

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 JULY 20, 2026

7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular City Council Meeting Minutes dated July 6, 2026
(Council action required)
2. Note:
Parks and Recreation Commission Meeting Minutes dated June 24, 2026.

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor
2. Engineer
3. Director of Finance
4. Other Reports
 - June 2026 Parks and Recreation Division Report
 - June 2026 Police Department Report
 - June 2026 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

RECESS

FIRST READINGS

- O 2026-73 An Ordinance creating the Ridgefield Subdivision tax increment financing incentive districts; declaring improvements to the parcels within each incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; requiring the distribution of a portion of those service payments to the North Ridgeville City School District and the Lorain County Joint Vocational School; specifying the public infrastructure improvements that benefit or serve parcels in the incentive district.
(Introduced by Mayor Corcoran)
- O 2026-74 An Ordinance amending Ordinance 2026-56 which authorized the Mayor to advertise for bids and enter into contract(s) according to law and in a manner prescribed by law with the lowest and best bidder(s) for the Avon Belden Road (SR 83) and Chestnut Ridge Road roundabout, also known as ILOR-83-11.19 ODOT PID 114797, for construction, inspection services and associated work, by increasing the not to exceed amount to \$3,250,000.00.
(Introduced by Mayor Corcoran)
- R 2026-75 A Resolution authorizing the City of North Ridgeville to participate in the Lorain County Urban County CDGB Program and authorizing the Mayor to execute the HUD Cooperation Agreement.
(Introduced by Mayor Corcoran)
- O 2026-76 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)

SECOND READINGS

- O 2026-70 An Ordinance authorizing the mayor to enter into a Cooperative Agreement with the City of Avon for the asphalt resurfacing of Mills Road from Stoney Ridge Road to the Westlake municipal boundary.
(Introduced by Mayor Corcoran; First Reading on 07-06-2026)

- 2026-71 An Ordinance amending Chapter 1480 *Property Maintenance Code* of the North Ridgeville Codified Ordinances to revise certain administrative, enforcement and exterior maintenance provisions.
(Introduced by Mayor Corcoran; First Reading on 07-06-2026)

THIRD READINGS

- 2026-65 An Ordinance repealing *Chapter 808 Automobile Service Stations* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026; Second Reading on 07-06-2026)
- 2026-66 An Ordinance repealing *Chapter 826 Food Handlers* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026; Second Reading on 07-06-2026)
- 2026-67 An Ordinance repealing *Chapter 834 Industrial and Commercial Expansion Program* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026; Second Reading on 07-06-2026)
- 2026-68 An Ordinance amending *Chapter 806 Alarm Systems* of the Codified Ordinances of the City of North Ridgeville by repealing permit requirements and related provisions.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026; Second Reading on 07-06-2026)

MEETING ANNOUNCEMENTS

1. A Safety Committee meeting will be held on Monday, August 3, 2026, at 6:00 p.m., in Council Chambers.
2. A Regular City Council meeting will be held on Monday, August 3, 2026, at 7:00 p.m., in Council Chambers.

ADJOURNMENT

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
JULY 6, 2026**

CALL TO ORDER:

President Swenk called the Council meeting to order on Monday, July 6, 2026, at 7:00 p.m.

INVOCATION:

The invocation was led by President Swenk.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by President Swenk.

ROLL CALL:

Present: President Holly A. Swenk, Councilwoman Kathryn Rogerson, Councilman Bruce F. Abens, Councilman Paul Wolanski, and Councilwoman Cali Zingale.

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

Absent: Councilman Robert Holub and Councilman Clifford Winkel.

MINUTES - Corrections (if any) and approval:

President Swenk stated that Council had received the Regular City Council Meeting Minutes dated June 15, 2026, and asked if there were any changes or corrections. No changes or corrections were offered. The minutes stood approved as submitted.

President Swenk noted the following:

(CRA) Housing Council Meeting Minutes dated May 19, 2026.
Parks and Recreation Meeting Minutes dated May 27, 2026.
Planning Commission Meeting Minutes dated June 16, 2026.
Records Commission Meeting Minutes dated June 22, 2026.
Civil Service Commission Meeting Minutes dated June 22, 2026.

LOBBY:

President Swenk opened the lobby session and explained that the Lobby was for members of the public to address City Council. She asked speakers to state their name and address for the record at the podium and noted that each speaker would have three minutes to discuss any topic of their choice.

Government Concerns

Robert Baumgardner, 6327 Stoney Ridge Road, noted that the nation had recently celebrated its 250th birthday. He cited a quote from Patrick Henry (a Founding Father of the United States) and stated that elected officials should be subject to public scrutiny. Mr. Baumgardner then played an audio recording and asserted that it captured the Mayor responding to a resident's inquiry about keeping promises, which Mr. Baumgardner characterized. He stated that these concerns had prompted him to review the City's finances and alleged that he had found a pattern of overspending on contracts and the draining of City bank accounts, which he believed favored developers over residents. He further alleged that the administration's financial practices and actions warranted closer examination.

Mr. Baumgardner also expressed concerns regarding the City's handling of public records, specifically referencing an April 2023 police climate survey. He asserted that the administration had initially denied the existence of the record. He further stated that disputes regarding public records remained pending before the Ohio Court of Claims and contended that the administration preferred litigation over transparency.

Mr. Baumgardner called upon members to be more responsive to constituents. He referenced an email exchange with Councilman Wolanski concerning remarks Mr. Wolanski had previously made as a resident regarding leadership and trust issues within the administration and the treatment of police officers. Mr. Baumgardner stated that he had sought a response to his inquiries and that Mr. Wolanski responded that his remarks were in an off-the-record meeting. Mr. Baumgardner believed that elected officials should publicly state their opinions on matters of concern to residents.

Mr. Baumgardner also commented on recent amendments to the public speaking bylaws, stating that the revisions had generated controversy and were already being reconsidered by Council.

Moved by Zingale and seconded by Rogerson to grant Mr. Baumgardner an additional three minutes to continue his remarks.

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

Yes – 4

No – 0

Abstain – 1 (Abens)

Mr. Baumgardner addressed Councilman Abens regarding the bylaw amendments and referenced an email response he had received concerning enforcement of the public speaker tone provision. Mr. Baumgardner criticized Councilman Abens' response.

ADMINISTRATORS' REPORTS:

1. Mayor:

Mayor Corcoran reported the following:

- Mayor Corcoran reported that two ordinances under first reading would be requested for passage that evening with the emergency clause.
 - Under First Readings:
 - Ordinance 2026-70 — An Ordinance authorizing the mayor to enter into a Cooperative Agreement with the City of Avon for the asphalt resurfacing of Mills Road from Stoney Ridge Road to the Westlake municipal boundary. He would like to move to dispense of the second and third readings and add the emergency clause. This Ordinance establishes Avon as the lead agency for the project and will allow North Ridgeville to participate in the resurfacing improvements, including sharing eligible project costs and applying available Ohio Public Works Commission Issue 1 grant funds toward North Ridgeville's portion. The resurfacing project will improve the roadway surface, support safer and more reliable travel, and benefit residents, motorists, and the traveling public in both communities.
 - Ordinance 2026-72 — 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. He would like to move to dispense of the second and third readings and add the emergency clause. This legislation is needed to support the financial operations of the city.
- Street Paving — City's Streets Division will be asphaltting on Stoney Ridge Road between Avalon Drive and Barres Road on Tuesday and Wednesday of this week. With any road project, the schedule is subject to change, depending on weather conditions or unforeseen circumstances. Two-way traffic will be maintained. It was suggested to find an alternate route.
- Coffee & Conversation — Join the Mayor for an evening edition of Coffee and Conversation on Tuesday, July 7, 2026, at 6:00 p.m. in Council Chambers at City Hall. The special guest is North Ridgeville Lions Club President Pamela Cole.
- Sharing the Spirit of America — The city will take part in Sharing the Spirit of America, a nationwide synchronized reading of the Declaration of Independence, on Wednesday, July 8, 2026, at 6:00 p.m. here in Council Chambers at City Hall. The reading commemorates the first public reading of the Declaration of Independence on July 8, 1776, in Philadelphia. On this day and at this time, Americans in all 50 states, 16 territories, the District of Columbia, and Minor Outlying Islands will participate together, symbolically uniting the nation across thousands of miles and multiple time zones. The event will begin with the Mayor kicking off the reading, followed by members of the public who would like to participate. The event is being held in partnership with the Boy Scouts, who will provide cake and beverages, and the North Ridgeville Historical Society, which will have a copy of the Declaration available for

attendees to sign to mark the occasion. Residents are invited to attend to take part in this meaningful America 250 observance.

- Summer Concert Series — The third series of Summer Concerts will be held on Sunday, July 12, 2026, at 6:00 p.m. at the South Central Park gazebo. Canada Rocks USA will be on hand to entertain the crowd. The concerts are free—bring a lawn chair or blanket. There will be food trucks, and, new this year, beer will be available for purchase at the event.
- TEAL Art Festival — The TEAL Art Fest is aimed at showcasing the visual and performing artists of Northeast Ohio. This event will take place at South Central Park on Saturday, July 18, 2026, from 1:00 p.m. to 6:00 p.m. Live entertainment, kid-friendly activities, food, and a locally curated art gallery featuring artists in grades K-12 and more. For more information, visit battleoftheteal.org.

Moved by Mayor Corcoran and seconded by Rogerson to go into an Executive Session to confer with the public body's attorney concerning pending or imminent court action, specifically a court case involving a firefighter.

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

Yes – 5

No – 0

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

Reconvened into the Regular City Council meeting at 7:24 p.m.

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

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

Yes – 5

No – 0

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Eavenson reported on the following:

- She addressed recent inquiries regarding Windstream, also doing business as Kinetic, and its fiber optic work in the community following the Twinsburg incident involving a contractor allegedly hitting a gas line.
 - Windstream is required to comply with Engineering's right-of-way agreement, have OUPS mark existing utilities before earthwork, provide door hangers to affected property owners, and post project signs with QR codes.

- Windstream is required to provide surety of \$20,000 for the improvement plan set.
- To date, the City has \$40,000 earmarked for potential damage to public utilities or the road network.
- Windstream's contractors are registered with the Building Department, City inspectors are providing oversight, and the work to update the lines will likely continue for at least two years, with current work in the Waterbury, Pitts, and Fair Acres area.
- Regarding capital improvements, the City received two bids for the State Route 83 and Chestnut Ridge Road roundabout, both of which exceeded the engineer's estimate by more than 20%, so the project could not be awarded. She stated that the higher bids were mainly due to construction costs, including trucking, earthwork, asphalt buildup, and rising gas costs. The engineer on record is reviewing the estimate and has determined that an additional \$700,000 may be needed. She hoped to request the funds at the next meeting, and the project will likely not start until winter 2026.
- Regarding the full depth project currently out to bid, the completion date was extended from the original Halloween target to May 29, 2027, after several bidders requested more time.
- Lastly, she invited everyone to the unveiling of the wastewater master plan prepared by AECOM, noting that the City had worked with AECOM for the past four years and that the plan provides a systematic approach to improving the existing wastewater collection system and a roadmap for future needs. The Planning Commission presentation will be held Tuesday, July 14, 2026, at 5:30 p.m. in Council Chambers.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Finance Director Wilkerson reported that, in advance of the meeting, she had provided Council with a memorandum detailing the financial legislation before them under first readings. She stated that Ordinance No. 2026-72 amended annual appropriations. The budget amendment includes the installation of an air conditioning unit at the Senior Center, accrued leave cash-outs, overtime expenses, deposit refunds, payment of a settlement, and additional funding to cover the increased cost of purchasing a Bobcat Toolcat utility work machine for the Public Works Department. She noted that the Bobcat Toolcat purchase had

been approved by Council during the annual appropriation process. She requested that Council consider adopting the legislation that evening with the emergency clause to provide the Department of Finance with the resources needed to meet its financial obligations.

Director Wilkerson noted that the May 2026 financial report had been sent to Council for review and was also available on the City's website under the Finance Department.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Swenk noted that City Council had received the following reports:

May 2026 Parks and Recreation Division Report
May 2026 Police Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

The North Ridgeville Planning Commission took action on the following items at its regular meeting of June 16, 2026:

1. MDP-26-0002 - TowerCo, 37077 Shady Dr, PPN: 07-00-035-102-041
Owner: City of North Ridgeville. Proposal consists of constructing a monopole telecommunications tower at Shady Drive Complex. Property zoned R-1 Residential District.
PC ACTION: Approved by a vote of 4-0 with the following condition:
1. That solid fencing be installed all the way around the enclosure to a height of 8 feet.

Councilwoman Rogerson clarified that City Council had already approved the lease for this telecommunications tower; therefore, the Planning Commission was reviewing the site's compliance with development standards.

Moved by Rogerson and seconded by Wolanski to accept the Planning Commission's action for MDP-26-0002 - TowerCo, 37077 Shady Dr, PPN: 07-00-035-102-041.

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

Yes – 5

No – 0

RECESS:

Moved by Wolanski and seconded by Zingale to dispense with recess.

A voice vote was taken, and the motion carried.

Yes – 5

No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-70 An Ordinance authorizing the mayor to enter into a Cooperative Agreement with the City of Avon for the asphalt resurfacing of Mills Road from Stoney Ridge Road to the Westlake municipal boundary.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Rogerson to dispense with the second and third readings for 2026-70.

Councilwoman Rogerson remarked that this agreement is a practical way for the City to improve this shared roadway while taking advantage of the grant funding that was awarded to the City and working collaboratively with Avon. She added that this is something many residents have been asking her about: When will Mills Road be repaved?

Councilwoman Zingale agreed that the city is looking forward to this happening. She asked how we deal with this when the project is completed, when working collaboratively with another city. She inquired how the City will proceed if there are additional costs due to increased bids or change orders when the City of Avon will be leading the project.

Mayor Corcoran explained that the Administration could not spend any money without approval. Any changes to the contract, such as cost increases, would require returning to City Council to seek additional funding. The Ordinance under consideration was only for discussing or entering into an agreement to work together; the actual project required a separate ordinance. The goal was to complete the project within the year, as funds were received from the OPWC on July 1, 2026, aligned with their fiscal calendar. He noted that he and Avon's Mayor discussed obtaining bids this year to assess pricing, aiming to save

money by potentially contracting with a single contractor for the entire stretch. However, there was a possibility that bids would be high, leading to a decision to wait until next year to rebid, which would give contractors more time and, hopefully, result in lower prices. The Administration has experienced a similar situation with a previous project in Oldtown Hall, where high bids delayed the work until more reasonable pricing was obtained.

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

Yes – 4

No – 1 (Wolanski)

Ordinance Number 2026-70 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-71 An Ordinance amending Chapter 1480 Property Maintenance Code of the North Ridgeville Codified Ordinances to revise certain administrative, enforcement and exterior maintenance provisions.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-71 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-72 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 Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2026-72.

A voice vote was taken, and the motion carried.

Yes – 5

No – 0

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause in order to provide the Department of Finance with the necessary financial resources.

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

Yes – 5

No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt 2026-72 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2026-72.

Yes – 5

No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-65 An Ordinance repealing *Chapter 808 Automobile Service Stations* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026)

Ordinance Number 2026-65 moved to Third Reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-66 An Ordinance repealing *Chapter 826 Food Handlers* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026)

Ordinance Number 2026-66 moved to Third Reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-67 An Ordinance repealing *Chapter 834 Industrial and Commercial Expansion Program* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026)

Ordinance Number 2026-67 moved to Third Reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-68 An Ordinance amending *Chapter 806 Alarm Systems* of the Codified Ordinances of the City of North Ridgeville by repealing permit requirements and related provisions.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026)

Ordinance Number 2026-68 moved to Third Reading.

THIRD READINGS:

There were none.

MEETING ANNOUNCEMENTS:

President Swenk announced the following dates:

1. A Committee of the Whole meeting will be held on Monday, July 20, 2026, at 6:00 p.m., in Council Chambers.
2. A Regular City Council meeting will be held on Monday, July 20, 2026, at 7:00 p.m., in Council Chambers.
3. A Safety Committee meeting will be held on Monday, August 3, 2026, at 6:00 p.m., in Council Chambers.

ADJOURNMENT:

President Swenk adjourned the meeting at 7:39 p.m.

Approval of minutes on July 20, 2026:

Holly A. Swenk
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

Parks & Recreation Commission
NORTH RIDGEVILLE SENIOR CENTER
AGENDA OF JULY 22, 2026
7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

FINALIZATION OF AGENDA

APPROVAL OF MINUTES

LOBBY

REPORTS

- A. COUNCIL LIASISON'S REPORT**
- B. SCHOOL BOARD LIAISON'S REPORT**
- C. FINANCIAL REPORT**
- D. PARKS & RECREATION DIRECTOR REPORT**
- E. RECREATION SERVICES ADMINISTRATOR REPORT**
- F. GROUNDS MAINTENANCE REPORT**

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

The Parks & Recreation Commission Meeting was called to order by Vice-Chairman Andy McDowell at 7:30 PM.

ROLL CALL:

Cali Zingale, Erika Ventura, Jeff Grigsby, Andy McDowell and Kevin Fougrousse.

Excused Absence: Jill Timoteo

FINALIZATION OF AGENDA:

Motion by Grigsby, 2nd by Zingale for approval of Agenda.

4 – Yes, 0 – No

APPROVAL OF MINUTES:

Approval of minutes from the regularly scheduled meeting on May 27, 2026 meeting.

Motion by Grigsby, 2nd by Zingale for approval of minutes from the commission meeting on May 27, 2026.

