) An employee who is donating paid leave may donate up to 40 hours of sick leave per donee per incident, in increments no less than eight (8) hours. An employee may donate to an eligible recipient employee repeatedly.
- F. Application Review: Upon receiving an application for sick leave donation, the Mayor shall review the application and:
- (1) Evaluate whether there has or has not been any documented disciplinary action at any level for the patterned use of sick leave or abuse of sick leave within the previous three (3) years by the donor employee in their department; and
- (2) Verify that the cause of absence is not work-related.
- (3) The application is then forwarded to the Finance Director for review and verification that the employee has no time (of any nature) available to the credit of their account. The application is then forwarded to the Mayor's Office for approval or denial. If all eligibility requirements have been met and the application is approved, the application shall be returned to the Finance Director for disbursement proceedings.

Transfer Participation Forms are to be distributed to all Department and Division Heads and Area Stewards for leave donations. If any eligibility requirement is not met, the application is denied and returned to the applicant who shall be advised as to the reason for denial.

G. Disbursement of Donated Sick Leave: Upon receiving an approved application, the Finance Department shall credit the employee approved for the donation of sick time hours under this policy and disburse in the following manner:

- (1) Any time the employee has accrued shall be used first; and
- (2) Then on a rotating basis from employees that have signed up to donate; the first person submitting paperwork to donate shall be docked first, then the next person, and so on. Any donor employee's accumulated paid leave shall be reduced in eight (8) hour increments.

The transfer of benefits shall be calculated on a prorated basis to be determined by the rate of pay of the donor employee for the donee employee.

H. Recovery of Donated Sick Leave: In the event that an employee who has received benefits under this program are reimbursed in any manner for the lost work time covered by this benefit, the employee must reimburse the Employer for the pay that was received. The donor employee shall be credited with the hours donated.

I. Unexpended balance of donated Sick Leave: An employee receiving donated Sick Leave who returns to work may retain up to 40 hours of donated Sick Leave. Donated Sick Leave will not be eligible for cash conversion by the recipient.

SECTION 6 – LEAVE OF ABSENCE

An employee shall be granted a leave of absence of 40 hours with pay in the event of the death of a spouse, mother, father, stepchild or child, to include those under a custody agreement or guardianship. The employee shall be granted a leave of absence of three (3) days with pay in the event of the death of the employee's stepmother, stepfather, brother, sister, grandparents, grandchildren, mother-in-law, father-in-law, spouse's grandparents, brother-in-law, sister-in-law, daughter-in-law or son-in-law. The employee shall be entitled to 40 hours when said death is outside the State of Ohio. Leave granted under this article shall be taken in consecutive work time (hours/days), and must include the date of the funeral or memorial services. Employee shall be allowed, at the sole discretion of the Mayor/designee to add time to a funeral leave, which time shall be deducted from his/her accumulated sick leave.

SECTION 7 - HOLIDAYS

Employees shall receive a holiday benefit for the following holidays below. The holiday benefit shall be an employee's full day's pay based on their scheduled shift.

New Years Day	Veteran's Day
Martin Luther King Day	Thanksgiving Day
Presidents Day	Day after Thanksgiving
Good Friday	Christmas Eve Day
Memorial Day	Christmas Day
Independence Day	Labor Day

Overtime eligible employees who work on any of the above designated holidays will receive the holiday benefit plus double their regular rate of pay for all hours actually worked. Employees called in on a non-scheduled day, who work the actual day of the holiday and the week-day date on which the same holiday is recognized by the Federal government shall receive double their regular rate of pay for all hours actually worked.

In order to be eligible for any of the paid holidays, the employee must actually work their last schedule day before the holiday and immediately after the holiday. Vacation, compensatory time and personal time (if applicable) shall be considered time worked. Sick leave shall be considered time worked only when a licensed doctor's certificate is supplied.

If any of the above holidays fall on a Sunday, the following Monday shall be observed as the holiday. If any of the above holidays fall on a Saturday, the preceding Friday shall be observed as the holiday.

Employees hired after June 1, 2020 shall not receive personal time. Employees hired prior to this date shall follow the personal time procedures outlined in the AFSCME contract.

SECTION 8 - VACATION

A. Accrual Amount

Employees shall be granted the following vacation leave with full pay each year based upon their length of employment with the Employer, as follows:

Less than 1 year	= 40 hours
1 to 4 years	= 10 days, 80 hours, or 2 weeks
5 to 9 years	= 15 days, 120 hours, or 3 weeks
10 to 14 years	= 20 days, 160 hours, or 4 weeks
15 to 19 years	= 25 days, 200 hours, or 5 weeks
20 and over	= 30 days, 240 hours, or 6 weeks

Employees designated as non-exempt and covered pursuant to the FLSA shall become eligible for vacation leave upon completion of probation. Vacation leave shall be taken no later than the employee's anniversary date.

Employees designated as exempt and non-covered pursuant to the FLSA shall become eligible for vacation leave upon hire. Vacation leave shall be taken no later than the employee's anniversary date. If an employee, voluntarily or involuntarily, separates within the first year of employment, they shall not be eligible to be paid for any unused vacation.

In order to attract qualified candidates at the time of hiring, the Mayor shall have the authority to grant a newly hired exempt employee vacation credit. At the Mayor's discretion, the employee shall have a specific number of years credited to him/her and shall be placed on the vacation schedule above. The employee shall then progress forward accordingly on the vacation schedule with the credited time applied in the same manner as if it had accrued by term of service. Any vacation service credit shall be documented in writing and placed in the employee's personnel file by the Finance Director.

B. Carryover of Vacation

An employee shall be permitted to carry over up to 40 hours of vacation for use within six (6) months of the employee's anniversary date and upon approval of the department head.

Employees shall submit a vacation carryforward form in the timekeeping system during the pay period in which their anniversary date occurs requesting cash out of allowable vacation time.

C. Cash Out of Vacation

An employee who has five (5) or more years of service shall be permitted to cash in accrued vacation time, not to exceed one-half of the employee's annual vacation accrual. Vacation cash out requests shall be made once per calendar year at the end of the anniversary period. Employees shall submit a leave cash out form in the timekeeping system during the pay period in which their anniversary date occurs requesting cash out of allowable vacation time. If the election is not made, the time shall be forfeited.

Employees designated as exempt and non-covered pursuant to the FLSA shall be permitted to cash out any vacation time remaining on the employee's account on his/her anniversary date after any carry forward, up to but not exceeding one half (1/2) of the employee's annual vacation allowance.

D. Scheduling of Vacation

Employees shall be allowed to take their vacation in any increment, not to exceed two (2)

consecutive weeks, unless an exception is approved by the Mayor/designee in advance of the proposed vacation. Vacation leave shall be requested at least 48 hours in advance.