4–Yes, 0–No

LOBBY:

No report.

REPORTS:

COUNCIL LIAISONS REPORT:

Cali Zingale reported some e-bike legislation that might affect Parks & Recreation. Possibility of creating safety courses to help with public awareness.

SCHOOL BOARD LIAISONS REPORT:

Jeff Grigsby reported that they are finalizing the Aramark contract. You may have noticed the construction company built a crane onsite to move steel for the new school. They are ahead of schedule. Going to have the gymnasiums under roof before bad weather so they can start working on the academic & performance side.

FINANCIAL REPORT:

Parks & Recreation Director Kevin Fougrousse reported that Trust Fund revenue in May was \$48,189.24. Trust Fund unencumbered balance at the end of May is \$394,256.15. The Park and Recreation Improvement Fund revenue in May was \$1,617.76. The Park and Recreation Improvement Fund unencumbered balance at the end of May is \$55,811.33. Trust Fund expenses in May were \$18,021.62. Our General Fund expenses in May were \$48,752.19.

DIRECTORS REPORT:

Parks & Recreation Director Kevin Fougrousse reported that we are applying for the NatureWorks Grant through ODNR. If received, the grant will be used to help build a new pavilion in South Central Park. It would replace Pavilion 5. Application deadline is July 15, 2026. Notification of funding will happen in November. Total estimated project cost is \$180,000.00. Want to formerly welcome our new commission member Erika Ventura.

RECREATION SERVICES ADMINISTRATOR REPORT:

Junior Pony Camp July Session I has 06 kids pre-registered. Program runs July 7-July 14. Gymnastic Giants runs July 4-July 28 from 5:30-6:15 PM and we currently have 05 registered. Junior Olympian Session III runs July 11-August 1 and we currently have 04 pre-registered. Our summer Men's Basketball League runs June 10-August 12. It's ran out of the North Ridgeville Academic Center, and we have 08 teams this year. Jr. Ranger Travel Baseball Tryouts will be held on August 1. Youth Tennis Program Session II is open to boys/girls ages 4-14. We have a total of 23 kids registered. All Levels Yoga Session II ran June 18-July 9 from 7:00-8:00 PM and we have 15 individuals registered. HIIT Yoga Session II runs June 15-July 6 within the Safetyville Building and we have 07 pre-registered.

GROUNDS MAINTENANCE REPORT:

Brian Smith reported that they are keeping up with the grass cutting and weed whipping.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT: Meeting adjourned at 7:41PM



MONTHLY SUMMARY REPORT

June 2026



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

PATROL ACTIVITY

	This Period	Year to Date	Prior YTD
Officer Activity	2732	15,094	12,912
Dispatched Calls for Service	1270	6577	5672
Citations	233	1398	1245
Traffic Detail Citations	101	352	267
Parking Citations	20	173	209
Warnings	281	1855	1471

CRIMINAL ACTIVITY

	This Period	Year to Date	Prior YTD
Criminal Arrests	78	355	300
OVI Arrests	8	49	46
Traffic Detail Arrests	2	5	0

ACCIDENTS

	This Period	Year to Date	Prior YTD
Accidents Investigated	41	297	236
Injury Accidents	12	69	53
Fatal Accidents	0	0	1
Accident Citations	31	207	171

DETECTIVE BUREAU

	This Period	Year to Date	Prior YTD
Current Case Load	68	n/a	n/a
Cases Cleared by Arrest	7	15	12
Cases Unfounded	3	7	4
Criminal Arrests	20	73	115

DISPATCH ACTIVITY

	This Period	Year to Date	Prior YTD
Number of Calls Received	1110	5814	5984
Number of Persons On Station	122	692	458
<i>Total</i>	<i>1232</i>	<i>6506</i>	<i>6442</i>

TOTAL WORK HOURS

	This Period	Year to Date	Prior YTD
Patrol	4500.5	27,905	27,309
Detective Bureau	672	3833	3848
Dispatch	914.5	5708	4841

Quarterly Vehicle Mileage - April 2026

Vehicle ID#	License#	Vehicle Year	Odometer
X-112	ET Truck	2012	2023
X-129	unassigned	2015	93,073
X-132	501	2016	88,163
X-135	69	2016	92,895
X-138	503	2017	98,455
X-139	500	2017	102,698
X-140	100	2017	78,924
X-142	50	2017	96,788
X-144	79	2018	102,000
X-146	104	2018	77,233
X-147	training car	2018	120,456
X-151	502	2019	84,022
X-152	training car	2019	152,988
X-153	43	2019	72,000
X-154	97	2019	79,416
X-155	504	2019	95,370
X-157	99	2020	94,532
X-158	63	2020	57,161
X-159	505	2020	49,480
X-160	98	2020	65,000
X-161	91	2020	73,800
X-163	600	2021	35,645
X-164	96	2021	60,659
X-165	608	2021	85,915
X-166	88	2021	69,461

X-167	89	2021	91,515
X-168	unmarked	2009	43,015
X-169	87	2022	58,000
X-170	607	2022	56,360
X-171	58	2022	47,040
X-172	75	2022	51,000
X-173	77	2022	51,250
X-174	unmarked	2021	54,089
X-175	41	2020	84,600
X-176	609	2024	27,267
X-177	70	2024	9,640
X-178	605	2024	20,852
X-179	84	2024	17,252
X-180	606	2024	12,227
X-181	unmarked	2017	140,000
X-182	51	2025	5,564
X-183	602	2025	4,757
X-184	603	2025	4,400
X-185	604	2025	5,227
X-186	42	2025	3,111
X-187	38	2025	16,672
X-188	74	2025	11,365

SUPPORT CAR ACTIVITY

Total Units Participating	24
Total Marked Units	21
Total Unmarked Units	3
Total Marked Units within City of North Ridgeville	10
Total Marked Units outside City of North Ridgeville	11
Total Unmarked Units within City of North Ridgeville	2
Total Unmarked Units outside City of North Ridgeville	1

<i>Location & Activity</i>	<i>Disposition</i>	<i>Total minutes</i>	<i>Unit #</i>
Root Rd / Lorain Rd - Traffic Stop	Verbal Warning	10	106
SR 83 / Westwood - Back up Officer	Citation	45	63
US 20 / Lear Nagle - Back up Officer	Verbal Warning	15	58
SR 83 / Disturbance	Advised	27	79
Capri Ln / Missing Person	Located	45	79
Bagley / Ginger - Traffic Stop	Citation	5	91
Jaycox / US 20 - Traffic Stop	Citation	10	75
US 20 / SR 83 - Disabled Vehicle	Assisted	15	91

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



Michael Freeman
Chief of Police



MONTHLY SUMMARY REPORT

June 2026



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

PATROL ACTIVITY

	This Period	Year to Date	Prior YTD
Officer Activity	2732	15,094	12,912
Dispatched Calls for Service	1270	6577	5672
Citations	233	1398	1245
Traffic Detail Citations	101	352	267
Parking Citations	20	173	209
Warnings	281	1855	1471

CRIMINAL ACTIVITY

	This Period	Year to Date	Prior YTD
Criminal Arrests	78	355	300
OVI Arrests	8	49	46
Traffic Detail Arrests	2	5	0

ACCIDENTS

	This Period	Year to Date	Prior YTD
Accidents Investigated	41	297	236
Injury Accidents	12	69	53
Fatal Accidents	0	0	1
Accident Citations	31	207	171

DETECTIVE BUREAU

	This Period	Year to Date	Prior YTD
Current Case Load	68	n/a	n/a
Cases Cleared by Arrest	7	15	12
Cases Unfounded	3	7	4
Criminal Arrests	20	73	115

DISPATCH ACTIVITY

	This Period	Year to Date	Prior YTD
Number of Calls Received	1110	5814	5984
Number of Persons On Station	122	692	458
<i>Total</i>	<i>1232</i>	<i>6506</i>	<i>6442</i>

TOTAL WORK HOURS

	This Period	Year to Date	Prior YTD
Patrol	4500.5	27,905	27,309
Detective Bureau	672	3833	3848
Dispatch	914.5	5708	4841

Quarterly Vehicle Mileage - April 2026

Vehicle ID#	License#	Vehicle Year	Odometer
X-112	ET Truck	2012	2023
X-129	unassigned	2015	93,073
X-132	501	2016	88,163
X-135	69	2016	92,895
X-138	503	2017	98,455
X-139	500	2017	102,698
X-140	100	2017	78,924
X-142	50	2017	96,788
X-144	79	2018	102,000
X-146	104	2018	77,233
X-147	training car	2018	120,456
X-151	502	2019	84,022
X-152	training car	2019	152,988
X-153	43	2019	72,000
X-154	97	2019	79,416
X-155	504	2019	95,370
X-157	99	2020	94,532
X-158	63	2020	57,161
X-159	505	2020	49,480
X-160	98	2020	65,000
X-161	91	2020	73,800
X-163	600	2021	35,645
X-164	96	2021	60,659
X-165	608	2021	85,915
X-166	88	2021	69,461

X-167	89	2021	91,515
X-168	unmarked	2009	43,015
X-169	87	2022	58,000
X-170	607	2022	56,360
X-171	58	2022	47,040
X-172	75	2022	51,000
X-173	77	2022	51,250
X-174	unmarked	2021	54,089
X-175	41	2020	84,600
X-176	609	2024	27,267
X-177	70	2024	9,640
X-178	605	2024	20,852
X-179	84	2024	17,252
X-180	606	2024	12,227
X-181	unmarked	2017	140,000
X-182	51	2025	5,564
X-183	602	2025	4,757
X-184	603	2025	4,400
X-185	604	2025	5,227
X-186	42	2025	3,111
X-187	38	2025	16,672
X-188	74	2025	11,365

SUPPORT CAR ACTIVITY

Total Units Participating	24
Total Marked Units	21
Total Unmarked Units	3
Total Marked Units within City of North Ridgeville	10
Total Marked Units outside City of North Ridgeville	11
Total Unmarked Units within City of North Ridgeville	2
Total Unmarked Units outside City of North Ridgeville	1

<i>Location & Activity</i>	<i>Disposition</i>	<i>Total minutes</i>	<i>Unit #</i>
Root Rd / Lorain Rd - Traffic Stop	Verbal Warning	10	106
SR 83 / Westwood - Back up Officer	Citation	45	63
US 20 / Lear Nagle - Back up Officer	Verbal Warning	15	58
SR 83 / Disturbance	Advised	27	79
Capri Ln / Missing Person	Located	45	79
Bagley / Ginger - Traffic Stop	Citation	5	91
Jaycox / US 20 - Traffic Stop	Citation	10	75
US 20 / SR 83 - Disabled Vehicle	Assisted	15	91

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



Michael Freeman
Chief of Police

CITY OF NORTH RIDGEVILLE WATER USE FOR													June-26			
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	Sugar Ridge	Taylor Street	
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00	Total	Total	TOTAL	
1					41089		807067	731	418872	1262	161927	812	546788	943976	607376	
2					41122		808082	1015	420134	1262	162023	96	759220	943976	71808	
3							809034	952	421396	1262	162911	888	712096	943976	664224	
4							809950	916	422658	1262	163738	827	685168	943976	618596	
5							810729	779	423920	1262	164582	844	582692	943976	631312	
6							SAT	524	SAT	1262	SAT	938	391952	943976	701624	
7							SUN	524	SUN	1262	SUN	938	391952	943976	701624	
8							812301	524	427706	1262	167397	939	391952	943976	702372	
9							813790	1489	428968	1262	168290	893	1113772	943976	667964	
10							814755	965	430230	1262	169195	905	721820	943976	676940	
11							815460	705	431492	1262	169996	801	527340	943976	599148	
12							816033	573	432754	1262	170887	891	428604	943976	666468	
13							SAT	718	SAT	1262	SAT	840	537064	943976	628320	
14							SUN	718	SUN	1262	SUN	840	537064	943976	628320	
15							818188	719	436540	1262	173408	841	537812	943976	629068	
16							818918	730	437802	1262	174388	980	546040	943976	733040	
17							819510	592	439064	1262	175063	675	442816	943976	504900	
18							819998	488	440326	1262	175860	797	365024	943976	596156	
19							820853	855	441588	1262	176652	792	639540	943976	592416	
20							SAT	591	SAT	1262	SAT	862	442068	943976	644776	
21							SUN	591	SUN	1262	SUN	862	442068	943976	644776	
22							822625	590	445374	1262	179239	863	441320	943976	645524	
23							823500	875	446636	1262	180062	823	654500	943976	615604	
24							824291	791	447898	1262	180871	809	591668	943976	605132	
25							825413	1122	449160	1262	181839	968	839256	943976	724064	
26							826134	721	450422	1262	182481	642	539308	943976	480216	
27							SAT	1183	SAT	1262	SAT	829	884884	943976	620092	
28							SUN	1183	SUN	1262	SUN	829	884884	943976	620092	
29							829685	1185	454208	1262	184969	830	886380	943976	620840	
30						46690	830930	1245	455492	1284	185960	991	931260	960432	741268	
31													0	0	0	
TOTAL					93	46,690,000	24,594	613,210	37,882	944,525	24,845	619469	458681080	7065047	185841	
					3	1,556,333	18,396,312		28,335,736		18,584,060				1.39E+08	
TOTAL RLCWA USE:				93 GALLONS 0.01%		TOTAL ELYRIA WATER USE:			65,316,108 GALLONS 58.31%		TOTAL JOINT LINE USE		46,690,000 41.68%		TOTAL USE 112,006,201 100.00%	

CITY OF NORTH RIDGEVILLE WATER USE FOR													June-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	Sugar Ridge	Taylor Street			
	DAILY READING	DAILY USE	DAILY READING	DAILY USE	DAILY USE INVACARE	DAILY	DAILY READING	DAILY * 7.48	DAILY READING	DAILY * 7.48 USE + 00	DAILY READING	DAILY *7.48 USE + 00	Total	Total	TOTAL			
1					41089		807067	546788	418872	943976	161927	607376	408997424	706094048	4.54E+08			
2					41122		808082	75922	420134	943976	162023	71808	56789656	706094048	53712384			
3							809034	712096	421396	943976	162911	664224	532647808	706094048	4.97E+08			
4							809950	685168	422658	943976	163738	618596	512505664	706094048	4.63E+08			
5							810729	582692	423920	943976	164582	631312	435853616	706094048	4.72E+08			
6							SAT	391952	SAT	943976	SAT	701624	293180096	706094048	5.25E+08			
7							SUN	391952	SUN	943976	SUN	701624	293180096	706094048	5.25E+08			
8							812301	391952	427706	943976	167397	702372	293180096	706094048	5.25E+08			
9							813790	1113772	428968	943976	168290	667964	833101456	706094048	5E+08			
10							814755	721820	430230	943976	169195	676940	539921360	706094048	5.06E+08			
11							815460	527340	431492	943976	169996	599148	394450320	706094048	4.48E+08			
12							816033	428604	432754	943976	170887	666468	320595792	706094048	4.99E+08			
13							SAT	537064	SAT	943976	SAT	628320	401723872	706094048	4.7E+08			
14							SUN	537064	SUN	943976	SUN	628320	401723872	706094048	4.7E+08			
15							818188	537812	436540	943976	173408	629068	402283376	706094048	4.71E+08			
16							818918	546040	437802	943976	174388	733040	408437920	706094048	5.48E+08			
17							819510	442816	439064	943976	175063	504900	331226368	706094048	3.78E+08			
18							819998	365024	440326	943976	175860	596156	273037952	706094048	4.46E+08			
19							820853	639540	441588	943976	176652	592416	478375920	706094048	4.43E+08			
20							SAT	442068	SAT	943976	SAT	644776	330666864	706094048	4.82E+08			
21							SUN	442068	SUN	943976	SUN	644776	330666864	706094048	4.82E+08			
22							822625	441320	445374	943976	179239	645524	330107360	706094048	4.83E+08			
23							823500	654500	446636	943976	180062	615604	489566000	706094048	4.6E+08			
24							824291	591668	447898	943976	180871	605132	442567664	706094048	4.53E+08			
25							825413	839256	449160	943976	181839	724064	627763488	706094048	5.42E+08			
26							826134	539308	450422	943976	182481	480216	403402384	706094048	3.59E+08			
27							SAT	884884	SAT	943976	SAT	620092	661893232	706094048	4.64E+08			
28							SUN	884884	SUN	943976	SUN	620092	661893232	706094048	4.64E+08			
29							829685	886380	454208	943976	184969	620840	663012240	706094048	4.64E+08			
30						46690	830930	931260	455492	960432	185960	741268	696582480	718403136	5.54E+08			
31													0	0	0			
TOTAL					93	46,690,000	24,594	613,210	37,882	944,525	24,845	619469	458681080	7065047	185841			
					3	1,556,333	18,396,312		28,335,736		18,584,060				1.39E+08			
TOTAL RLCWA USE:				93 GALLONS 0.01%		TOTAL ELYRIA WATER USE:			65,316,108 GALLONS 58.31%		TOTAL JOINT LINE USE		46,690,000 41.68%		TOTAL USE		112,006,201 100.00%	

[illegible]



Water Plant/Distribution System Monthly Operating Report (MOR)

PWS ID*:	OH4700803
Facility ID*:	4755821
Reporting Lab Cert. #:	
Rpt. Month / Year*:	6/2026