E. Payment Upon Separation

If an employee eligible to receive vacation is separated from employment voluntarily or involuntarily prior to taking his/her vacation, he/she shall receive any fully earned but unused vacation leave accrued under Section A above. If the employee is deceased, the payment shall be made pursuant to the provisions of Ohio Revised Code §2113.04.

SECTION 9 - UNPAID LEAVES OF ABSENCE

A. Medical Leave of Absence

An employee who has completed his/her probationary period and who has exhausted all available leave balances ~~may~~ shall be granted a leave of absence for a period not to exceed 180 days because of personal illness or injury or on account of pregnancy upon the request of the employee with sufficient supporting medical evidence. Leave may also be granted for non-medical occurrences based on supporting documentation. The length of the leave granted will be based upon the Employer's review of the supporting ~~medical~~ evidence. Such leave shall be without pay or benefits except that health insurance shall be provided during leaves of 180 days or less. Any leave granted under this Section may be extended at the discretion of the Mayor.

B. Military Leave

See Ordinance Ord. 4032-2004.

SECTION 10 - INSURANCE PROGRAMS

The City shall provide medical, dental and prescription Insurance Programs as determined by the Mayor/designee to all full-time employees and non-full-time employees as otherwise required by law. All employees enrolled in the Insurance Programs shall contribute monthly toward the premium cost for said insurance at the rate established by the Mayor/designee. The applicable employee contribution for any Insurance Program will be determined by using the actuarially calculated based COBRA rates if any. The employee contribution will be at the percentages defined above of those COBRA rate figures rounded to the nearest dollar. These figures may be adjusted based upon updates to the base COBRA rate. Employee contributions shall be withheld in equal or roughly equal monthly installments from the first two payrolls paid each month. Contributions withheld for each month will be for that month's enrollment (i.e., amounts withheld in January will be for January enrollment).

SECTION 11 - LIFE INSURANCE

Employees shall be supplied life insurance in the amount equal to that which is provided to members of the AFSCME bargaining unit for life insurance pursuant to the terms of the collective bargaining agreement. Said life insurance shall be provided at no cost to the employee.

SECTION 12 - SCHOOL COST REIMBURSEMENT

An employee who takes an Employer-approved college course, or work-related training course, or seminar, shall be reimbursed the actual costs of such training course, including the cost of course textbooks verifiable by receipt in an amount not to exceed the non-taxable limit established by the Internal Revenue Service per year. In order to be reimbursed, the employee must receive a grade of "C" or better, or the equivalent. As a condition precedent to any reimbursement, the Employee will enter into a contract with the City agreeing to maintain employment with the City for a period of two (2) years after the last reimbursement payment. Failure to do so will mandate reimbursement by Employee to the City for any and all previously made reimbursement payments.

The employee must obtain written approval of the Mayor or his designee in advance of enrollment to be reimbursed.

SECTION 13 - TRACKING OF LEAVE

The Finance Director shall track all leave balances (accumulation and use of leave) in accordance with the rules established by the applicable sections above and/or any policies and procedures established by the Mayor, including but not limited to the City of North Ridgeville Employee Handbook as amended from time to time by the Mayor.

SECTION 14 - PENSION PICK-UP

- A. Employees designated as exempt and non-covered pursuant to the FLSA shall be eligible for Pension pick-up based on the following:
1. The Employer's method of payment of salary and the provision of fringe benefits for all employees who are members of OPERS (referred to herein as "Covered Employees") shall be modified as follows, in order to provide for a salary reduction pick-up and, for certain Covered Employees, a fringe benefit pick-up of employee contributions to OPERS, in accordance with Code Section 414(h)(2) and the rulings thereunder.
 2. The total annual salary and salary per pay period for each Covered Employee shall be the salary otherwise payable per-ordinance and applicable Employer policies. Such total annual salary and salary per pay period of each Covered Employee shall be payable by the Employer in two parts: (1) deferred salary and (2) cash salary. A Covered Employee's deferred salary shall be equal to the percentage of his/her total annual salary or salary

per pay period which is required to be paid to OPERS as an employee contribution under OPERS; and such amount shall be paid by the Employer directly to OPERS on behalf of the said employee as a "salary reduction pick-up" of the OPERS employee contribution of said employee. A Covered Employee's cash salary shall be equal to his/her total annual salary or salary per pay period less the amount of the salary reduction pick-up for said employee and shall be payable to him, subject to applicable payroll deductions. Notwithstanding the preceding, as an additional fringe benefit of employment on behalf of Covered Employees the Employer shall pay directly to OPERS, as an employee contribution under OPERS, an amount equal to four (4%) percent of the salary of such employees in lieu of such amount being deducted from the total annual salary or salary per pay period of such employees and paid to OPERS as deferred salary pursuant to the salary reduction pick-up. The payment of the said amount in lieu of part of the salary reduction pick-up is hereinafter referred to as the "fringe benefit pick-up." The cash salary of Covered Employees entitled to the fringe benefit pick-up shall be the total annual salary or salary per pay period of such employees less the remaining salary reduction pick-up, subject to applicable payroll deductions.

3. The salary reduction pick-up, but not the fringe benefit pick-up, shall be included in the Covered Employee's total annual salary for the purpose of computing daily rate of pay, for determining paid salary adjustments to be made due to absence, or for any similar purpose.
4. The salary reduction pick-up and fringe benefit pick-up by the Employer of a Covered Employee's contributions to OPERS shall be mandatory for all Covered Employees. No Covered Employees shall have the option of choosing the pick-up amounts directly instead of having them paid by the Employer to OPERS.
5. The Employer shall fulfill its income tax reporting and withholding responsibilities for each Covered Employee in such manner as is required by applicable federal, state, and local laws and regulations as they may exist at the time of such reporting and withholding, it being the Employer's understanding that the fringe benefit pick-up is not subject to any income or employment taxes; and that federal and Ohio income tax laws and regulations presently require it to report as an employee's gross income his/her total annual salary less the amount of the salary reduction pick-up (i.e., his/her cash salary) while applicable federal employment tax laws (i.e., the Medicare tax law) require it, and municipal income tax laws may require it to report as an employee's gross income his/her total annual salary including the amount of the salary reduction pick-up.
6. The Employer shall take all acts necessary and appropriate to ensure the continued implementation of this resolution, including but not limited to, making applications to the Internal Revenue Service and the Board administering the OPERS program to determine the requirements of the Internal Revenue Service and such Board in connection with such

pick-up plan. The Employer reserves the right to modify the terms of this pick-up to the extent it reasonably deems is necessary for obtaining the approval of OPERS and/or the Internal Revenue Service.

7. Pension pick-up as set forth above shall apply to the position of Mayor beginning the term following the adoption of this Ordinance.
- B. Employees designated as non-exempt and covered pursuant to the FLSA shall not be eligible for Pension pick-up.
1. The Employer's method of payment of salary and the provision of fringe benefits for all employees who are members of OPERS (referred to herein as "Covered Employees") shall be in accordance with Code Section 414(h)(2) and the rulings thereunder. The provisions of this Article shall become effective for the first payroll period beginning after the first date this contract is ratified by the Union and is approved by the City Council.
 2. The salary reduction pick-up, shall be included in the Covered Employee's total annual salary for the purpose of computing daily rate of pay, for determining paid salary adjustments to be made due to absence, or for any similar purpose.
 3. The salary reduction pick-up is mandatory for all covered employees.
 4. The Employer shall fulfill its income tax reporting and withholding responsibilities for each Covered Employee in such manner as is required by applicable federal, state and local laws and regulations as they may exist at the time of such reporting and withholding
 5. The Employer shall take all acts necessary and appropriate to ensure the continued implementation of this resolution, including but not limited to, making applications to the Internal Revenue Service and the Board administering the OPERS program to determine the requirements of the Internal Revenue Service and such board. The Employer reserves the right to modify the terms of this pick-up to the extent it reasonably deems is necessary for obtaining the approval of OPERS and/or the Internal Revenue Service; and if approval of OPERS and/or the Internal Revenue Service cannot be obtained for the terms of this pick-up, the parties shall meet and negotiate pursuant to the severability clause.

SECTION 15 - LONGEVITY

- A. For all employees hired after March 1, 2014, covered by this Ordinance, longevity shall be paid according to the following schedule. Longevity will be paid in a lump sum within the pay period in which the employee's anniversary falls. Longevity shall continue to be awarded on the employee's successive anniversary date in accordance with this schedule.

5th Anniversary	\$ 800.00	15th Anniversary	\$2,000.00
6th Anniversary	\$ 800.00	16th Anniversary	\$2,100.00
7th Anniversary	\$ 800.00	17th Anniversary	\$2,200.00
8th Anniversary	\$1,300.00	18th Anniversary	\$2,300.00
9th Anniversary	\$1,400.00	19th Anniversary	\$2,400.00
10th Anniversary	\$1,500.00	20th Anniversary	\$2,500.00
11th Anniversary	\$1,600.00	21th Anniversary	\$2,600.00
12th Anniversary	\$1,700.00	22th Anniversary	\$2,700.00
13th Anniversary	\$1,800.00	23th Anniversary	\$2,800.00
14th Anniversary	\$1,900.00	28th Anniversary	\$3,000.00

For all employees hired after the adoption of this agreement, upon an employee's 23rd anniversary date and every year up to his/her 28th anniversary, the employee shall receive \$2,800.00 annually. Upon his/her 28th anniversary date and thereafter, the employee shall receive \$3,000.00 annually. In no event shall the maximum amount paid under this Section exceed \$3,000.00 annually, to any single employee.

Any employee hired prior to March 14, 2014 shall follow the longevity schedule outlined in Article 25 of the AFSCME bargaining agreement.

SECTION 16 – WAGES

The rates of compensation for full-time non-bargaining employees shall be as set forth in Exhibit A and the rates of compensation for part-time non-bargaining employees shall be as set forth in Exhibit B (Ordinance 6065-2023, Section 1).

In an effort to maintain internal wage parity between non-bargaining employees and City unions, all non-bargaining employees will receive the same annual percentage wage increase as the AFSCME. (Ordinance 6065-2023, Section 3)

SECTION 167 – PART-TIME EMPLOYEES

This section applies to job classifications as listed in Exhibit B of this Ordinance. No other section of this Exhibit shall apply to the part-time non-bargaining group.

- A. The work period for part time non-bargaining employees shall be determined based on the operational need of respective department and at the discretion of the Mayor/designee.
- B. Part-time permanent employees are limited to working a maximum of twenty-ninety (29) hours per week.
- C. Part-time employees are limited to working no more than fifteen hundred and eight

(1,508) hours in a calendar year.

- D. The base pay for all employees covered under this Ordinance are set forth in Exhibit B.
- E. All overtime shall follow the Fair Labor Standards Act and must be pre-approved.
- F. Nothing in this Ordinance shall read or be interpreted to give part-time employees any benefits except as outline in "G" below.
- G. Uniforms.
 - A. The City shall provide each part time Licensed Building Inspector with rain gear, which shall include a rain coat and boots at the City's expense. These items shall remain property of the City and shall be replaced and/or repaired subject to the approval of the Mayor/designee.
 - B. The City shall provide each part time Dispatcher an annual clothing allowance of \$200 to be credited at an authorized uniform store of the City's choice for the purchase of uniforms. These uniforms shall remain property of the City and shall be replaced and/or repaired subject to the approval of the Mayor/designee.
 - C. The City shall provide each part time Bailiff an annual clothing allowance of \$200 to be credited at an authorized uniform store of the City's choice for the purchase of uniforms. These uniforms shall remain property of the City and shall be replaced and/or repaired subject to the approval of the Mayor/designee.

Employees listed in Exhibits A and B shall follow the City of North Ridgeville's employee handbook for conditions of employee not covered herein.

DATE:	<u>February 2, 2026</u>	1 ST READING:	<u>February 2, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	_____
REFERRED BY:	_____	3 RD READING:	_____
		ADOPTED:	_____
		EMERGENCY:	_____
		EFFECTIVE:	_____

ORDINANCE NO. 2026-11

AN ORDINANCE AMENDING ORDINANCE 2025-107 EXHIBITS A, B AND C.

WHEREAS, the Administration desires to amend Exhibit A to create the full-time position of City Garage Foreman, this position will serve under the direction of the Director of Public Works; and

WHEREAS, the Administration desires to amend Exhibit B to create the part-time position of Auxiliary Officer, this position will serve under the direction of the Chief of Police; and

WHEREAS, the Administration desires to amend Exhibit B to increase the pay rate for the part-time Dispatcher and amend the pay rate for the part-time Project Engineer; and

WHEREAS, the Administration desires to amend Exhibit C due to language changes as part of the 2026-2028 AFSCME collective bargaining agreement in which non-bargaining employees are subject; and

WHEREAS, the Administration desires to amend Exhibit C to add language contained in the originating non-bargaining Ordinance 6025-2023 Sections 1 and 3 related to covered classifications and wages.

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

SECTION 1. The full-time position of City Garage Foreman is hereby established with the salary range presented in Exhibit A. A copy of the job description can be found in the Office of the Mayor.

SECTION 2. The part-time position of Auxiliary Officer is hereby established with the pay rate presented in Exhibit B. This position shall be unclassified Civil Service. A copy of the job description can be found in the Office of the Mayor.

SECTION 3. The part-time pay rates for Dispatcher and Project Engineer are hereby amended with the pay rates presented in Exhibit B.

SECTION 4. Exhibit C is hereby amended adding clarifying language changes associated to the 2026-2028 AFSCME collective bargaining agreement which non-bargaining employees are subject.