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									
		Calculated Fluoride Dosage (mg/L)	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)
			Raw (mg/L)	Plant Tap (mg/L)	Distribution (mg/L)		Phenol (mg/L)	Total (mg/L)	Stability (mg/L)						
6/1/2026	3.66000														
6/2/2026	3.33000														
6/3/2026	3.88000														
6/4/2026	3.80000														
6/5/2026	3.71000														
6/6/2026	3.59000														
6/7/2026	3.59000														
6/8/2026	3.60000														
6/9/2026	4.28000														
6/10/2026	3.89000														
6/11/2026	3.63000														
6/12/2026	3.60000														
6/13/2026	3.65000														
6/14/2026	3.66000														
6/15/2026	3.67000														
6/16/2026	3.78000														
6/17/2026	3.45000														
6/18/2026	3.46000														
6/19/2026	3.73000														
6/20/2026	3.59000														
6/21/2026	3.59000														
6/22/2026	3.59000														
6/23/2026	3.77000														
6/24/2026	3.70000														
6/25/2026	4.06000														
6/26/2026	3.52000														
6/27/2026	4.01000														
6/28/2026	4.01000														
6/29/2026	4.01000														
6/30/2026	4.19000														
Min.	3.33000														
Max.	4.28000														
Avg.	3.73333														
Total	112.00000														



Water Plant/Distribution System Monthly Operating Report (MOR)

Chlorine QOR Data	
Chlorine Residual (Total)	
No. of RT & RP Samples	Avg. Value (mg/L)
31	1.11

Date *							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		
									Chlorit e	ClO ₂	Routin e	Follow up	-0-hrs	+ 6 hrs	+ 12 hrs	Avg (AT)		Max (AT)
6/1/2026							0.75	0.26										Brian E. O'Grady,WD2-1018620-02,0700,1300,6,WD2-1018620-02
6/2/2026							1.02	0.17										02,0700,1300,6,WD2-1018620-02
6/3/2026							0.95	0.25										02,0700,1300,6,WD2-1018620-02
6/4/2026							0.89	0.06										02,0700,1300,6,WD2-1018620-02
6/5/2026							0.62	0.30										02,0700,1300,6,WD2-1018620-02
6/6/2026							1.40	0.14										02,0700,1300,6,WD2-1018620-02
6/7/2026							1.35	0.23										Brian E. O'Grady,WD2-1018620-02,0700,1300,6,WD2-1018620-02
6/8/2026							0.62	0.30										02,0700,1300,6,WD2-1018620-02
6/9/2026							0.68	0.18										02,0700,1300,6,WD2-1018620-02
6/10/2026							1.01	0.25										02,0700,1300,6,WD2-1018620-02
6/11/2026							0.77	0.08										02,0700,1300,6,WD2-1018620-02
6/12/2026							1.09	0.13										02,0700,1300,6,WD2-1018620-02
6/13/2026							0.95	0.20										02,0700,1300,6,WD2-1018620-02
6/14/2026							0.90	0.40										02,0700,1300,6,WD2-1018620-02
6/15/2026							0.90	0.40										02,0700,1300,6,WD2-1018620-02
6/16/2026							1.35	0.23										02,0700,1300,6,WD2-1018620-02
6/17/2026							0.93	0.28										02,0700,1300,6,WD2-1018620-02
6/18/2026							0.43	0.19										02,0700,1300,6,WD2-1018620-02
6/19/2026							0.54	0.26										02,0700,1300,6,WD2-1018620-02
6/20/2026							0.58	0.12										02,0700,1300,6,WD2-1018620-02
6/21/2026							0.54	0.17										02,0700,1300,6,WD2-1018620-02
6/22/2026							0.83	0.07										02,0700,1300,6,WD2-1018620-02
6/23/2026							0.94	0.34										02,0700,1300,6,WD2-1018620-02
6/24/2026							1.03	0.39										02,0700,1300,6,WD2-1018620-02
6/25/2026							0.63	0.05										02,0700,1300,6,WD2-1018620-02
6/26/2026							0.66	0.16										02,0700,1300,6,WD2-1018620-02
6/27/2026							1.05	0.24										02,0700,1300,6,WD2-1018620-02
6/28/2026							1.23	0.23										02,0700,1300,6,WD2-1018620-02
6/29/2026							0.81	0.62										02,0700,1300,6,WD2-1018620-02
6/30/2026							0.49	0.26										02,0700,1300,6,WD2-1018620-02
																		02,0700,1300,6,WD2-1018620-02
Min.							0.43	0.05										
Max.							1.40	0.62										
Avg.							0.86	0.23										
Total																		



To: City Council
From: Mayor Corcoran
Prepared By: Planning and Development Department - Kim Lieber
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-73 An Ordinance creating the Ridgefield Subdivision tax increment financing incentive districts; declaring improvements to the parcels within each incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; requiring the distribution of a portion of those service payments to the North Ridgeville City School District and the Lorain County Joint Vocational School; specifying the public infrastructure improvements that benefit or serve parcels in the incentive district.
(Introduced by Mayor Corcoran)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

This ordinance creates seven tax increment financing (TIF) incentive districts, the Ridgefield Subdivision Incentive Districts #1 through #7, over the remaining undeveloped phases of the Ridgefield Subdivision, being PPN 07-00-001-000-473 (approximately 132.56 acres). Under ORC Sections [5709.40](#), [5709.42](#) and [5709.43](#), the ordinance does three things. It declares the increase in a parcel's assessed value that results from new construction to be a public purpose. It exempts that increased value from real property taxation for a period of up to 30 years. And it requires the property owners to make annual payments, called service payments in lieu of taxes, equal to the property taxes that would otherwise have been owed on that new value. Those service payments are deposited into a dedicated City fund and used only to pay for public infrastructure improvements that serve the development area and the surrounding community. In short, the tax bill on the new value does not go away; it is redirected to public infrastructure instead of flowing to the general tax rolls.

Council was first introduced to the concept of a residential incentive district at the Committee of

the Whole on September 10, 2025. This ordinance is the first time the City has applied that concept. It would establish the districts over the balance of the Ridgefield Subdivision, which consists of 211 single-family residential units across the remaining phases of the development.

Although Ohio law calls this tool an "incentive district," the word "incentive" is misleading as it applies here. This ordinance provides no incentive, subsidy or financial assistance to the developer. The developer remains responsible, at its sole cost, for designing and building all of the on-site public improvements needed to serve the subdivision, including internal streets, sanitary sewer, storm sewer and waterline extensions, as well as the turn lane from Bagley Road required by Planning Commission. The City's role is limited to establishing the districts so that it can capture the new tax value created by the construction and reinvest those dollars into broader public infrastructure.

The developer would only be incentivized if the City signed a separate agreement directing these TIF dollars to the developer's costs, which this ordinance does not do. The City keeps full control of the captured value and can spend it on area-wide improvements that address existing infrastructure problems and serve current residents, new residents and future growth alike. Those improvements include future work on Root Road, Bagley Road and associated intersections; upgrades to public storm and sanitary utilities; roadway and traffic safety enhancements; pedestrian and bicycle facilities; and the acquisition and improvement of public parkland, open space and recreational facilities. Put plainly, the ordinance makes new growth pay for the infrastructure that new growth strains, consistent with the direction of the Master Plan.

In accordance with the City's longstanding practice, these are non-school TIFs, which means the schools are protected. The North Ridgeville City School District and the Lorain County Joint Vocational School are held harmless. Section 6 of the ordinance directs the County Treasurer to pay those districts the same amount they would have received in property taxes if the exemption had never been granted. The remaining amount flows to the City.

The legal requirements for establishing the districts have been met. The City Engineer has certified, as required by law, that the public infrastructure serving the districts is inadequate to meet their development needs, and that each district and its required overlay area fit within the size and shape limits set by the statute. That certification is supported by the Economic Development Plan for the districts, now on file with the Clerk of Council. Notice of the public hearing was mailed to affected property owners at least 30 days in advance, along with the required district maps, and the owner retains the statutory right to ask that their property be excluded. Notice has also been delivered to the North Ridgeville City School District, the Lorain County JVS and Lorain County, as required by state law.

FINANCIAL SUMMARY:

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. 2026-73 TIF Ordinance .40(C) Ridgefield TIF - Introduced

DATE:	<u>July 10, 2026</u>	1 ST READING:	<u>July 20, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2026-

AN ORDINANCE CREATING THE RIDGEFIELD SUBDIVISION TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN EACH INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; REQUIRING THE DISTRIBUTION OF A PORTION OF THOSE SERVICE PAYMENTS TO THE NORTH RIDGEVILLE CITY SCHOOL DISTRICT AND THE LORAIN COUNTY JOINT VOCATIONAL SCHOOL; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT.

WHEREAS, this Council desires to facilitate the development of a residential subdivision consisting of approximately 211 single-family and cluster residential units within the City in order to increase available housing options within the City (the “*Project*”); and

WHEREAS, in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, this Council, pursuant to ORC Sections 5709.40, 5709.42 and 5709.43 (collectively, the “*TIF Act*”), is authorized to declare improvements to real property to be a public purpose, exempt those improvements from real property taxation, and require owners of the real property to make service payments in lieu of taxes in an amount equal to such exempted taxes and require the distribution of a portion of the service payments to the North Ridgeville City School District and the Lorain County Joint Vocational School; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Council has determined to create the Ridgefield Subdivision Incentive District #1, the Ridgefield Subdivision Incentive District #2, the Ridgefield Subdivision Incentive District #3, the Ridgefield Subdivision Incentive District #4, the Ridgefield Subdivision Incentive District #5, the Ridgefield Subdivision Incentive District #6 and the Ridgefield Subdivision Incentive District #7 (each an “*Incentive District*” and collectively the “*Incentive Districts*”) pursuant to the TIF Act, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within each Incentive District specifically identified and depicted in Exhibit A

attached hereto (as currently or subsequently configured, the “*Parcels*”, with each of those parcels referred to herein individually as a “*Parcel*”);

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

SECTION 1. Incentive District Findings and Determinations; Creation of Incentive Districts. This Council hereby: (i) adopts the Economic Development Plan for the Incentive Districts now on file with the Clerk of the City Council, (ii) accepts and adopts the City Engineer’s certification to this Council and the City Engineer’s findings set forth therein (a) that the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive Districts as evidenced by the Economic Development Plan and (b) that each Incentive District is less than 300 acres in size and enclosed by a contiguous boundary, (iii) finds and determines that the Project will place additional demand on the Public Infrastructure Improvements within each Incentive District, (iv) finds and determines that the City sent written notice of the public hearing regarding this ordinance by first class mail to each owner of real property within the proposed Incentive Districts at least 30 days prior to such hearing, which notice included a map of each proposed Incentive District as well as the overlay area required by ORC Section 5709.40(C)(2), (v) finds and determines that this Council has not received a request from the owner of any real property within the proposed Incentive Districts to exclude that owner’s property from the Incentive Districts, and (vi) finds and determines that notice of this ordinance has been delivered to the Board of Education of the North Ridgeville City School District, the Lorain County Joint Vocational School, and the County of Lorain in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83. This Council hereby ratifies the giving of all such notices. Pursuant to the TIF Act, this Council creates the Incentive Districts, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A attached hereto.

SECTION 2. Public Infrastructure Improvements. This Council designates the following public infrastructure improvements, together with any public infrastructure improvements hereafter designated by ordinance, as public infrastructure improvements made, to be made or in the process of being made by the City that benefit or serve, or that once made will benefit or serve, the Parcels within each Incentive District (the “*Public Infrastructure Improvements*”): roadway improvements including, without limitation, construction of roadway improvements, acquisition of related rights of way and easements, water system improvements, sanitary sewer improvements, storm drainage improvements, pedestrian sidewalks and bike paths, street lights, gas facilities, electrical facilities, acquisition and improvement of public parkland, open space and recreational facilities that serve the development area and surrounding community, including, without limitation, trails, landscaping and related public amenities, and all appurtenances thereto, and the maintenance of roadway improvements and other public improvements within and adjacent to each Incentive District. The costs of the improvements include but are not limited to, those costs listed in ORC Section 133.15(B).

SECTION 3. Life of the Incentive District; Authorization of Tax Exemption. The life of each Incentive District commences with the first tax year in which at least \$500,000 of Improvements attributable to new construction would first appear on the tax list and duplicate of

real and public utility property for Parcels within the applicable Incentive District were it not for the exemption granted in this ordinance and ends on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Act (the “*Incentive District Life*”).

Pursuant to and in accordance with the provisions of ORC Section 5709.40(C), this Council hereby declares that the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*,” as defined in ORC Section 5709.40(A)) is a public purpose, with 100% of such Improvement to each Parcel exempt from taxation for the Incentive District Life for the applicable Incentive District.

SECTION 4. Service Payments and Property Tax Rollback Payments. Pursuant to ORC Section 5709.42, the owner of each Parcel is hereby required to make annual service payments in lieu of taxes with respect to the Improvement to that Parcel to the applicable county treasurer (the “*County Treasurer*”) on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes, including any penalties and interest at the then current rate established for real property taxes (collectively, the “*Service Payments*”), will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvement if it were not exempt from taxation pursuant to Section 3 of this ordinance. The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by ORC Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the “*Property Tax Rollback Payments*”), will be deposited and distributed in accordance with Section 6 of this ordinance.

SECTION 5. TIF Fund. This Council hereby establishes the Ridgefield Subdivision Incentive Districts Municipal Public Improvement Tax Increment Equivalent Fund (the “*TIF Fund*”). The TIF Accounts shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each Parcel and so deposited pursuant to the TIF Act shall be used solely for the purposes authorized in the TIF Act and this ordinance (as it may be amended or supplemented). The TIF Accounts shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Accounts shall be dissolved and any incidental surplus funds remaining therein transferred to the City’s General Fund, all in accordance with the TIF Act.

SECTION 6. Distribution of Funds. Pursuant to the TIF Act, during the Incentive District Life, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

(i) to North Ridgeville City School District and the Lorain County Joint Vocational School an amount equal to the amount that those school districts would otherwise have received as real property tax payments (including the applicable portion of any Service Payments and Property Tax

Rollback Payments) derived from the Improvements from each Parcel if the improvement had not been exempted from taxation by this ordinance;

(ii) to the City, all remaining Service Payments and Property Tax Rollback Payments for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds of the City issued to pay or reimburse costs of those Public Infrastructure Improvements or finance costs for those improvements.

All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions.

SECTION 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the Law Director, the Finance Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of Development and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the Mayor, the Law Director, the Finance Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

SECTION 8. ODOD Reporting. Pursuant to ORC 5709.40(I), the Director of Finance or other authorized officer of the City is hereby directed to deliver a copy of this ordinance to the Director of the Ohio Department of Development within fifteen days after its effective date. Further, and on or before March 31 of each year that the tax exemption authorized by Section 3 remains in effect, the Director of Finance or other authorized officer of the City is directed to prepare and submit to the Director of the Ohio Department of Development the status report required under ORC Section 5709.40(I).

SECTION 9. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

SECTION 10. Effective Date. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

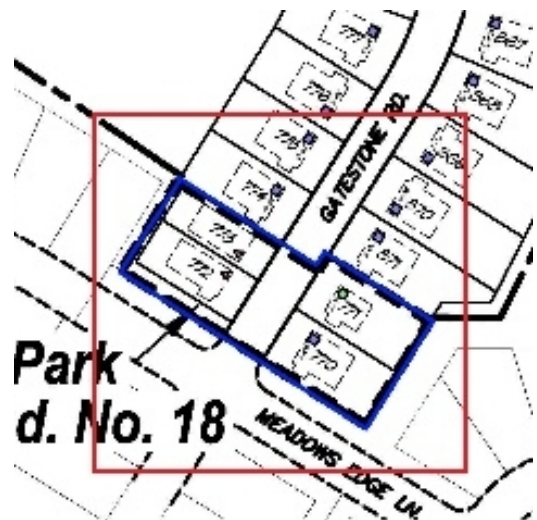
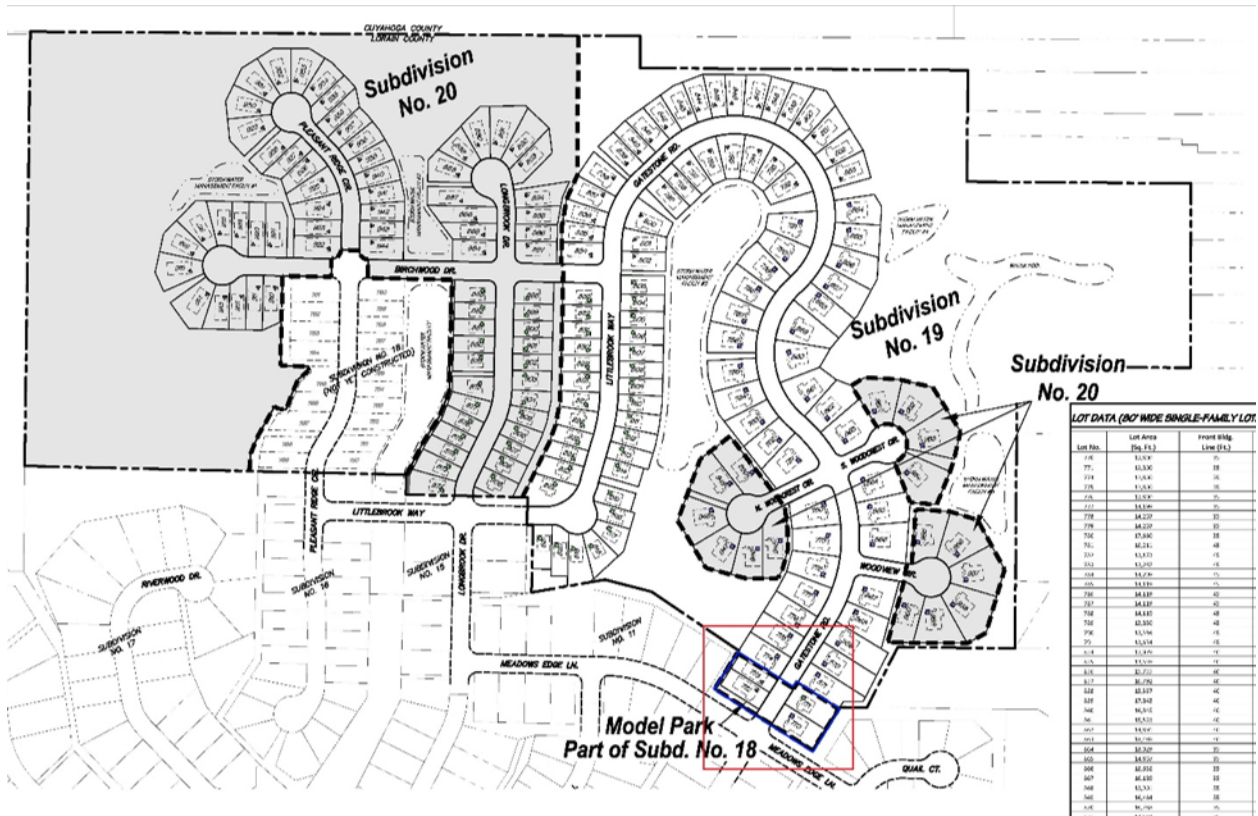
APPROVED: _____