SECTION 5. Exhibit C is hereby amended by adding language from Ordinance 6025-2023 Sections 1 and 3, approved by Council April 17, 2023, to Exhibit C Section 16.

SECTION 6. 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 7. This Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

EXHIBIT A: Full Time Employee Classifications

	<u>From</u>	<u>To</u>	<u>Pay Type</u>
Office of Mayor			
Mayor	<i>See Ord. 6064-2023</i>		Salary
Administrative Assistant to Mayor	64,890.00	80,506.00	Hourly
Administrative Assistant	55,768.00	69,174.00	Hourly
Finance Department			
Director of Finance	108,555.00	150,779.00	Salary
Assistant Director of Finance	77,906.00	111,461.00	Salary
Payroll Administrator	68,891.00	85,479.00	Hourly
Accounts Payable Clerk	58,048.00	71,998.00	Hourly
Administrative Assistant	55,768.00	69,174.00	Hourly
Human Resource Coordinator	66,950.00	87,550.00	Salary
	-	-	
Law Department			
Assistant Director of Law/Chief Prosecutor	94,351.00	113,021.00	Salary
Assistant Director of Law/Prosecutor	94,351.00	113,021.00	Salary
Clerk of Mayor's Court	48,937.00	87,878.00	Salary
Administrative Assistant	55,768.00	69,174.00	Hourly
	-	-	
Public Works Department			
Director of Public Works	108,555.00	150,779.00	Salary
Streets Foreman	83,403.00	103,525.00	Hourly
Water and Sewage Foreman	83,403.00	103,525.00	Hourly
Stormwater Foreman	83,403.00	103,525.00	Hourly
Grounds Maintenance Foreman	83,403.00	103,525.00	Hourly
City Garage Foreman	83,403.00	103,525.00	Hourly
Superintendent of FCWWTP	83,940.00	137,766.00	Salary
Assistant Superintendent of FCWWTP	90,542.00	112,400.00	Hourly
Laboratory Manager	67,292.00	80,518.00	Hourly
French Creek Class IV Foreman	87,620.00	108,768.00	Hourly
French Creek Class III Foreman	84,698.00	105,134.00	Hourly
French Creek Foreman	83,403.00	103,525.00	Hourly
Administrative Assistant	55,768.00	69,174.00	Hourly
Arborist	57,416.00	79,992.00	Hourly
Community Services Department			
Director of Community Services	108,555.00	150,779.00	Salary
Director of Parks and Recreation	64,494.00	94,235.00	Salary
Recreation Services Administrator	53,045.00	74,263.00	Hourly
Program Supervisor	42,589.00	63,978.00	Hourly
Administrator of Office of Older Adults	53,649.00	83,291.00	Salary
Case Manager	52,948.00	65,625.00	Hourly
Information Technology Manager	83,596.00	122,607.00	Salary
Information Technology Specialist	69,261.00	85,941.00	Salary
Planning and Development Department			
Director of Planning and Development	108,555.00	150,779.00	Salary
Office Administrator	59,107.00	73,426.00	Salary
Administrative Coordinator	55,768.00	69,174.00	Hourly
City Engineer	95,884.00	124,836.00	Salary
Assistant City Engineer	92,291.00	110,267.00	Salary
Civil Engineer II (PE)	84,710.00	102,210.00	Salary
Civil Engineer I (EI)	72,450.00	87,721.00	Salary
Chief Resident Project Representative	81,924.00	97,751.00	Hourly
Chief Building Official	94,420.00	119,264.00	Salary
Assistant Chief Building Official	86,994.00	101,846.00	Salary
Zoning Inspector	58,350.00	74,263.00	Hourly
Communications Coordinator	59,107.00	73,426.00	Salary
Police Department			
	<i>See Ord. 4497-2008</i>		
Fire Department			
	<i>See Ord. 4496-2008</i>		
Administrative Assistant	58,073.00	74,535.00	Hourly
Office of Council			
Assistant Clerk of Council	62,393.00	77,410.00	Salary
Deputy Clerk of Council	55,768.00	69,165.00	Hourly

EXHIBIT B: Part Time Employee Classifications

	<u>Steps</u>		
	<u>A</u>	<u>B</u>	<u>C</u>
Secretary/Admin Support	18.65	17.99	17.41
Administrative Law Clerk	25.75	21.63	18.54
Bailiff	30.88	30.15	29.47
Laborer	14.37	13.82	13.29
Licensed Building Inspector	37.31	36.60	35.84
Zoning Inspector	29.65	29.03	28.36
Resident Project Representative	38.43	36.94	35.52
Safetyville Instructor	29.95	-	-
Humane Officer	22.93	21.89	21.17
Dispatcher	24.40	23.69	23.00
Crossing Guard	22.29	-	-
Program and Events Coordinator	19.06	18.62	18.19
Site Supervisor	16.34	15.91	15.46
Intern	13.86	13.30	12.78
Crew Leader	13.86	13.30	12.78
Camp Director	16.44	16.04	15.66
Assistant Camp Director	14.22	13.87	13.54
Camp Counselor	12.59	12.18	11.75
Concession Manager	13.98	13.64	13.30
Concession Supervisor	12.55	12.30	12.06
Concession Worker	11.82	11.53	11.24
Scorekeeper	11.82	11.53	11.24
Case Manager	20.59	19.94	19.28
Cook	19.55	18.87	18.20
Van Driver	15.77	15.24	14.66

	<u>Range</u>		<u>Pay Type</u>
	<u>From</u>	<u>To</u>	
Director of Law	See Ord. 3480-99 and 3481-99		
Project Engineer	45.00	60.00	Hourly

SECTION 1 - HOURS OF WORK

The work period shall generally be 40 hours of work over a seven (7) day period, starting at 12:01 a.m. Sunday to 12:00 p.m. midnight Saturday, but may be varied at the discretion of the Mayor/designee. Employees shall generally be scheduled for five (5) eight (8) hours workdays within the applicable seven (7) day period, which may be varied from time to time, at the discretion of the Mayor/designee. An employee's scheduled hours of work shall be inclusive of a paid 30-minute lunch period.

Employees may be scheduled to start their shift as early as 7:00 a.m. and end as late as 5:00 p.m. if necessary, due to the nature of their assignment, and as approved by their immediate supervisor with consent of the Mayor/designee.

SECTION 2 - PROBATIONARY PERIOD

Employees designated as non-exempt and covered pursuant to the FLSA shall be required to serve a probationary period of 120 calendar days. During said period, the Employer shall have the right to discipline or discharge such employees and any such action shall not be appealable to any Civil Service Commission. During their probationary period, employees shall not be paid bereavement or holidays. If an employee is discharged during their probationary period, they shall not be eligible to be paid for any accrued but unused vacation.

Employees designated as exempt and non-covered pursuant to the FLSA shall be designated as at-will employees who are not required to serve a probationary period. During the term of employment, either the employee or the employer may terminate employment for any reason not contrary to law, any such action shall not be appealable to any Civil Service Commission. If an employee, voluntarily or involuntarily, separates within the first year of employment, they shall not be eligible to be paid for any accrued but unused vacation.

SECTION 3 - OVERTIME ELIGIBILITY

Employees designated as non-exempt and covered pursuant to the FLSA shall be paid for all time actually worked in excess of eight (8) hours in one (1) day as applicable to scheduled daily hours. The overtime rate will be one and one-half (1½) times the employee's regular rate. Leave banks may be used towards 40 hours work week but not for purposes of overtime calculation in an 8- or 10-hour day. All overtime must be pre-approved by area supervisor prior to working. Employees may, at their option, elect to accumulate up to a maximum of 240 hours of overtime in compensatory time in lieu of cash payment for overtime. Said compensatory time may be taken, at the discretion of the employee, as time off with pay when approved by the department head. Any hours earned which will result in the number of accumulated hours exceeding 240 hours must be paid. Employees may be paid any of the hours in the overtime bank up to the maximum, at their discretion, by submitting the leave cash out form in Precinct Manager.

Payment will be paid in the next pay period following the notification.

Employees designated as exempt and non-covered pursuant to the FLSA shall not be eligible for overtime.

SECTION 4 - SICK LEAVE

A. Definition of Sick Leave

Sick leave shall be defined as an absence with pay necessitated by:

- (1) Illness or injury to the employee;
- (2) Disabilities due to pregnancy or delivery of child;
- (3) For bonding with a newborn or adopted child of the employee for a period not to exceed two (2) weeks from the date of the child's birth;
- (4) Exposure of the employee to contagious disease deemed communicable to other employees and determined to be a health and safety issue by the Mayor/designee;
- (5) Illness, injury or death in the employee's immediate family.

B. Definition of Immediate Family

Where the use of sick leave is due to illness or injury to the employee's immediate family, "immediate family" shall be defined to include only the employee, employee's spouse, employee's children, and employee's parents.

C. Accumulation of Sick Leave

Employees shall earn sick leave at the rate of four and six-tenths (4.6) hours for every 80 hours worked in active pay status and shall accumulate such sick leave for future use to an unlimited amount. Employees shall not accrue sick leave as a result of any separation payout made pursuant to subsection D below.

D. Payment Upon Separation

Upon the occurrence of any of the following events, an employee who has not less than ten (10) years of continued service with the Employer shall be entitled to a cash payment of the value of the herein defined amount of earned and unused sick leave hours:

- (1) Retirement of the employee;
- (2) Disability retirement of the employee;
- (3) Death of the employee; and
- (4) Separation from employment for any reason except termination for cause.

Any employee qualifying pursuant to the above provisions of this article shall be entitled to receive a cash payment equal to his/her hourly base rate of pay at that time of the occurrence of an above-listed event multiplied by ninety percent (90%) of the total number of accumulated but unused hours earned by the employee as certified by the Finance Director, provided that such resulting number of hours to be paid shall not exceed 1,000 hours of pay. If the qualifying employee is deceased, the payment shall be made pursuant to the provisions of the Ohio Revised Code 2113.04.

E. Reporting Off Work

An employee who is to be absent on sick leave shall notify their supervisor of such absence and the reason therefore at least one-half (1/2) hour prior to each day he/she is absent, except in unusual circumstances or with permission of the Mayor/designee. Failure to properly report off work shall be cause for discipline.

F. Charging of Sick Leave

Sick leave may be used in any segments. The Finance Department shall be responsible for tracking sick leave usage and balances.

G. Documentation Justifying Use of Sick Leave

Before an absence may be charged against accumulated sick leave, the Employer may require such proof of illness/injury of the employee, or of a qualifying family member of the employee, as may be satisfactory to justify the use of sick leave, or may require the employee to be examined by a physician, paid for by the Employer and selected by the Mayor/designee. In any event, an employee absent on sick leave must supply a written and signed statement on a form provided by the Employer attesting to his/her illness to be eligible for payment of sick leave. For an absence in excess of three (3) working days or for accumulated absences of five (5) or more days in a rolling 60-day period the Employee shall be required to present a doctor's certificate at the employee's expense to justify the use, and payment of sick leave or receive approval from the Mayor/designee.

If the employee fails to submit proof of illness/injury of the employee or a qualifying family member of the employee upon request, or in the event that upon such proof as is submitted or upon the report of medical examination, the Mayor/designee finds that there is no satisfactory evidence of illness/injury of the employee or of a qualifying relative of the employee sufficient to justify the employee's absence, such leave shall be considered unauthorized leave and may be without pay. Unauthorized absence without leave may subject the employee to discipline.

H. Return to Duty Medical Examination

The Mayor/designee may require an employee who has been absent due to personal illness or injury, prior to and as a condition of his/her return to duty, to be examined by a physician designated by the Employer (at the Employer's expense) to establish that the employee is mentally and physically capable of performing the essential functions of his/her position and that his/her return to duty will not jeopardize the health and safety of the employee or other employees.

I. Fitness for Duty Medical Examination

If the Employer has a reasonable basis for believing that an employee is no longer mentally and/or physically capable of performing the essential functions of his/her position or poses a threat to himself or others, the Employer may order an examination by an appropriately qualified medical professional at the Employer's expense. Upon receipt of the medical professional's opinion on fitness for work which disqualifies the employee for return to work, the Employer and the employee will meet to discuss possible alternatives and/or accommodations.

J. Discipline

An employee must comply with all rules and regulations on sick leave in order to receive sick leave pay. Falsification of sick leave documents, or abuse of sick leave as determined by the Employer, is grounds for disciplinary action.

SECTION 5 - PAID SICK LEAVE DONATION

- A. Policy: It shall be the policy of the Employer that employees with accumulated Sick Leave may donate paid Sick Leave to a fellow employee who, in strictly serious or catastrophic cases, is in need of assistance and has exhausted all of their available leave/time.

Strictly serious or catastrophic cases shall be defined as requiring non-cosmetic major medical intervention (e.g., surgery, hospitalization, intensive treatment), which has a severe impact on quality of life, requiring ongoing medical management.

- B. Purpose: The purpose of this program is to:

- (1) allow employees to voluntarily provide assistance to their co-workers who are in critical need of leave due to circumstances necessitating the use of Sick Leave as set forth in Section 4(A) above (Sick Leave);
- (2) establish strict guidelines for the implementation of donation of paid Sick Leave time; and
- (3) to protect the investment the Employer has made in an employee in an effort to retain that employee.