MAYOR

EXHIBIT A

IDENTIFICATION OF PARCELS

Ridgefield Subdivision Incentive District #1 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



CLAYDON COUNTY
LOBBY COUNTY

Subdivision No. 20

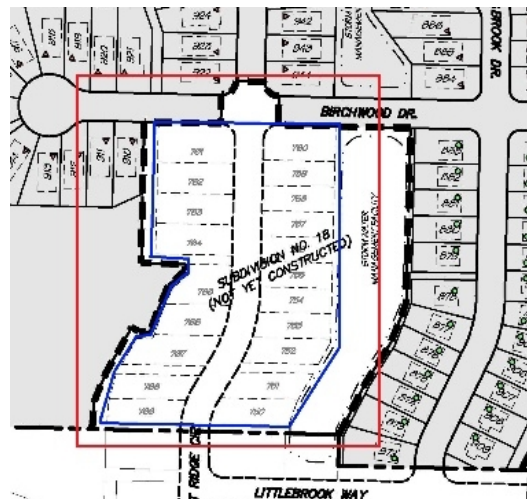
Subdivision No. 19

Subdivision No. 20

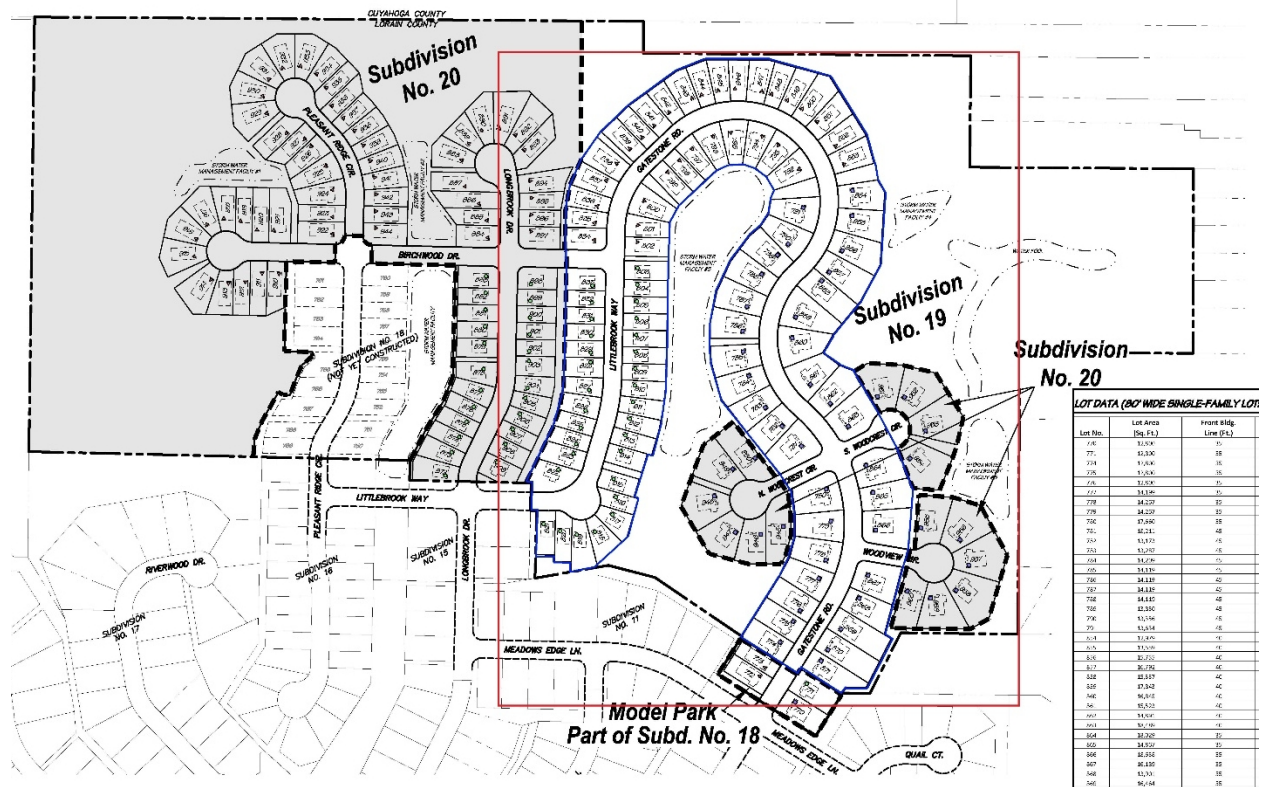
Model Park
Part of Subd. No. 18

LOT DATA (80' WIDE SINGLE-FAMILY LOT)

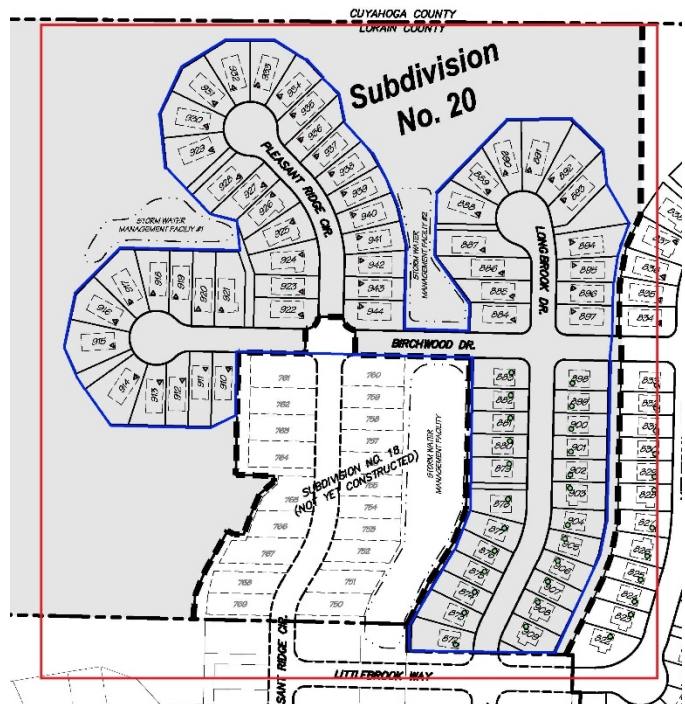
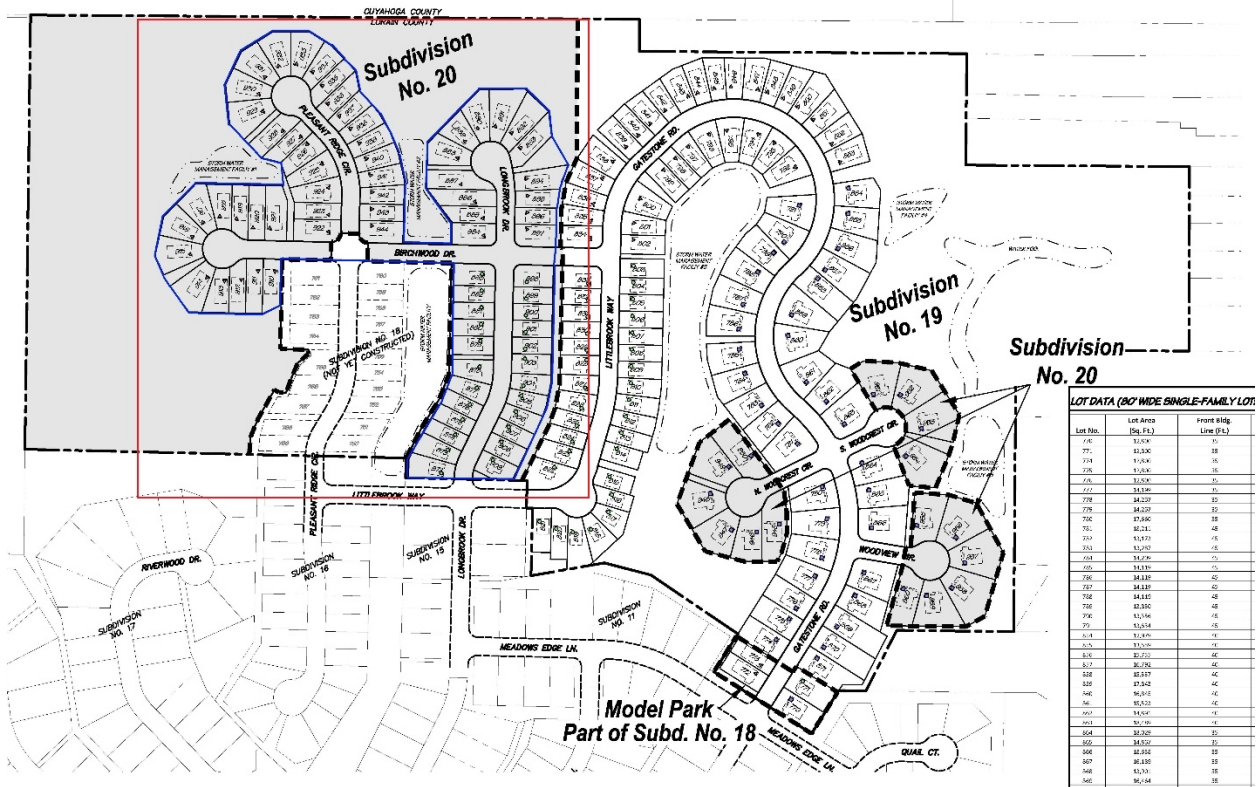
Lot No.	Lot Area (Sq. Ft.)	Front Bldg. Line (Ft.)
1	11,100	15
2	11,100	15
3	11,100	15
4	11,100	15
5	11,100	15
6	11,100	15
7	11,100	15
8	11,100	15
9	11,100	15
10	11,100	15
11	11,100	15
12	11,100	15
13	11,100	15
14	11,100	15
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100	11,100	15



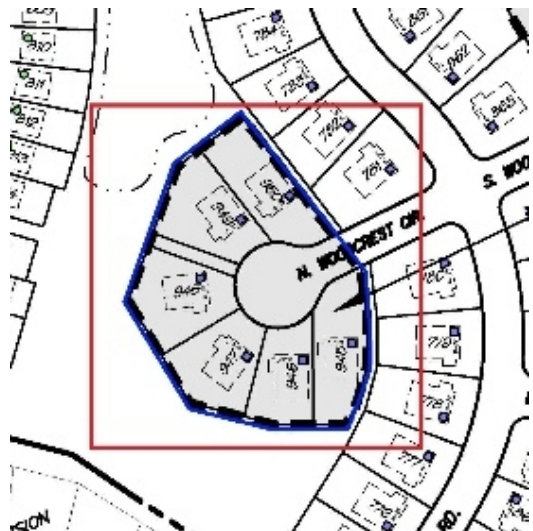
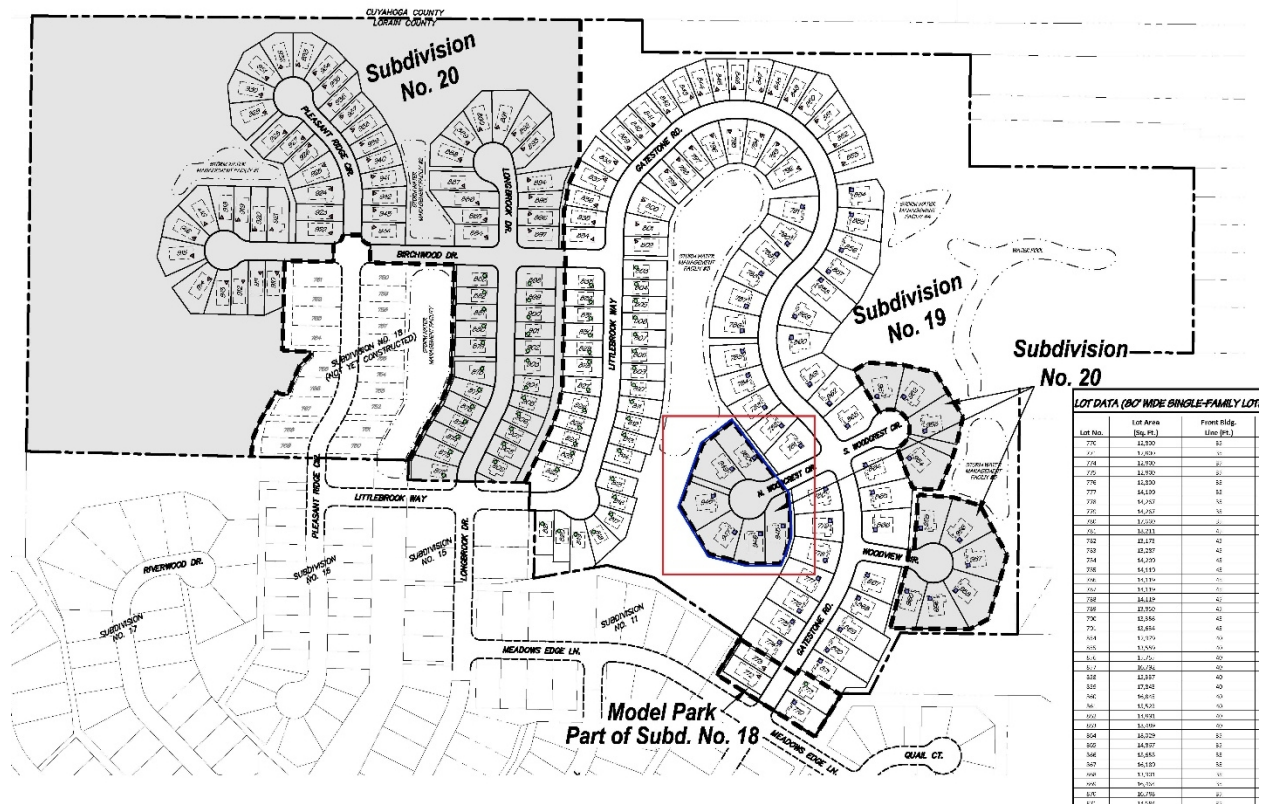
Ridgefield Subdivision Incentive District #3 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



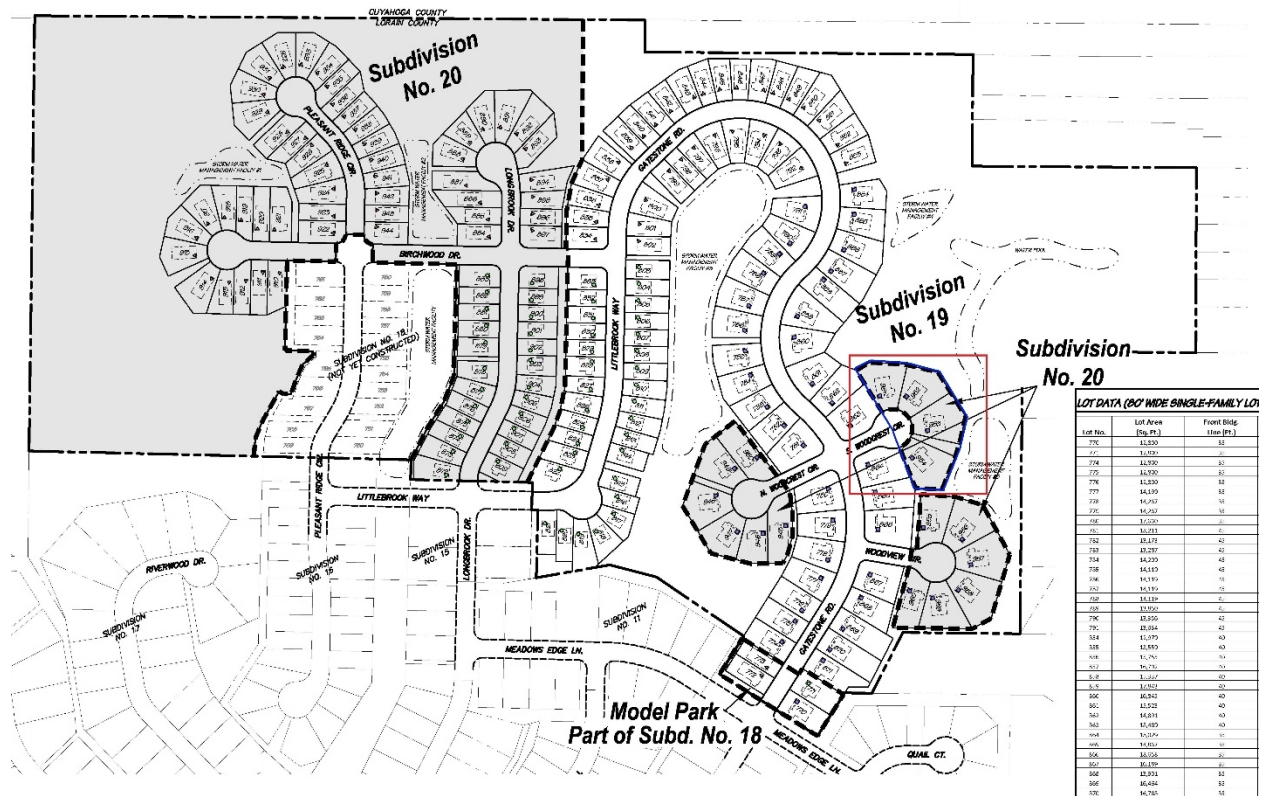
Ridgefield Subdivision Incentive District #4 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