- C. Eligibility: An employee is eligible, after one year of service, to apply for the benefit of this policy. The employee must apply through the Mayor. ALL of the following must apply to the circumstances of the recipient employee:
- (1) the employee is not eligible for Worker's Compensation benefits;
 - (2) the employee has not been disciplined at any level for patterned use of sick leave within the previous three (3) years;
 - (3) the employee has exhausted all accrued time available to him/her including sick time, personal time, comp time, and vacation time; and
 - (4) the employee can, if requested, provide documentation through medical records that there is a bona fide medical reason for his/her inability to work.
- D. Duration: The maximum length of time that an employee may receive benefits under this program is eight (8) pay periods.
- E. Participation of Donor Employee:
- (1) An employee is eligible after one (1) year of service and may choose to participate in the sick leave donation program.
 - (2) An employee must have and maintain a minimum of eight weeks (320 hours) of accumulated Sick Leave to be eligible to participate as a donor.
 - (3) An employee who is donating paid leave may donate up to 40 hours of sick leave per donee per incident, in increments no less than eight (8) hours. An employee may donate to an eligible recipient employee repeatedly.
- F. Application Review: Upon receiving an application for sick leave donation, the Mayor shall review the application and:
- (1) Evaluate whether there has or has not been any documented disciplinary action at any level for the patterned use of sick leave or abuse of sick leave within the previous three (3) years by the donor employee in their department; and
 - (2) Verify that the cause of absence is not work-related.
 - (3) The application is then forwarded to the Finance Director for review and verification that the employee has no time (of any nature) available to the credit of their account. The application is then forwarded to the Mayor's Office for approval or denial. If all eligibility requirements have been met and the application is approved, the application shall be returned to the Finance Director for disbursement proceedings. Transfer Participation Forms are to be distributed to all Department and Division Heads and Area Stewards for leave donations. If any eligibility requirement is not met, the application is denied and returned to the applicant who shall be advised as to the reason for denial.

G. Disbursement of Donated Sick Leave: Upon receiving an approved application, the Finance Department shall credit the employee approved for the donation of sick time hours under this policy and disburse in the following manner:

- (1) Any time the employee has accrued shall be used first; and
- (2) Then on a rotating basis from employees that have signed up to donate; the first person submitting paperwork to donate shall be docked first, then the next person, and so on. Any donor employee's accumulated paid leave shall be reduced in eight (8) hour increments.

The transfer of benefits shall be calculated on a prorated basis to be determined by the rate of pay of the donor employee for the donee employee.

H. Recovery of Donated Sick Leave: In the event that an employee who has received benefits under this program are reimbursed in any manner for the lost work time covered by this benefit, the employee must reimburse the Employer for the pay that was received. The donor employee shall be credited with the hours donated.

I. Unexpended balance of donated Sick Leave: An employee receiving donated Sick Leave who returns to work may retain up to 40 hours of donated Sick Leave. Donated Sick Leave will not be eligible for cash conversion by the recipient.

SECTION 6 – LEAVE OF ABSENCE

An employee shall be granted a leave of absence of 40 hours with pay in the event of the death of a spouse, mother, father, stepchild or child, to include those under a custody agreement or guardianship. The employee shall be granted a leave of absence of three (3) days with pay in the event of the death of the employee's stepmother, stepfather, brother, sister, grandparents, grandchildren, mother-in-law, father-in-law, spouse's grandparents, brother-in-law, sister-in-law, daughter-in-law or son-in-law. The employee shall be entitled to 40 hours when said death is outside the State of Ohio. Leave granted under this article shall be taken in consecutive work time (hours/days), and must include the date of the funeral or memorial services. Employee shall be allowed, at the sole discretion of the Mayor/designee to add time to a funeral leave, which time shall be deducted from his/her accumulated sick leave.

SECTION 7 - HOLIDAYS

Employees shall receive a holiday benefit for the following holidays below. The holiday benefit shall be an employee's full day's pay based on their scheduled shift.

New Years Day	Veteran's Day
Martin Luther King Day	Thanksgiving Day
Presidents Day	Day after Thanksgiving

Good Friday	Christmas Eve Day
Memorial Day	Christmas Day
Independence Day	Labor Day

Overtime eligible employees who work on any of the above designated holidays will receive the holiday benefit plus double their regular rate of pay for all hours actually worked. Employees called in on a non-scheduled day, who work the actual day of the holiday and the week-day date on which the same holiday is recognized by the Federal government shall receive double their regular rate of pay for all hours actually worked.

In order to be eligible for any of the paid holidays, the employee must actually work their last schedule day before the holiday and immediately after the holiday. Vacation, compensatory time and personal time (if applicable) shall be considered time worked. Sick leave shall be considered time worked only when a licensed doctor's certificate is supplied.

If any of the above holidays fall on a Sunday, the following Monday shall be observed as the holiday. If any of the above holidays fall on a Saturday, the preceding Friday shall be observed as the holiday.

Employees hired after June 1, 2020 shall not receive personal time. Employees hired prior to this date shall follow the personal time procedures outlined in the AFSCME contract.

SECTION 8 - VACATION

A. Accrual Amount

Employees shall be granted the following vacation leave with full pay each year based upon their length of employment with the Employer, as follows:

Less than 1 year	= 40 hours
1 to 4 years	= 10 days, 80 hours, or 2 weeks
5 to 9 years	= 15 days, 120 hours, or 3 weeks
10 to 14 years	= 20 days, 160 hours, or 4 weeks
15 to 19 years	= 25 days, 200 hours, or 5 weeks
20 and over	= 30 days, 240 hours, or 6 weeks

Employees designated as non-exempt and covered pursuant to the FLSA shall become eligible for vacation leave upon completion of probation. Vacation leave shall be taken no later than the employee's anniversary date.

Employees designated as exempt and non-covered pursuant to the FLSA shall become eligible for vacation leave upon hire. Vacation leave shall be taken no later than the employee's anniversary date. If an employee, voluntarily or involuntarily, separates within the first year of employment,

they shall not be eligible to be paid for any unused vacation.

In order to attract qualified candidates at the time of hiring, the Mayor shall have the authority to grant a newly hired exempt employee vacation credit. At the Mayor's discretion, the employee shall have a specific number of years credited to him/her and shall be placed on the vacation schedule above. The employee shall then progress forward accordingly on the vacation schedule with the credited time applied in the same manner as if it had accrued by term of service. Any vacation service credit shall be documented in writing and placed in the employee's personnel file by the Finance Director.

B. Carryover of Vacation

An employee shall be permitted to carry over up to 40 hours of vacation for use within six (6) months of the employee's anniversary date and upon approval of the department head.

Employees shall submit a vacation carryforward form in the timekeeping system during the pay period in which their anniversary date occurs requesting cash out of allowable vacation time.

C. Cash Out of Vacation

An employee who has five (5) or more years of service shall be permitted to cash in accrued vacation time, not to exceed one-half of the employee's annual vacation accrual. Vacation cash out requests shall be made once per calendar year at the end of the anniversary period. Employees shall submit a leave cash out form in the timekeeping system during the pay period in which their anniversary date occurs requesting cash out of allowable vacation time. If the election is not made, the time shall be forfeited.