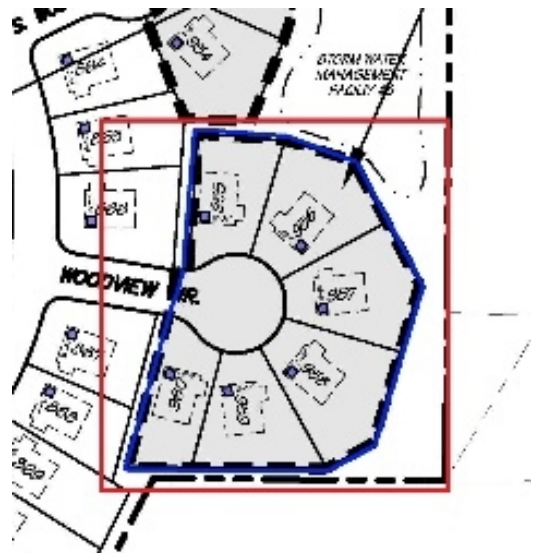
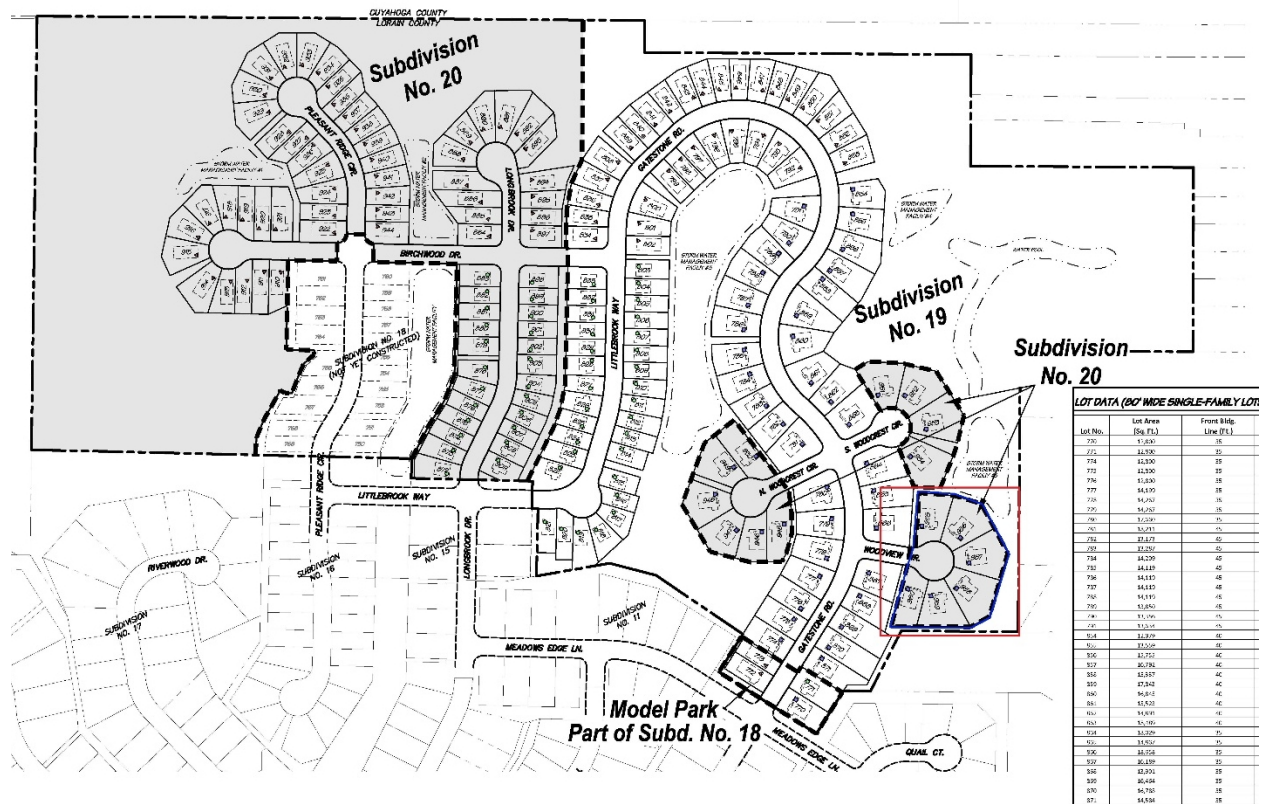
Ridgefield Subdivision Incentive District #5 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



Ridgefield Subdivision Incentive District #6 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:



Ridgefield Subdivision Incentive District #7 is comprised of the portion of Lorain County parcel 07-00-001-000-473, including all future parcel splits, subdivisions and combinations, and is depicted on the attached map in the area outlined in blue with the overlay outlined in red:





To: City Council
From: Mayor Corcoran
Prepared By: Engineering Division - Christina Eavenson
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-74 An Ordinance amending Ordinance 2026-56 which authorized the Mayor to advertise for bids and enter into contract(s) according to law and in a manner prescribed by law with the lowest and best bidder(s) for the Avon Belden Road (SR 83) and Chestnut Ridge Road roundabout, also known as ILOR-83-11.19 ODOT PID 114797, for construction, inspection services and associated work, by increasing the not to exceed amount to \$3,250,000.00.
(Introduced by Mayor Corcoran)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Dispense Third Reading and Adopt

Reason for Legislation and Action:

The project needs additional funds to move forward and ODOT has already committed the funds.

This legislation is needed to amend Ordinance 2026-56 by increasing the authorized not-to-exceed amount for the Avon Belden Road (SR 83) and Chestnut Ridge Road Roundabout project. Ordinance 2026-56 previously authorized the Mayor to advertise for bids and enter into contract(s) for the project based on the City’s estimated local share of \$1,100,000.00. After the project was bid in accordance with ODOT specifications, the apparent low bid was \$2,632,260.00, approximately 30% higher than the Engineer’s Estimate of \$2,024,886.93. Because the bid exceeded the available authorization, the City was unable to award the project under the previously approved amount.

The revised total project estimate is \$3,250,000.00, which includes a 10% contingency, construction administration and inspection services, watermain work that is fully locally funded, and landscaping improvements. The revised estimated local share is \$1,995,000.00. ODOT has committed \$1,258,096.10 toward the project, and the City has also earmarked \$164,172.00 in 2025 and 2026 NOPEC Energized Community Grant funds as reimbursable funding for the project.

Approval of this amendment will allow the City to proceed with awarding and completing the roundabout project, which is intended to improve the intersection of Avon Belden Road and Chestnut Ridge Road and to support the health, safety, and welfare of North Ridgeville residents.

FINANCIAL SUMMARY:

Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	A total of \$1,100,000 was budgeted from Capital Projects but another \$730,000 is needed
Does this legislation change the annual appropriation estimate?	Yes, we need an additional \$730,000.00
Is this an increase or a decrease in appropriations?	Increase
Original Budget Amount	\$1,100,000.0
Amount Requesting	\$730,000
Linked Legislation	O 2026-56

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-74 Amend Ord. No. 2026-56 - SR 83 & Chestnut Ridge RAB - Introduced

1 ST READING:	July 20, 2026
2 ND READING:	
3 RD READING:	
ADOPTED:	
EMERGENCY:	
EFFECTIVE:	

advertise for bids and enter into a contract(s) according to law and in a manner prescribed by law with the lowest and best bidder(s) for the construction, construction administration and inspection and ancillary work for the Avon Belden Road (SR 83) and Chestnut Ridge Road Roundabout, PID 114797, in an amount not to exceed \$3,250,000.00.

SECTION 3. The cost of the Avon Belden Road (SR 83) and Chestnut Ridge Road Roundabout, PID 114797, shall be paid from the appropriate funds.

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 is hereby declared to be an emergency measure, the emergency being the immediate necessity to provide for the health, safety, and welfare of the Citizens of the City of North Ridgeville. Wherefore, 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



To: City Council
From: Mayor Corcoran
Prepared By: Law Department - Brenda Tuttle
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

R 2026-75 A Resolution authorizing the City of North Ridgeville to participate in the Lorain County Urban County CDGB Program and authorizing the Mayor to execute the HUD Cooperation Agreement.
(Introduced by Mayor Corcoran)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
Dispense Third Reading and Adopt With Emergency

Reason for Legislation and Action:
With the adoption of this resolution, Lorain County can receive approximately 3-4 times more funding. The deadline for North Ridgeville to adopt the legislation is August 10, 2026. The County also requested a response by Friday, July 17, 2026, indicating whether the City can proceed with the legislation.

The proposed legislation authorizes the City of North Ridgeville to participate in the Lorain County Urban County Community Development Block Grant (CDBG) Program for the 2027-2029 qualification period and authorizes the Mayor to execute the required HUD Cooperation Agreement. Lorain County has become eligible for Urban County designation due to population growth, allowing the County to receive CDBG funding directly from the U.S. Department of Housing and Urban Development (HUD). This designation is expected to increase available funding by approximately three to four times while providing greater local flexibility to address housing, infrastructure, neighborhood revitalization, senior services, economic development, and other community needs. Participation will enable North Ridgeville to remain eligible for future Urban County funding opportunities while maintaining local control over community priorities and projects.

FINANCIAL SUMMARY:

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. 2026-75 Participate in Lorain County Urban County CDGB Program - Introduced
2. Lorain County's Urban County Cooperation Agreement 7.16.2026

URBAN COUNTY FACT SHEET

Why is it called Urban County?

- Urban County is a legal term from Housing and Urban Development (HUD) which uses this term due to its inclusion in the Housing and Community Development Act of 1974 (HCDA) Section 102 (6) (A).

How do we qualify as an Urban County?

- Lorain County qualifies by its population being over 200,000 people excluding Metropolitan Cities.
 - A Metropolitan City is defined in the HCDA as having 50,000 people or more for its population (among other ways to qualify). Currently the Cities of Elyria and Lorain are the only Metropolitan Cities in the County and are not counted for determining eligibility.

What does this ultimately do for me?

- The County has been receiving HUD funding via Ohio's Department of Development for multiple decades for the same purposes discussed in this document. The difference with becoming an Urban County is more funding to feed seniors, demolish vacant structures, repair or rehabilitate homes, and give microenterprise assistance for local small businesses. Simply put it can provide more funding to help individuals and communities in need.
-

Is this related to the Megasite (Advanced Technology Center)?

- No, this has no relation to the Megasite. Becoming an Urban County, commonly referred to as an Entitlement, would be an option regardless of the County having a Megasite or not based on our population size.

Are we trying to get rid of our rural communities?

- No, each Political Subdivision (Village, City, and Township) has power over zoning laws which dictate how your community develops. Lorain County does not control nor seeks to control that process.

Do the Cities of Elyria and Lorain have to give up their Metropolitan City status or funding?

- No, Elyria and Lorain will not have to relinquish their status as Metropolitan Cities and they will not lose their funding.

What is the benefit of getting this designation?

- Lorain County can get approximately 3-4 times more funding along with autonomy to design a program specific to Lorain County's needs. Currently we must follow the State of Ohio's Program which has to take into account all 88 Counties in Ohio, so this would help by allowing a custom-tailored program for Lorain County.

So it's been decided and I don't get any say?

- Although Lorain County has decided to apply, the process is specifically designed to be open and inclusive of Citizen Participation. In fact, it's a mandatory part of the application. Dates have not yet been established, but when announced will list the time and place public comment periods will be held to understand how Lorain County Residents want help in their Communities.

Everyone is guaranteed money then?

- Although funding is expected to increase substantially, around 3-4 times, not every project or service that is requested can be funded.

Funding Benefit

Purpose	Improvement	Benefit
Critical Infrastructure Construction	Water, Sewers, Roads, Bridges, Wastewater, & Stormwater Projects	• More Funding Per Year Yields More Local Awards • Stretches Local Budgets Funding Other Projects • Apply to More Grants • Strategic Planning Through the County via Continuity of Projects • Larger Scope Possible Through More Guaranteed Phases of Construction
Senior Services	Transportation, Home Care, Meals on Wheels, Home Maintenance	
Demolition	Removal of Spot Blight	
Barrier Removal	Barriers for Elderly/Disabled Removed	
Job Creation	Small and Microenterprise Business Loans	

Examples of Eligible Activities

Water, Sewer, and Utility Lines	Septic System Repair/Replacement	Historic Preservation	Small Business Job Assistance
Flood and Drainage Improvement	Home Rehabilitation	Nursing Homes, Hospitals, and Shelters	Microenterprise Assistance (5 Employees or Less)
Lead Hazard Reduction	Matching Funds for Federal Grants	Senior Services	Repair Objective Deterioration

Examples of Ineligible Activities

Government Expenses	Operating Expenses	Purchase of Equipment	Income Payments
Motor Vehicles	Maintenance Expenses	Political Activities	Government Renovation

National Objectives

Low to Moderate Income by	Prevention or Elimination of Slum or Blight by	Urgent Need
Area, Limited Clientele, and Housing	Area, Spot, and Urban Renewal	Serious and Immediate Threat

What is CDBG and How Long Has Lorain County Participated?

The Community Development Block Grant (CDBG) Program is a federal HUD program that helps local governments improve neighborhoods, rehabilitate housing, invest in public infrastructure, support economic development, eliminate blight, and enhance quality of life, primarily benefiting low- and moderate-income residents.

For nearly five decades, Lorain County has successfully administered Community Development Block Grant (CDBG) funding through the State of Ohio, leveraging federal investments to improve housing, infrastructure, economic opportunity, and quality of life for residents across the county.



What is Changing?

Classification:

For nearly 50 years, Lorain County has received Community Development Block Grant (CDBG) funding through the State of Ohio as a **non-entitlement** community, population under 200,000 (excluding the Cities of Lorain and Elyria).

Based on population growth, Lorain County is now eligible to become a HUD **Urban County**, which would change how CDBG funds are received and administered. Population exceeds 200,000 (excluding the Cities of Lorain and Elyria).

Benefit:

Instead of competing for funding through the State, the County would receive:

- direct annual HUD allocation
- greater local flexibility, and
- the ability to better address
 - housing
 - Infrastructure
 - economic development, and
 - neighborhood revitalization needs.



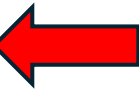
What is **NOT** Changing?

- ✗ Giving up local government authority
- ✗ Giving up ownership of local infrastructure
- ✗ Merging services with other jurisdictions
- ✗ Losing control over local priorities
- ✗ Automatic financial obligations beyond program requirements

The Process?



<u>Phase</u>	<u>Activity</u>
Phase 1	Outreach and Education
Phase 2	Participation determination
Phase 3	Review of Cooperation Agreement
Phase 4	Governing Board Approval
Phase 5	Agreement Execution
Phase 6	HUD Submission
Phase 7	Qualification and Funding Cycle Begins



Communications Timeline - Emails

- | | |
|----------------------|---|
| 1. December 30, 2025 | Urban County Application Notice |
| 2. January 27, 2026 | Urban County Fact Sheet |
| 3. April 20, 2026 | Consolidated Plan Survey |
| 4. April 29, 2026 | Invitation to Participate: Consolidated Plan Stakeholder Survey |
| 5. May 8, 2026 | Invitation to Participate: Consolidated Plan Stakeholder Survey |
| 6. July 2, 2026 | Follow up: HUD Urban County Program Presentation |



Communications Timeline - Emails

Email Campaign

All Emails

Recipients	Date of Email	Received	Open		Un-Opened	
			#	%	#	%
C & T	December 30, 2025	77	46	60%	31	40%
C, V, T	January 27, 2026	202	146	72%	56	28%
All	April 20, 2026	2,081	1,485	71%	596	29%
All +	April 29, 2026	234	146	62%	88	38%
CC	May 8, 2026	74	57	77%	17	23%
C, V, T	July 2, 2026	201	135	67%	66	33%
		2,869	2,015	70%	854	30%

Emails to Elected Officials Only

Recipients	Date of Email	Received	Open		Un-Opened	
			#	%	#	%
C & T	December 30, 2025	77	46	60%	31	40%
C, V, T	January 27, 2026	202	146	72%	56	28%
C, V, T	July 2, 2026	201	135	67%	66	33%
		480	327	68%	153	32%

C = City Mayors

V = Village Mayors

T = Township Trustees & Fiscal Officers

All - City Mayors, Village Mayors, Township Trustees & Fiscal Officers,
Lorain County Chamber of Commerce Mailing List, Strategic Planning Mailing Lists

All + - City Mayors, Village Mayors, Township Trustees & Fiscal Officers,
City Councilmembers, Lorain County Municipal Clerks, Lorain County Internal, Lorain County LEDO's
Lorain County Chamber of Commerce Mailing List, Strategic Planning Mailing Lists

CC = Community Contacts



Source: Constant Contact as of July 7, 2026

Communications Timeline

In 2 emails:

1. 12/30/2025, Dave Greenspan stated *"The Department will be reaching out to schedule meetings so we may further elaborate in person. We look forward to working with each Political Subdivision as we seek to increase funding within the County."* and
2. 01/27/2026 Dave Greenspan stated *"The Lorain County Community Development Department will be scheduling individual meetings with each Political Subdivision to discuss the Urban County designation and application process." and "Additional details and project-specific guidance will be provided, and questions answered, during our individual meetings with each Political Subdivision."*

These statements are correct.

As it relates to the Cities, Villages and Carlisle Township (the only Home Rule Township in Lorain County) – they were contacted, and meetings were held to discuss the Participation Letter and to answer any other questions.

In so far as the 17 Townships, we are not yet at the point in the HUD process to have those meetings. However, we did include the Townships in all other communications.



Communications Timeline – LCTA meetings

February 19, 2026

Discussion at Lorain County Township Association Meeting

March 19, 2026

Discussion at Lorain County Township Association Meeting

Townships in Attendance (at least 1 representative)			
February 19, 2026		March 19, 2026	
Present	Absent	Present	Absent
14	4	14	4
78%	22%	78%	22%

Individual Attendance Summary (YTD)		
Total Membeship	Attended at Least 1 Meeting	Attended 0 Meetings
72	57	15
	79%	21%

Source: LCTA



Various meeting with all Cities, Villages, Carlisle Township and other Townships.

Lorain County Stakeholder Survey Community & Housing Needs

2 emails were sent out encouraging participation in a Stakeholder Survey.

1. April 20, 2026, 2,081 emails were received
2. April 29, 2026 – 234 emails were received

Total of 2,315 received with 1,485 and 146 opened (total 1,631), respectively.

Included in the email list were the Cities, Village and Townships.

The following Cities, Villages and Townships participated in the survey (9 of 32 participated – 28%).

- LaGrange Township
- City of Oberlin
- Elyria Township
- Village of LaGrange
- City of North Ridgeville
- Sheffield Lake City Council
- Eaton Township
- Vermilion City Council
- Amherst Township



Source: Developed by Civitas as of July 14, 2026

Political Subdivisions Election for Program

Cities (9)	Opt - In	Opt-Out	No Action
Amherst		✓	
Avon	✓		
Avon Lake	✓		
Elyria	N/A	N/A	N/A
Lorain	N/A	N/A	N/A
North Ridgeville	✓		
Oberlin	✓		
Sheffield Lake	✓		
Vermilion	✓		

Villages (7)	Opt - In	Opt-Out	No Action
Grafton		✓	
Kipton	✓		
LaGrange		✓	
Rochester		✓	
Sheffield Village	✓		
South Amherst		✓	
Wellington		✓	

Townships (18)	Opt - In	Opt-Out	No Action
Amherst Township			✓
Brighton Township		✓	
Brownhelm Township		✓	
Camden Township		✓	
Carlisle Township		✓	
Columbia Township		✓	
Eaton Township		✓	
Elyria Township		✓	
Grafton Township		✓	
Henrietta Township		✓	
Huntington Township		✓	
LaGrange Township		✓	
New Russia Township		✓	
Penfield Township		✓	
Pittsfield Township		✓	
Rochester Township		✓	
Sheffield Township		✓	
Wellington Township		✓	



Program Performance

Question:

“What did this do, what does this do and how does this impact my community?”

3 Primary Programs, in 4 deliverables:

1. Community Development Block Grant (CDBG) Allocation Awards 2017-2025
2. CHIP and HOME Projects pending review (2025 applications received)
3. CHIP and Home Projects 2017-2024
4. Meals-On-Wheels



Community Development Block Grant (CDBG) Allocation Awards

Program Years 2017-2025

Sheffield Lake	\$1,124,986
Sheffield Township	405,740
Oberlin	61,530
Kipton	95,000
North Ridgeville	220,000
Meals on Wheels	425,200
Neighborhood Alliance	50,000
Fair Housing Program	77,000
Administrative Reimbursement	<u>376,000</u>
Total	<u>\$2,835,456</u>

Additional projects were submitted but could not be funded due to limited available resources. Even funded projects may have received lower award amounts, requiring increased local matching funds to complete projects.

CDBG Allocation Program Year 2017				7/12/17 Minutes
Program Year	Total Amount	Projects	Project Amount	
PY17	\$ 477,000.00	1 Senior Center Activity - Sheffield Lake to construct an addition on their existing senior center, National Objective = Limited Clientele \$249,500 of PY2017 CDBG Community Development Allocation Grant Funds	\$ 249,500.00	
		2 Sanitary Sewer Improvements - Sheffield Lake's project is to inspect, repair & rehabilitate sanitary sewers on Maple Grove, Oliver, Howell, Roberts, Hawthorne, Ivathoe & Tennyson. National Objective = LMI Area Wide Benefit. \$61,056 of PY2017 CDBG Community Development Allocation Grant Funds	\$ 61,056.00	
		3 Public Service Neighborhood Alliance to conduct a Meals Program. \$71,500 of PY2017 CDBG Community Development Allocation Grant Funds. National Objective = Limited Clientele This Meals program will serve the Southern Quadrant of Lorain County	\$ 71,500.00	
		4 Fair Housing - \$18,000 to implement the County's Fair Housing program with PY2017 CDBG Community Development Allocation Grant Funds	\$ 18,000.00	
		5 Administration - \$77,400 to administer the CDBG projects in the PY17 CDBG Community Development Allocation Grant Funds	\$ 77,400.00	
			\$ 477,456.00	
CDBG Allocation Program Year 2019				6/5/19 Minutes
Program Year	Total Amount	Projects	Project Amount	
PY19	\$ 570,000.00	1 Public Service Activity, Neighborhood Alliance, Meals on Wheels program, PY2019 CDBG Community Development Allocation Grant Funds \$85,500, National Objective = Limited Clientele	\$ 85,500.00	
		2 Water Line and Street Replacement Activity, City of Sheffield Lake, Replacement of water line and overlaying street, Community Road, PY2019 CDBG Community Development Allocation Grant Funds \$183,970, National Objective = LMI Service Area Benefit	\$ 183,970.00	
		3 Street Replacement Activity, Sheffield Township, Clifton Avenue. PY 2019 CDBG Community Development Allocation Grant Funds, \$125,000, National Objective = LMI Service Benefit Area	\$ 125,000.00	
		4 Park Improvement Activity, City of Oberlin, Spring Street Park. PY2019 CDBG Community Development Allocation Grant Funds, \$61,530, National Objective = LMI Service Area Benefit	\$ 61,530.00	
		5 Fair Housing Program, PY2019 CDBG Community Development Allocation Grant Funds \$18,000	\$ 18,000.00	
		6 General Administration, PY2019 CDBG Community Development Allocation Grant Funds \$96,000	\$ 96,000.00	
			\$ 570,000.00	
CDBG Allocation Program Year 2021				6/1/21 Minutes
Program Year	Total Amount	Projects	Project Amount	
PY21	\$ 570,000.00	1 Storm Sewer Replacement Activity, Village of Kipton, Replacement of storm sewer, Rosa Street, PY2021 CDBG Community Development Allocation Grant Funds \$95,000, National Objective= LMI Service Area Benefit	\$ 95,000.00	
		2 Road Replacement Activity, Sheffield Township, Liberty Avenue and E. 41st Street. PY 2021 CDBG Community Development Allocation Grant Funds, \$146,240, National Objective= LMI Service Area Benefit	\$ 146,240.00	
		3 Water Line and Street Replacement Activity, City of Sheffield Lake, Replacement of water line and overlaying street, Alameda Avenue, PY2021 CDBG Community Development Allocation Grant Funds \$129,260, National Objective= LMI Service Area Benefit. They will also apply for critical infrastructure program, which is a competitive grant in amount of \$245,000 to help leverage this project as well as the City of Sheffield Lake will be allocating \$200,000 as a local match	\$ 129,260.00	
		4 Public Service Activity, Lorain County Office on Aging, Meals on Wheels program, PY2021 CDBG Community Development Allocation Grant Funds \$48,000, National Objective= Limited Clientele	\$ 48,000.00	
		5 Public Service Activity, Neighborhood Alliance, Meals on Wheels program, PY2021 CDBG Community Development Allocation Grant Funds \$37,500, National Objective= Limited Clientele	\$ 37,500.00	
		6 Fair Housing Program, PY2021 CDBG Community Development Allocation Grant Funds \$18,000	\$ 18,000.00	
		7 General Administration, PY2021 CDBG Community Development Allocation Grant Funds \$96,000	\$ 96,000.00	
			\$ 570,000.00	
CDBG Allocation Program Year 2023				6/6/23 Minutes
Program Year	Total Amount	Projects	Project Amount	
PY23	\$ 570,000.00	1 Neighborhood Alliance - Meals-on-Wheels	\$ 85,500.00	
		2 Street Improvements - North Ridgeville	\$ 100,000.00	
		4 Watermain Replacement - Sheffield Lake 2	\$ 250,000.00	
		5 Street Improvements - Sheffield Township	\$ 134,500.00	
			\$ 570,000.00	
CDBG Allocation Program Year 2025				6/3/25 Minutes
Program Year	Total Amount	Projects	Project Amount	
PY25	\$ 648,000.00	1 Public Service Activity, Meals on Wheels, Neighborhood Alliance, PY2025 CDBG Community Development Allocation Grant Funds \$97,200, National Objective= Limited Clientele	\$ 97,200.00	
		2 Sheffield Lake Sewer Line improvement project Phase 1, PY2025 CDBG Community Development Allocation Grant Funds, \$251,200, National Objective= LMI Area Wide Benefit	\$ 251,200.00	
		3 North Ridgeville Water Line replacement Phase 1, PY2025 CDBG Community Development Allocation Grant Funds \$120,000 (\$150,000 dedicated funding, minus \$30,000 admin), National Objective= LMI Area Wide Benefit	\$ 120,000.00	
		4 Neighborhood Alliance, Haven Center Homeless Shelter, Courtyard/Playground installation, PY2025 CDBG Community Development Allocation Grant Funds, \$50,000, National Objective= Limited Clientele	\$ 50,000.00	
		5 Fair Housing Program, PY2025 CDBG Community Development Allocation Grant Funds \$23,000	\$ 23,000.00	
		6 General Administration, PY2025 CDBG Community Development Allocation Grant Funds \$106,600	\$ 106,600.00	
			\$ 648,000.00	
			\$ 2,265,456.00	



CHIP and HOME Projects Pending Review (2025 Applications Received)

22 Communities

Communities	Applicants
Amherst City	16
Amherst Township	4
Avon	4
Avon Lake	5
Camden Township	1
Carlisle Township	10
Columbia Station	6
Eaton Township	5
Elyria Township	10
Grafton Township	1
Grafton Village	3
Huntington Township	2
Kipton	1
LaGrange Township	5
LaGrange Village	4
New Russia Township	2
North Ridgeville	63
Oberlin	29
Sheffield Lake	23
Sheffield Village	2
Vermilion	4
Wellington Village	6
Total	206



CHIP and HOME Program Detail 2017-2025

15 Communities

Communities	# of Projects	Total
Amherst	18	\$121,327
Avon	1	8,500
Avon Lake	7	170,041
Carlisle Township	2	6,634
Columbia Station	3	53,046
Elyria Township	2	83,900
Grafton	3	55,040
LaGrange	3	50,280
North Ridgeville	18	545,950
Oberlin	21	524,853
Sheffield Lake	22	607,108
Sheffield Township	2	8,105
Sheffield Village	3	61,825
South Amherst	1	1,700
Wellington	4	51,629
	110	\$2,349,938



Source: Lorain County Commissioners Agendas

Meals on Wheels (CDBG Funded)

24 Communities

Several Communities provide their own funding:

Avon, Avon Lake, Sheffield Lake and Sheffield Village

Political Subdivision		Number of Recipients	Number of Meals
Cities	Amherst	31	4,647
	Oberlin	20	3,641
	Vermilion	16	3,755
Villages	Grafton	11	3,246
	LaGrange	18	3,476
	South Amherst	5	822
	Wellington	19	3,539
Townships	Amherst	2	98
	Brighton	8	1,132
	Brownhelm	6	1,003
	Camden	1	244
	Carlisle	3	535
	Columbia	13	3,009
	Eaton	7	1,196
	Elyria	12	1,789
	Grafton	10	2,827
	Henrietta	1	312
	Huntington	2	332
	LaGrange	6	2,310
	New Russia	6	2,309
	Pittsfield	2	716
	Rochester	1	395
	Sheffield	1	4
	Wellington	15	4,152
	Total	216	45,489

Source: Nationhood Alliance



Questions



DATE:	<u>July 20, 2026</u>	1 ST READING:	<u>July 20, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

RESOLUTION NO. 2026-75

**A RESOLUTION AUTHORIZING THE CITY OF NORTH RIDGEVILLE
TO PARTICIPATE IN THE LORAIN COUNTY URBAN COUNTY CDBG
PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE THE
HUD COOPERATION AGREEMENT.**

WHEREAS, Title 1 of the Housing and Community Development Act of 1974, as amended, authorizes the Community Development Block Grant (CDBG) Program; and

WHEREAS, the CDBG Program is a federal HUD program that helps local governments improve neighborhoods, rehabilitate housing, invest in public infrastructure, support economic development, eliminate blight, and enhance quality of life, primarily benefiting low and moderate-income residents; and

WHEREAS, for nearly 50 years, Lorain County has received Community Development Block Grant (CDBG) funding through the State of Ohio as a non-entitlement community, with a population under 200,000 (excluding the Cities of Lorain and Elyria); and

WHEREAS, based on population growth, Lorain County is now eligible to become a HUD Urban County, which would change how CDBG funds are received and administered. Population exceeds 200,000 (excluding the Cities of Lorain and Elyria); and

WHEREAS, Lorain County can get approximately 3-4 times more funding along with autonomy to design a program specific to Lorain County's needs. Currently we must follow the State of Ohio's Program which has to take into account all 88 Counties in Ohio, so this would help by allowing a custom-tailored program for Lorain County; and

WHEREAS, Lorain County is seeking Urban County qualification for January 1, 2027, through December 31, 2029; and

WHEREAS, the City of North Ridgeville is an eligible Unit of General Local Government.

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

SECTION 1. The City of North Ridgeville elects to participate in the Lorain County Urban County CDBG Program (2027-2029).

SECTION 2. The Mayor is authorized to execute the Cooperation Agreement and related documents.

SECTION 3. The City Council Clerk shall transmit certified copies to Lorain County Community Development.

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

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



COOPERATION AGREEMENT

for the

LORAIN COUNTY ENTITLEMENT (URBAN COUNTY) PROGRAM

Program Years 2027-2029

This Agreement between the Board of Commissioners of Lorain County, Ohio, hereinafter referred to as the "Board" and the _____ of _____, Ohio, hereinafter referred to as "City/Village/Township".

WITNESSETH:

WHEREAS, the Congress of the United States has enacted the Housing and Community Development Act of 1974, as amended (42 U.S.C. §5301 et seq.) (hereinafter referred to as the "Act"), whose primary objective is the development of viable urban communities, and whereby federal assistance will be provided for the support of community development activities which are directed toward the following specific objectives:

- 1) The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
- 2) The elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
- 3) The elimination of conditions which are detrimental to health, safety, and public welfare, and the provision of a decent home and suitable living environment for all persons, but principally those of low and moderate income;
- 4) The conservation and expansion of the Nation's housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low and moderate income;
- 5) The expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
- 6) A more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreation, and other needed activity centers;
- 7) The reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income;

- 8) The restoration and preservation of properties of special value for historic, architectural, or aesthetic reasons;
- 9) The alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population outmigration or a stagnating or declining tax base;
- 10) The conservation of the Nation's scarce energy resources, improvement of energy efficiency, and the provision of alternative and renewable energy sources of supply.

WHEREAS, both the City/Village/Township and the Board are desirous of entering into community development activities within Lorain County, which are directed toward the above and specific objectives, and for that reason, desirous of seeking such federal funding as may be available to them pursuant to the Act; and

WHEREAS, the Act contemplates and encourages the joining together by agreement of counties and units of general local governments (UGLG) with populations less than 50,000, for the purpose of carrying out the objectives of the Act; and

WHEREAS, the Board is applying for initial qualification as an Urban County under the Act, having a separate program of community development in which other units of general local government, such as the City/Village/Township, may participate or opt out; and

WHEREAS, counties and units of general local governments have the authority to carry out the kinds of activities which are the objectives of the Act pursuant to Ohio Revised Code Section 303.26, et seq., Section 3, Article XVIII of the Ohio Constitution, et al.; and

WHEREAS, units of general local governments (UGLG) and counties in Ohio have authority under Ohio Revised Code Section 307.15 to enter into agreements whereby a board of county commissioners undertakes, and is authorized by the contracting municipality, to exercise any power, perform any function, or render any service on behalf of the unit of general local government which such unit of general local government may exercise, perform, or render; and

WHEREAS, counties have authority under Ohio Revised Code Section 307.85(A) to cooperate with other governmental agencies in operating any federal program enacted by the United States Congress;

NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES THAT:

1. This Agreement covers Program Years 2027, 2028, and 2029, from January 1, 2027, through December 31, 2029, of both the Community Development Block Grant (CDBG) Entitlement Program and the HOME Investment Partnership Program. By entering into this Agreement and participating in the Lorain County Programs, the City/Village/Township understands that it may not apply for grants under the Small Cities or State CDBG Program during the term of this Agreement, and that it may receive a formula allocation under the HOME Program only through the Board. Even if the Board does not receive a HOME formula allocation, the

City/Village/Township cannot form a HOME consortium with other local governments except for the Board. If Emergency Solutions Grant (ESG) Program funds become available, the Board will serve as applicant for those funds. The City/Village/Township may receive a formula allocation under the ESG Program only through the Board. This does not preclude the County or City/Village/Township from applying for HOME or ESG funds from the State if the State allows.