Employees designated as exempt and non-covered pursuant to the FLSA shall be permitted to cash out any vacation time remaining on the employee's account on his/her anniversary date after any carry forward, up to but not exceeding one half (1/2) of the employee's annual vacation allowance.

D. Scheduling of Vacation

Employees shall be allowed to take their vacation in any increment, not to exceed two (2) consecutive weeks, unless an exception is approved by the Mayor/designee in advance of the proposed vacation. Vacation leave shall be requested at least 48 hours in advance.

E. Payment Upon Separation

If an employee eligible to receive vacation is separated from employment voluntarily or involuntarily prior to taking his/her vacation, he/she shall receive any fully earned but unused vacation leave accrued under Section A above. If the employee is deceased, the payment shall be made pursuant to the provisions of Ohio Revised Code §2113.04.

SECTION 9 - UNPAID LEAVES OF ABSENCE

A. Medical Leave of Absence

An employee who has completed his/her probationary period and who has exhausted all available leave balances ~~may~~ shall be granted a leave of absence for a period not to exceed 180 days because of personal illness or injury or on account of pregnancy upon the request of the employee with sufficient supporting medical evidence. Leave may also be granted for non-medical occurrences based on supporting documentation. The length of the leave granted will be based upon the Employer's review of the supporting ~~medical~~ evidence. Such leave shall be without pay or benefits except that health insurance shall be provided during leaves of 180 days or less. Any leave granted under this Section may be extended at the discretion of the Mayor.

B. Military Leave

See Ordinance Ord. 4032-2004.

SECTION 10 - INSURANCE PROGRAMS

The City shall provide medical, dental and prescription Insurance Programs as determined by the Mayor/designee to all full-time employees and non-full-time employees as otherwise required by law. All employees enrolled in the Insurance Programs shall contribute monthly toward the premium cost for said insurance at the rate established by the Mayor/designee. The applicable employee contribution for any Insurance Program will be determined by using the actuarially calculated based COBRA rates if any. The employee contribution will be at the percentages defined above of those COBRA rate figures rounded to the nearest dollar. These figures may be adjusted based upon updates to the base COBRA rate. Employee contributions shall be withheld in equal or roughly equal monthly installments from the first two payrolls paid each month. Contributions withheld for each month will be for that month's enrollment (i.e., amounts withheld in January will be for January enrollment).

SECTION 11 - LIFE INSURANCE

Employees shall be supplied life insurance in the amount equal to that which is provided to members of the AFSCME bargaining unit for life insurance pursuant to the terms of the collective bargaining agreement. Said life insurance shall be provided at no cost to the employee.

SECTION 12 - SCHOOL COST REIMBURSEMENT

An employee who takes an Employer-approved college course, or work-related training course, or seminar, shall be reimbursed the actual costs of such training course, including the cost of course textbooks verifiable by receipt in an amount not to exceed the non-taxable limit established by the Internal Revenue Service per year. In order to be reimbursed, the employee

must receive a grade of "C" or better, or the equivalent. As a condition precedent to any reimbursement, the Employee will enter into a contract with the City agreeing to maintain employment with the City for a period of two (2) years after the last reimbursement payment. Failure to do so will mandate reimbursement by Employee to the City for any and all previously made reimbursement payments.

The employee must obtain written approval of the Mayor or his designee in advance of enrollment to be reimbursed.

SECTION 13 - TRACKING OF LEAVE

The Finance Director shall track all leave balances (accumulation and use of leave) in accordance with the rules established by the applicable sections above and/or any policies and procedures established by the Mayor, including but not limited to the City of North Ridgeville Employee Handbook as amended from time to time by the Mayor.

SECTION 14 - PENSION PICK-UP

- A. Employees designated as exempt and non-covered pursuant to the FLSA shall be eligible for Pension pick-up based on the following:
1. The Employer's method of payment of salary and the provision of fringe benefits for all employees who are members of OPERS (referred to herein as "Covered Employees") shall be modified as follows, in order to provide for a salary reduction pick-up and, for certain Covered Employees, a fringe benefit pick-up of employee contributions to OPERS, in accordance with Code Section 414(h)(2) and the rulings thereunder.
 2. The total annual salary and salary per pay period for each Covered Employee shall be the salary otherwise payable per-ordinance and applicable Employer policies. Such total annual salary and salary per pay period of each Covered Employee shall be payable by the Employer in two parts: (1) deferred salary and (2) cash salary. A Covered Employee's deferred salary shall be equal to the percentage of his/her total annual salary or salary per pay period which is required to be paid to OPERS as an employee contribution under OPERS; and such amount shall be paid by the Employer directly to OPERS on behalf of the said employee as a "salary reduction pick-up" of the OPERS employee contribution of said employee. A Covered Employee's cash salary shall be equal to his/her total annual salary or salary per pay period less the amount of the salary reduction pick-up for said employee and shall be payable to him, subject to applicable payroll deductions. Notwithstanding the preceding, as an additional fringe benefit of employment on behalf of Covered Employees the Employer shall pay directly to OPERS, as an employee contribution under OPERS, an amount equal to four (4%) percent of the salary of such employees in lieu of such amount being deducted from the total annual salary or salary per pay period of such employees and paid to OPERS as deferred salary pursuant to the salary reduction pick-up.

The payment of the said amount in lieu of part of the salary reduction pick-up is hereinafter referred to as the "fringe benefit pick-up." The cash salary of Covered Employees entitled to the fringe benefit pick-up shall be the total annual salary or salary per pay period of such employees less the remaining salary reduction pick-up, subject to applicable payroll deductions.

3. The salary reduction pick-up, but not the fringe benefit pick-up, shall be included in the Covered Employee's total annual salary for the purpose of computing daily rate of pay, for determining paid salary adjustments to be made due to absence, or for any similar purpose.
 4. The salary reduction pick-up and fringe benefit pick-up by the Employer of a Covered Employee's contributions to OPERS shall be mandatory for all Covered Employees. No Covered Employees shall have the option of choosing the pick-up amounts directly instead of having them paid by the Employer to OPERS.
 5. The Employer shall fulfill its income tax reporting and withholding responsibilities for each Covered Employee in such manner as is required by applicable federal, state, and local laws and regulations as they may exist at the time of such reporting and withholding, it being the Employer's understanding that the fringe benefit pick-up is not subject to any income or employment taxes; and that federal and Ohio income tax laws and regulations presently require it to report as an employee's gross income his/her total annual salary less the amount of the salary reduction pick-up (i.e., his/her cash salary) while applicable federal employment tax laws (i.e., the Medicare tax law) require it, and municipal income tax laws may require it to report as an employee's gross income his/her total annual salary including the amount of the salary reduction pick-up.
 6. The Employer shall take all acts necessary and appropriate to ensure the continued implementation of this resolution, including but not limited to, making applications to the Internal Revenue Service and the Board administering the OPERS program to determine the requirements of the Internal Revenue Service and such Board in connection with such pick-up plan. The Employer reserves the right to modify the terms of this pick-up to the extent it reasonably deems is necessary for obtaining the approval of OPERS and/or the Internal Revenue Service.
 7. Pension pick-up as set forth above shall apply to the position of Mayor beginning the term following the adoption of this Ordinance.
- B. Employees designated as non-exempt and covered pursuant to the FLSA shall not be eligible for Pension pick-up.
1. The Employer's method of payment of salary and the provision of fringe benefits for all employees who are members of OPERS (referred to herein as "Covered Employees") shall be in accordance with Code Section 414(h)(2) and the rulings thereunder. The provisions

of this Article shall become effective for the first payroll period beginning after the first date this contract is ratified by the Union and is approved by the City Council.