2. The Board shall prepare and submit an application to the Secretary of Housing and Urban Development for grants under the terms of the Housing and Community Development Act of 1974, as amended. This application shall set forth a summary of a community development plan which identifies community development needs, demonstrates a comprehensive strategy for meeting those needs, and specifies both short and long term community development objectives, which have been developed in accordance with area wide development planning and national urban growth policies, and otherwise conforms with Section 104 of the Act. The community development plan and all required certifications shall be submitted by the Board, and the Board shall retain final responsibility and authority for the contents of such submissions.
3. The City/Village/Township may prepare applications of recommended projects and activities for community development within its boundaries, of which the activities and objectives must be in accordance with the objectives of the Act. These applications shall be submitted to the Lorain County Department of Community Development (or successor department) ("Department"), which will be the reviewing agency for all proposed activities and objectives to be included in the Plan. The Department shall make recommendations to the Board for the contents of the Plan and for recommended priorities among various projects and activities submitted. Final approval of projects and activities to be included in the Plan shall rest with the Board. It is also understood between the parties that the Board has the authority and responsibility to make decisions concerning the contents of the applications, and that the projects and activities for which approval and urban county formula funding is sought under these applications shall be in conformance with the purposes of the Act and the Plan.
4. The Board and the City/Village/Township agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities, as approved and authorized between the parties in the CDBG Agreements, including the Consolidated Plan.
5. The Board shall develop and maintain uniform administrative procedures for the development of applications and the distribution of urban county formula funds. These procedures will reflect HUD requirements and regulations governing the distribution and expenditure of urban county formula funds.
6. If the Board is awarded a CDBG, HOME, or ESG grant during the qualification period, the Board will have responsibility and authority for overall implementation and proper use of grant funds and any program income generated from the expenditure of such funds within the City/Village/Township, in accordance with Section 104 of the Act and applicable HUD regulations.
7. The City/Village/Township authorizes the Board to do on behalf of the City/Village/Township, in accordance with the conditions of this Agreement, all things which the City/Village/Township

could do for itself in the making of the application for, and the expenditure of, Urban County formula funds.

8. Pursuant to 24 CFR 570.501(b), the City/Village/Township shall be subject to the same requirements as subrecipients, including the requirement of a written agreement, where applicable in accordance with 24 CFR 570.503.
9. If a City/Village/Township is a subrecipient, it must inform the Board of any income generated by the expenditure of CDBG funds and return such income to the Board within thirty (30) days of its receipt, unless other specific arrangements have been negotiated and agreed to by the City/Village/Township and the Board. The City/Village/Township shall maintain and supply such records and supporting documentation to the Board to assure program income is being accurately reported and correctly expended. Any program income that is on hand or received subsequent to closeout of the activity shall be paid to the Board within thirty (30) days.
10. For any real property acquired or improved by a City/Village/Township in whole or in part using CDBG funds, the City/Village/Township agrees: (a) To notify the Board within thirty (30) days of any proposed modification or change in the use of real property from that planned at the time of acquisition or improvement including disposition. (b) To reimburse the Board in an amount equal to the current Fair Market Value (less any portion thereof attributable to expenditures of non-CDBG funds) of the property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under CDBG regulations. (c) To return to the Board (as provided above) any proceeds or program income generated from the disposition, transfer, lease, or rent of such property in accordance with HUD requirements.
11. The Board and the City/Village/Township agree to comply with all applicable federal requirements, including but not limited to Title VI of the Civil Rights Act of 1964; the Fair Housing Act and the obligation to affirmatively further fair housing; Section 109 of Title I of the Housing and Community Development Act of 1974; Section 504 of the Rehabilitation Act of 1973; Title II of the Americans with Disabilities Act; the Age Discrimination Act of 1975; Section 3 of the Housing and Urban Development Act of 1968; the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; and Section 104(d) of the Housing and Community Development Act of 1974. No funding shall be made for activities in or in support of any participating jurisdiction that does not affirmatively further fair housing or that impedes the Board's Fair Housing Certification.
12. The City/Village/Township has adopted and is enforcing: (a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
13. This Agreement shall remain in effect for Program Years 2027, 2028, and 2029 (January 1, 2027 through December 31, 2029) and cannot be terminated, until CDBG funds, HOME funds, ESG funds, if any, and any program income received are expended, and the funded activities are completed. The Board and the City/Village/Township cannot terminate or withdraw from the

Agreement while it remains in effect, except if the Board fails to qualify as an Urban County or if the Board does not receive a grant in any year of this period, in which cases this Agreement is null and void.

14. Any amendments to the Housing and Community Development Act of 1974, as currently amended, or HUD regulations necessitating a change to this Agreement, shall be incorporated by a formal amendment to this Agreement. Failure by either party to adopt an amendment incorporating all changes necessary to meet the requirements set forth in the applicable Urban County Qualification Notice for the next qualification period shall terminate the automatic renewal of such next qualification period, following the expenditure of all funds and completion of funded activities.
15. This Agreement shall automatically renew for **one additional three-year Urban County qualification period** unless either party exercises its option not to participate in accordance with the applicable HUD Urban County Qualification Notice. **The Board shall notify each participating Unit of General Local Government (UGLG), by letter and no later than the deadline established in the applicable HUD Urban County Qualification Notice, of its right not to participate in the next qualification period. Copies of any required notices shall be provided to the appropriate HUD Field Office, as required by HUD.** Any subsequent qualification period beyond the one additional three-year renewal shall require execution of a new Cooperation Agreement in accordance with applicable HUD requirements.
16. The City/Village/Township may not sell, trade, or otherwise transfer all or any portion of such funds to another metropolitan city, urban county, unit of general local government, or other eligible entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.
17. LEGAL OPINION ATTACHED and made part of this Agreement.

IN WITNESS WHEREOF, each party hereto has executed this Agreement by its duly authorized representative.

LORAIN COUNTY BOARD OF COMMISSIONERS:

President / Commissioner

Witness

Commissioner

Commissioner

CITY/VILLAGE/TOWNSHIP: _____

Authorizing Signature

Witness

Name

Title

EXHIBIT A – Certified Authorizing Resolution Attached

EXHIBIT B – Legal Opinion Attached



To: City Council
From: Mayor Corcoran
Prepared By: Department of Finance - April Wilkerson
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-76 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:

Additional appropriations are requested for expenditures such as salary and benefits, tree removal, postage and motor vehicle parts and repairs. A memorandum will be sent to Council detailing this request.

FINANCIAL SUMMARY:

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. 2026-76 Amended Appropriations 2026 #9 - Introduced



DATE: July 17, 2026

TO: Members of Council, Mayor Corcoran

FROM: April Wilkerson, Director of Finance 

RE: Financial Legislation for the July 20, 2026 Meeting

Below is an overview of the financial legislation before Council for your consideration. I respectfully request Council to consider adopting the financial legislation with the emergency clause to ensure the Department of Finance has the resources needed to meet its obligations.

2026-76 Ordinance Amending Annual Appropriations:

General Fund - additional appropriations are needed to fund the purchase of running boards for the new Ford F-150 trucks in the Building and Engineering divisions, increased postage costs, tree removal expenses for Grounds Maintenance, and the hiring of an additional part-time Dispatcher for the Police Department.

At the June 1, 2026 meeting, Council approved Ordinance 2026-60, authorizing the Mayor to enter into a Memorandum of Understanding with the YMCA of Greater Cleveland for the diabetes prevention initiative. The City has received the YMCA's \$10,000 contribution, this legislation appropriates those funds to cover program costs.

Special Revenue Funds - additional appropriations are needed to fund increased postage costs for the Street Construction M&R and Solid Waste Management divisions.

Internal Service Funds - additional appropriations are needed to fund motor vehicle parts and external vehicle repair expenses for the City Garage.

Custodial Funds – additional appropriations are needed to fund increased postage costs for the Senior Center Multi Trust.

DATE:	<u>July 20, 2026</u>	1 ST READING:	<u>July 20, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

ORDINANCE NO. 2026-76

**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	17,500	66,100	-	83,600
Total General Fund		17,500	66,100	-	83,600
<u>Special Revenue Funds</u>					
210	Street Construction M&R	-	100	-	100
295	Solid Waste Management	-	10,000	-	10,000
Total Special Revenue Funds		-	10,100	-	10,100
<u>Enterprise Funds</u>					
610	Water	-	10,000	-	10,000
640	Sewer	-	10,000	-	10,000
Total Enterprise Funds		-	20,000	-	20,000
<u>Internal Service Funds</u>					
730	City Garage	-	60,000	-	60,000
Total Internal Service Funds		-	60,000	-	60,000
<u>Custodial Funds</u>					
840	Senior Center Multi Trust	-	1,200	-	1,200
Total Custodial Funds		-	1,200	-	1,200
Total All Funds		17,500	157,400	-	174,900

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: Law Department - Brian Moriarity
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-70 An Ordinance authorizing the mayor to enter into a Cooperative Agreement with the City of Avon for the asphalt resurfacing of Mills Road from Stoney Ridge Road to the Westlake municipal boundary.
(Introduced by Mayor Corcoran; First Reading on 07-06-2026)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Dispense Second and Third Readings and Adopt With Emergency

Reason for Legislation and Action:

The Ordinance establishes Avon as the lead agency for the project and allows North Ridgeville to participate in the resurfacing improvements, including sharing eligible project costs and applying available Ohio Public Works Commission Issue 1 grant funds toward North Ridgeville’s portion. The resurfacing project will improve the roadway surface, support safer and more reliable travel, and benefit residents, motorists, and the traveling public in both communities.

FINANCIAL SUMMARY:

Was this item budgeted as part of annual appropriations?	Yes
If so, what fund is this expenditure budgeted for?	OPWC Issue 1 grant reimbursement/funding.
Does this legislation change the annual appropriation estimate?	Final amount based on bid results and North Ridgeville’s share of project costs.
Is this an increase or a decrease in appropriations?	
Original Budget Amount	\$0.00

Amount Requesting	\$0.00
Linked Legislation	Resolution Number 2025-78

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-70 Cooperative Agreement with Avon for Mills Road - Introduced

DATE:	<u>July 6, 2026</u>	1 ST READING:	<u>July 6, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ODINANCE NO. 2026-70

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
COOPERATIVE AGREEMENT WITH THE CITY OF AVON FOR THE ASPHALT
RESURFACING OF MILLS ROAD FROM STONEY RIDGE ROAD TO THE
WESTLAKE MUNICIPAL BOUNDARY.**

WHEREAS, the City of North Ridgeville and the City of Avon are desirous of improving their respective communities as well as bringing benefit to the traveling public by improving the driving surface of Mills Road by performing an asphalt pavement resurfacing project along the boundary of the two municipalities from Stoney Ridge Road to the Westlake municipal boundary (“the Resurfacing Project”); and

WHEREAS, the two municipalities have agreed to divide any costs incurred in all aspects of the development, construction and completion of the Resurfacing Project including the cost of preliminary engineering plans and the preparation of bid specifications; and

WHEREAS, the City of Avon and the City of North Ridgeville have determined that the City of Avon shall act as the Lead Agent for the project relative to the preparations for and construction of a Mills Road Asphalt Resurfacing Project as detailed in the attached Cooperation Agreement, noted as Exhibit A, which upon its passage will further the health, safety and welfare of both communities by upgrading its transportation facilities.

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

SECTION 1. That the Mayor is hereby authorized and directed to execute a Cooperative Agreement (attached hereto in its final or substantially similar form incorporated herein as Exhibit A) with the City of Avon for preparation of engineering plans and specifications, public bidding, construction and construction administration related to the performance of the Mills Road Asphalt Resurfacing Project along the entirety of Mills Road across both communities.

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

Exhibit A

**COOPERATIVE AGREEMENT BETWEEN
THE CITY OF NORTH RIDGEVILLE AND THE CITY OF AVON, OHIO
FOR THE ASPHALT RESURFACING OF MILLS ROAD FROM STONEY RIDGE
ROAD TO THE WESTLAKE MUNICIPAL BOUNDARY.**

This Agreement entered into this ____ day of _____, 2026, by and between the **CITY OF NORTH RIDGEVILLE**, an Ohio municipal corporation located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039, (hereinafter “North Ridgeville”) and the **CITY OF AVON**, located at 36600 Detroit Road, Avon, Ohio 44011 (hereinafter “Avon”).

WITNESSETH:

WHEREAS, the administrative officers and the elected City Council representatives of the municipalities which are parties to this Cooperative Agreement are desirous of improving their respective communities as well as bringing benefit to the traveling public in general by improving the driving surface of Mills Road by the performance of an asphalt pavement resurfacing project along the boundary of the two municipalities from Stoney Ridge Road to the Westlake municipal boundary (“the Resurfacing Project”); and

WHEREAS, the elected Council of the City of North Ridgeville, by Ordinance no. _____ passed on _____, ____ 2026 has authorized execution of this Cooperative Agreement by the undersigned Mayor, and thus pledged the City’s participation in this joint road improvement project; and

WHEREAS, the elected Council of the City of Avon, by Ordinance no. _____ passed on _____, ____ 2026 has authorized execution of this Cooperative Agreement by the undersigned Mayor, and thus pledged the City’s participation in this joint road improvement project; and

WHEREAS, the City of North Ridgeville is the benefactor of an Ohio Public Works Commission Issue 1 grant, the proceeds of which will be applied by the City of North Ridgeville towards its portion of costs associated with the Resurfacing Project, and:

WHEREAS, the participating municipalities wish to divide any costs incurred in all aspects of the development, construction and completion of the Resurfacing Project, based on the in-place and field measured quantities of construction items installed in each respective community with the costs of engineering plans, bid specifications, public advertising, construction observation, construction administration, engineering services and other non-construction contract appurtenant project costs divided between the two communities based on the ratio of construction costs incurred in each community; and

WHEREAS, the City of Avon shall act as the Lead Agency for the Resurfacing Project, and shall be charged with the responsibility of obtaining engineering review, cost estimates, plans and specifications. Further, as the Lead Agency, Avon shall conduct the public bidding and contract awarding process as dictated by Ohio law; and

WHEREAS, therefore, North Ridgeville and Avon wish to enter into this Cooperative Agreement pursuant to the provisions of **Ohio Revised Code Sections 727.41 and 5557.09**, and the applicable local ordinances of the respective participating municipalities in order to provide for the designation of the lead responsibility with respect to the project, for the sharing of all project costs including but not limited to the design engineering, construction of improvements, construction supervision, contract administration, and related items, and any right-of-way acquisition and/or utilities relocation as necessitated by the project.

NOW, THEREFORE, in consideration of the promises, terms, conditions and considerations herein, North Ridgeville and Avon agree as follows:

1. Avon shall be designated Lead Agency for the design and construction of the Resurfacing Project, and for application to the State of Ohio and/or any other source for grant funds to satisfy the cost of the project.

2. The participating municipalities will divide any costs incurred in all aspects of the development, construction, administration and completion of the Resurfacing Project, based upon the in-place and field measured quantities of construction items installed in each respective community with the costs of engineering plans, bid specifications, public advertising, construction observation, construction administration, engineering services and other non-construction contract appurtenant project costs divided between the two communities based on the ratio of construction costs incurred in each community. All costs incurred in the design, planning and construction of the Resurfacing Project shall be satisfied as described herein by North Ridgeville and Avon. As Lead Agency for the Resurfacing Project, Avon shall provide itemized invoices for all costs incurred to North Ridgeville who shall then reimburse Avon by delivering payment to the Office of the Finance Director of the City of Avon within sixty (60) days of the date of invoice.

3. With regard to the design engineering, bid specifications, construction inspection and any other professional services required for the project, Avon shall retain the necessary engineering via the attached document (labeled **Exhibit "A"**) titled Contract For The Provision of Municipal Engineering Consulting Services To The City Of Avon Ohio, between Chagrin Valley Engineering, Ltd. (CVE) and the City of Avon, an exhibit to Avon Ordinance No. 115-25 passed on December 9, 2025 and the attached document (labeled **Exhibit "B"**) prepared by CVE titled the Mills Road Resurfacing Project Scope of Services dated June XX, 2016. The engineering costs incurred as identified in these documents shall be satisfied by North Ridgeville and Avon pursuant to paragraph 2 of this Cooperative Agreement appearing above. Should, at a future date, the City of North Ridgeville and the City of Avon desire to shift the provision of professional services, it shall be acceptable if agreed to in writing by CVE and the Mayors of both communities.

4. Following completion of construction, all costs incurred in the maintenance of the Resurfacing Project improvements, shall be performed in accordance with the December 19, 1979 letter signed by the mayors and presidents of council of both the City of Avon and the City of North Ridgeville attached here to (labeled **Exhibit "C"**).

5. This Agreement may be amended or modified only by a duly authorized written agreement between the parties that may provide for such additional terms and conditions as may be later agreed upon for the joint construction of the referenced project.