2. The salary reduction pick-up, shall be included in the Covered Employee’s total annual salary for the purpose of computing daily rate of pay, for determining paid salary adjustments to be made due to absence, or for any similar purpose.
3. The salary reduction pick-up is mandatory for all covered employees.
4. The Employer shall fulfill its income tax reporting and withholding responsibilities for each Covered Employee in such manner as is required by applicable federal, state and local laws and regulations as they may exist at the time of such reporting and withholding
5. The Employer shall take all acts necessary and appropriate to ensure the continued implementation of this resolution, including but not limited to, making applications to the Internal Revenue Service and the Board administering the OPERS program to determine the requirements of the Internal Revenue Service and such board. The Employer reserves the right to modify the terms of this pick-up to the extent it reasonably deems is necessary for obtaining the approval of OPERS and/or the Internal Revenue Service; and if approval of OPERS and/or the Internal Revenue Service cannot be obtained for the terms of this pick-up, the parties shall meet and negotiate pursuant to the severability clause.

SECTION 15 - LONGEVITY

- A. For all employees hired after March 1, 2014, covered by this Ordinance, longevity shall be paid according to the following schedule. Longevity will be paid in a lump sum within the pay period in which the employee’s anniversary falls. Longevity shall continue to be awarded on the employee’s successive anniversary date in accordance with this schedule.

5th Anniversary	\$ 800.00	15th Anniversary	\$2,000.00
6th Anniversary	\$ 800.00	16th Anniversary	\$2,100.00
7th Anniversary	\$ 800.00	17th Anniversary	\$2,200.00
8th Anniversary	\$1,300.00	18th Anniversary	\$2,300.00
9th Anniversary	\$1,400.00	19th Anniversary	\$2,400.00
10th Anniversary	\$1,500.00	20th Anniversary	\$2,500.00
11th Anniversary	\$1,600.00	21th Anniversary	\$2,600.00
12th Anniversary	\$1,700.00	22th Anniversary	\$2,700.00
13th Anniversary	\$1,800.00	23th Anniversary	\$2,800.00
14th Anniversary	\$1,900.00	28th Anniversary	\$3,000.00

For all employees hired after the adoption of this agreement, upon an employee’s 23rd anniversary date and every year up to his/her 28th anniversary, the employee shall receive \$2,800.00 annually. Upon his/her 28th anniversary date and thereafter, the employee shall

receive \$3,000.00 annually. In no event shall the maximum amount paid under this Section exceed \$3,000.00 annually, to any single employee.

Any employee hired prior to March 14, 2014 shall follow the longevity schedule outlined in Article 25 of the AFSCME bargaining agreement.

SECTION 16 – WAGES

The rates of compensation for full-time non-bargaining employees shall be as set forth in Exhibit A and the rates of compensation for part-time non-bargaining employees shall be as set forth in Exhibit B (Ordinance 6065-2023, Section 1).

In an effort to maintain internal wage parity between non-bargaining employees and City unions, all non-bargaining employees will receive the same annual percentage wage increase as the AFSCME. (Ordinance 6065-2023, Section 3)

SECTION 167 – PART-TIME EMPLOYEES

This section applies to job classifications as listed in Exhibit B of this Ordinance. No other section of this Exhibit shall apply to the part-time non-bargaining group.

- A. The work period for part time non-bargaining employees shall be determined based on the operational need of respective department and at the discretion of the Mayor/designee.
- B. Part-time permanent employees are limited to working a maximum of twenty-ninety (29) hours per week.
- C. Part-time employees are limited to working no more than fifteen hundred and eight (1,508) hours in a calendar year.
- D. The base pay for all employees covered under this Ordinance are set forth in Exhibit B.
- E. All overtime shall follow the Fair Labor Standards Act and must be pre-approved.
- F. Nothing in this Ordinance shall read or be interpreted to give part-time employees any benefits except as outline in “G” below.
- G. Uniforms.
 - A. The City shall provide each part time Licensed Building Inspector with rain gear, which shall include a rain coat and boots at the City’s expense. These items shall remain property of the City and shall be replaced and/or repaired subject to the approval of the Mayor/designee.
 - B. The City shall provide each part time Dispatcher an annual clothing allowance of \$200 to be credited at an authorized uniform store of the City’s choice for the purchase of uniforms. These uniforms shall remain property of the City and shall be replaced and/or repaired subject to the approval of the Mayor/designee.
 - C. The City shall provide each part time Bailiff an annual clothing allowance of \$200 to

be credited at an authorized uniform store of the City's choice for the purchase of uniforms. These uniforms shall remain property of the City and shall be replaced and/or repaired subject to the approval of the Mayor/designee.

Employees listed in Exhibits A and B shall follow the City of North Ridgeville's employee handbook for conditions of employee not covered herein.

and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

DATE:	<u>January 20, 2026</u>	1 ST READING:	<u>January 20, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	_____
REFERRED BY:	_____	3 RD READING:	_____
		ADOPTED:	_____
		EMERGENCY:	_____
		EFFECTIVE:	_____

ORDINANCE NO. 2026-5

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT(S) FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF CHEMICALS TO BE USED BY THE FRENCH CREEK WASTEWATER TREATMENT PLANT.

WHEREAS, the French Creek Wastewater Treatment Plant is in need of the below listed chemicals, which are used for treating wastewater.

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 advertise for bids according to law, and in a manner prescribed by law, for the purchase of the below listed chemicals, which are used for treating wastewater:

Polymer	Sodium Hypochlorite	Magnesium Bisulfate
Ferrous Chloride	Sodium Bisulfite	

SECTION 2. The Mayor is hereby authorized to enter into contract(s) for the above chemicals with the lowest and best bidder(s).

SECTION 3. The cost of said chemicals shall be charged to and paid from the appropriate City funds in accordance with use consumption.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

APPROVED: _____

MAYOR