6. The City of Avon agrees to prepare project plans and specifications and administer the construction of the Resurfacing Project in accordance with the requirements of the Ohio Public Works Commission Issue 1 grant program. It is the sole responsibility of the City of North Ridgeville to utilize the project cost information provided by the City of Avon to seek reimbursement, as allowed by the Issue 1 grant program, of project costs incurred by the City of North Ridgeville as defined by this agreement.

7. This constitutes the entire agreement of the parties with regard to the subject matter detailed within, and is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions and agreements of the parties. No modification or amendment of this agreement shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto. This agreement shall be subject to and governed by the laws of the State of Ohio.

8. The waiver of any party hereto of a breach or violation of any provision of this agreement shall not operate as or be construed to be a waiver of any subsequent breach of the same or any other provision. No waiver shall be binding unless it is in writing, and no course of dealing, delay or omission in the exercise of any rights shall operate as a waiver.

9. This agreement shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns.

10. The undersigned representatives of each of the municipal entities hereby represent and warrant that he/she is the duly authorized executive officer or agent of such party, that each party has approved this agreement by appropriate legal and/or legislative action, and that this agreement constitutes a valid and binding contract and agreement properly undertaken and binding upon each of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Signed in the presence of:

CITY OF NORTH RIDGEVILLE

By: _____
Kevin Corcoran, Mayor

CITY OF AVON

By: _____
Bryan K. Jensen, Mayor

CERTIFICATE OF LAW DIRECTOR OF NORTH RIDGEVILLE

I hereby certify that I have reviewed and approved the form of the foregoing Agreement this ____ day of _____, 2026.

Andrew Crites, Law Director
City of North Ridgeville

CERTIFICATE OF LAW DIRECTOR OF AVON

I hereby certify that I have reviewed and approved the form of the foregoing Agreement this ____ day of _____, 2026.

John Gasior, Law Director
City of Avon

CERTIFICATION OF FUNDS

I, April Wilkerson, Finance Director of the City of North Ridgeville, Ohio hereby certify that the money to meet this Agreement has been lawfully appropriated for the purpose of the Agreement and is in the treasury of the City, or is in the process of collection to the credit of the appropriate fund free from prior encumbrance.

Date

Finance Director

CERTIFICATION OF FUNDS

I, Steve Presley, Director of Finance of the City of Avon, Ohio hereby certify that the money to meet this Agreement has been lawfully appropriated for the purpose of the Agreement and is in the treasury of the City, or is in the process of collection to the credit of the appropriate fund free from prior encumbrance.

Date

Director of Finance



To: City Council
From: Mayor Corcoran
Prepared By: Planning and Development Department - Kim Lieber
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-71 An Ordinance amending Chapter 1480 *Property Maintenance Code* of the North Ridgeville Codified Ordinances to revise certain administrative, enforcement and exterior maintenance provisions.
(Introduced by Mayor Corcoran; First Reading on 07-06-2026)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
Dispense Third Reading and Adopt

Reason for Legislation and Action:
This Ordinance amends Chapter 1480, the Property Maintenance Code, to address provisions identified through ongoing enforcement experience as needing clarification. The amendments correct an inconsistency in the delegation of enforcement authority to ensure the Chief Building Official's designated agent may issue notices, orders and determinations as intended throughout the Code. The amendments also strengthen exterior maintenance standards by clarifying the City's authority to enforce general condition standards independent of a public health and safety threshold, addressing protective treatment requirements for masonry surfaces in addition to wood, requiring repainted or resurfaced areas to substantially match surrounding surfaces, and expanding accessory structure standards to include doors and operating mechanisms. These changes do not expand the scope of the Property Maintenance Code but improve its clarity and consistency for both enforcement staff and property owners.

FINANCIAL SUMMARY:

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. 2026-71 Amendments to Chapter 1480 - Introduced
2. Exhibit A 2026-71 - Amendment to Chapter 1480 Property Maintenance

DATE:	<u>July 6, 2026</u>	1 ST READING:	<u>July 6, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2026-71

AN ORDINANCE AMENDING CHAPTER 1480 *PROPERTY MAINTENANCE CODE* OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO REVISE CERTAIN ADMINISTRATIVE, ENFORCEMENT AND EXTERIOR MAINTENANCE PROVISIONS.

WHEREAS, Chapter 1480 of the Codified Ordinances of the City of North Ridgeville sets forth the City's Property Maintenance Code, governing the maintenance and condition of existing residential and nonresidential structures and premises; and

WHEREAS, staff has reviewed Chapter 1480 in light of ongoing enforcement experience and identified certain provisions that require clarification or revision to improve consistency and enforceability; and

WHEREAS, Council finds that it is in the best interest of the City to amend Chapter 1480 as set forth herein to improve the clarity and enforceability of the Property Maintenance Code.

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

SECTION 1. Chapter 1480 *Property Maintenance Code* shall be amended as set forth in the document attached to this Ordinance as **Exhibit A**.

SECTION 2. All other ordinances or parts of ordinances or resolutions that are inconsistent or in conflict with the newly amended and adopted sections are likewise repealed to the extent of such inconsistency or conflict only.

SECTION 3. If any section, paragraph, sentence, clause, phrase, term, provision or part of this Ordinance, together with its Exhibit attached thereto, shall be adjudged by any court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

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 §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

EXHIBIT A

CHAPTER 1480. PROPERTY MAINTENANCE CODE¹

1480.01 Scope and intent

- (a) Title. These regulations shall be known as the North Ridgeville Property Maintenance Code, hereinafter referred to as "this code."
- (b) Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and appurtenant buildings and outbuildings and all existing premises.
- (c) Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.
- (d) Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

1480.02 Applicability

- (a) General. The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 1480.01. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.
- (b) Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.
- (c) Application of Other Codes. Repairs, additions or alterations to a structure or changes of occupancy shall be done in accordance with the procedures and provisions of the current North Ridgeville Codified Ordinances and applicable state building codes.
- (d) Existing Remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and unsanitary.
- (e) Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

¹Ord. 2024-13, § 3 (Exh. B), adopted March 4, 2024 amended Chapter 1480 in its entirety to read as herein set out. Former Chapter, §§ 1480.01—1480.41 and 1480.99, pertained to property maintenance code, and ~~historical~~ notation has been retained where possible for reference purposes.

State law reference(s)—Unsafe structures - see Ohio R.C. 715.26(B), 715.261; Power to regulate building sanitation - see Ohio R.C. 715.29

Editor's note(s)—Sanitation of animal pens - see GEN. OFF. 618.14; Safety, sanitation and health - see GEN. OFF. Ch. 660

1480.03 Interpretation of definitions

- (a) Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.
- (b) Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.
- (c) Terms Defined in Other Codes. Where terms are not defined in this code, but are defined in the Ohio Building Code for commercial structures, including multi-family residential structures, the Residential Code of Ohio for one, two and three family residential structures, the Ohio Fire Code or the City of North Ridgeville Zoning Code, such terms shall have the meanings ascribed to them as in those codes.
- (d) Terms Not Defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.
- (e) Parts. Whenever the words "dwelling unit," "dwelling," "premises" or "building" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

(Ord. 2024-13, § 1, 3-4-24)

1480.04 Definitions

- (a) "Approved" means approved by the Chief Building Official or duly authorized representative.
- (b) "Chief Building Official" means the official who is charged with the administration and enforcement of this code.
- (c) "Condemn" means to adjudge unfit for occupancy.
- (d) "Discarded materials" means the accumulation of wood, appliances, furniture, mattresses, motor vehicle parts or tires, building materials, toys, recreational or sporting equipment, carpeting or any other material or equipment whereby its placement upon real property is not consistent with its intended normal use or due to its condition and/or state of disrepair is not usable for its normal intended use.
- (e) "Dwelling" means any building, structure or part thereof, occupied or designed to be occupied as the home, residence or sleeping place of one or more persons. A dwelling may include one or more dwelling units or rooming units, or a combination of both.
- (f) "Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking or sanitation.
- (g) "Exterior property" means the open space on the premises and on adjoining property under the control of owners or operators of such premises.
- (h) "Extermination" means the control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.
- (i) "Garbage" means the animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food. Vegetable waste as part of a managed compost heap shall not be considered garbage.
- (j) "Imminent danger" means a condition which could cause serious or life-threatening injury or death at any time.
- (k) "Infestation" means the presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

EXHIBIT A

- (l) "Inoperable vehicle" means motor vehicles that cannot, physically or lawfully, under their own power, and without repair or replacement of parts, be operated on the public streets of the City, or a motor vehicle which has no attached vehicle registration or to which the attached vehicle registration is expired or which vehicle registration attached is registered to another vehicle.
- (m) "Legally existing" means that which was code compliant, approved or inspected at the time of installation.
- (n) "Occupancy" means the purpose for which a building or portion thereof is utilized or occupied.
- (o) "Occupant" means any individual living or sleeping in a building, or having possession of a space within a building.
- (p) "Operator" means any person who has charge, care or control of a structure or premises which is let or offered for occupancy.
- (q) "Owner" means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.
- (r) "Person" means an individual, corporation, partnership or any other group acting as a unit.
- (s) "Premises" means a lot, plot or parcel of land including any structures thereon.
- (t) "Public view" **means** anything not entirely concealed in a garage or suitable structure, not including fences or tarps, that can be viewed by the general public.
- (u) "Rubbish" means combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal and other combustible materials, paper, rags, cartons, boxes, wood, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.
- (v) "Structure" means that which is built or constructed or a portion thereof, including, but not limited to, residences, garages, fences, enclosures, commercial buildings, outbuildings and storage structures.
- (w) "Ventilation" means the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.
- (x) "Workmanlike" **means** executed in a skilled and competent manner as recognized by the general standards of the trade or industry.
- (y) "Yard" means an open space on the same lot with a structure.

(Ord. 2024-13, § 1, 3-4-24)

1480.05 Property maintenance inspection

- (a) General. The official in charge of property maintenance inspection is the Chief Building Official.
- (b) Inspectors. The Chief Building Official may designate other qualified City employees or agents providing code enforcement services under an authorized contract to act as inspectors under his supervision to enforce this code.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

EXHIBIT A

1480.06 Duties and powers of the chief building official

- (a) General. The Chief Building Official or designated agent shall enforce the provisions of this code.
- (b) Rule-Making Authority. The Chief Building Official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions.
- (c) Inspections. The Chief Building Official or designated agent shall make all of the required inspections. All reports of such inspections shall be in writing. The Chief Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise. In the event a code violation is subsequently found, the expense of the expert opinion may be assessed or charged as cost to the property owner.
- (d) Right of Entry. The Chief Building Official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the Chief Building Official is authorized to pursue recourse as provided by law, including, but not limited to, the acquisition of an administrative search warrant.
- (e) Identification. The Chief Building Official or designated agent shall carry proper identification when inspecting structures or premises in the performance of duties under this code.
- (f) Notices and Orders. The Chief Building Official shall cause to be issued all necessary notices or orders to ensure compliance with this code.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

1480.07 Notices and orders

- (a) Notice of Violation. Whenever the Chief Building Official or designated agent determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner and/or responsible party in the manner prescribed in (b) and (c) below. Notices for condemnation procedures shall also comply with Section 1480.08(b).
- (b) Form. Such notice prescribed in (a) of this section shall be in accordance with all of the following:
 - (1) Be in writing.
 - (2) Include a description of the property sufficient for identification.
 - (3) Include a statement of the alleged violation or violations and why the notice is being issued.
 - (4) Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
 - (5) Inform the property owner of the right to appeal.
- (c) Method of Service. Such notice shall be deemed to be properly served if a copy thereof is:
 - (1) Delivered personally; or
 - (2) Sent by regular first-class mail addressed to the occupant and owner listed by the Lorain County Auditor; or
 - (3) Sent by certified or registered mail addressed to the owner's last known address; or
 - (4) Posted in a conspicuous place on or about the structure or property affected by such notice.

EXHIBIT A

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

1480.08 Unsafe structures and equipment

- (a) General. When a structure or equipment is found by the Chief Building Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of this code.
- (1) Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- (2) Unsafe Equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.
- (3) Structure Unfit for Human Occupancy. A structure is unfit for human occupancy whenever the Chief Building Official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code or applicable state building codes, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.
- (4) Unlawful Structure. An unlawful structure is one found in whole or in part to have been erected, altered or occupied contrary to law or without prior approval.
- (b) Notice of Condemnation. If a structure is unfit for human occupancy, but is not in danger of structural collapse, the Chief Building Official is authorized to post a Notice of Condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. The Notice shall be in the form prescribed in Section 1480.07(b). Notice shall be posted in a conspicuous place on or about the structure affected by such Notice and served on the owner or the person or persons responsible for the structure in accordance with Section 1480.07(c). If the Notice pertains to equipment, it shall be placed on the condemned equipment.
- (c) Closing of Structures. Upon failure of the owner to close up the premises within the time specified in the Order, the Chief Building Official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.
- (d) Prohibited Occupancy. Any person who occupies a condemned premises or operates condemned equipment, and any owner and/or responsible party for the premises who allows anyone to occupy such premises or operate such equipment shall be liable for the penalties provided by this code.
- (e) Removal of Condemnation. The Chief Building Official shall remove the Notice of Condemnation whenever the defect or defects upon which the condemnation were based have been eliminated. Any person who defaces or removes a Notice of Condemnation without the approval of the Chief Building Official shall be subject to the penalties provided by this code.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

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EXHIBIT A

1480.09 Emergency measures

- (a) Imminent Danger. When, in the opinion of the Chief Building Official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Chief Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Chief Building Official shall cause to be posted at each entrance to such structure an Imminent Danger Notice reading as follows: "This structure is unsafe and its occupancy has been prohibited by the Chief Building Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or demolishing the same.
- (b) Temporary Safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the Chief Building Official, there is imminent danger due to an unsafe condition, the Chief Building Official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted. When necessary for public safety, the Chief Building Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.
- (c) Emergency Repairs by City. If the owner and/or responsible party for the premises fails to provide temporary safeguards, the Chief Building Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible. Costs incurred in the performance of emergency work shall be paid by the City. The legal counsel of the City may institute appropriate action against the owner of the premises where the unsafe structure or unsafe property is or was located for the recovery of such costs. Alternatively, the City may utilize the lien procedures contained in Chapter 215 to recoup its costs for the performance of emergency work.
- (d) Hearing. Any person ordered to take emergency measures shall comply with such Order forthwith. Any affected person shall thereafter, upon petition directed to the Board of Zoning and Building Appeals, be afforded a hearing as described in Section 1480.11.

(Ord. 4010-2004, 4-5-04; Ord. 4470-2007, 10-15-07; Ord. 2024-13, § 1, 3-4-24)

1480.10 Demolition

- (a) General. The Chief Building Official shall order the owner of any premises upon which is located any structure, which in the Chief Building Official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and in such cases where it is unreasonable to repair the structure, to demolish and remove such structure; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.
- (b) Notices and Orders. All notices and orders shall comply with Section 1480.07.
- (c) Failure to Comply. If the owner of a premises fails to comply with a demolition order and/or fails to make the premises safe and sanitary through repairs within the time prescribed, the Chief Building Official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

EXHIBIT A

1480.11 Means of appeal

- (a) Application for Appeal. Any person directly affected by a decision of the Chief Building Official or a notice or order issued under this code shall have the right to appeal the North Ridgeville Board of Zoning and Building Appeals, provided that a written application for appeal is filed within the lesser of either ten days after the date the notice or order was served or the date of the expiration of the abatement period set forth in the notice. Any decision of the Chief Building Official, notice or order issued on subject matter specifically required by the Ohio Building Code, shall make an appeal to the State of Ohio Board of Building Appeals and follow their requirements for application.
- (b) Standard for Review. An application for appeal shall be based on a claim that there is no basis in fact for the Chief Building Official's notice or order, or that the decision is arbitrary or capricious.
- (c) Appeal Procedure. The process of the appeal shall be in accordance with the rules and regulations of the Board of Zoning and Building Appeals.
- (d) Stay Pending Appeal. Appeals of notices and orders (other than Imminent Danger Notices) shall stay the enforcement of the notice and order until the appeal is heard by the Board of Zoning and Building Appeals. A stay pending appeal will not bar criminal prosecution for a violation of any provision of this code.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

1480.12 General requirements

- (a) Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of the exterior of all premises, both residential and commercial, the grounds of such property and the condition of all buildings and structures thereon so that the appearance thereof shall reflect a level of maintenance in keeping with the standards of the City so as to avoid blighting effects and hazards to health, safety and welfare.
- (b) Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy or control.
- (c) Vacant Structures and Land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

(Ord. 2024-13, § 1, 3-4-24)

1480.13 Exterior property areas

- (a) Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. No person shall allow the accumulation on any lot or in any such building, house, or structure, rubbish or other materials which shall or will, if such condition is suffered to continue, attract and propagate vermin or insects.
- (b) Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

EXHIBIT A

- (c) Discarded Materials. All exterior property and premises shall be maintained free of discarded materials.
- (d) Rubbish and Garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Every owner and occupant of a structure shall dispose of rubbish and garbage in a clean and sanitary manner by placing such waste in an approved disposal facility or approved leakproof garbage containers.
- (e) Building Materials. No person shall allow the accumulation of building materials or construction equipment upon property and shall remove said materials or equipment from the exterior of the property, except when the owner is in the process of construction or making improvements upon said property. Where a building permit has been issued, said building materials or construction equipment shall be removed within thirty days of completion of construction. Where no building permit is required, storage of building materials or construction equipment may not exceed 30 days.
- (f) Grading and Drainage.
 - (1) All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
 - (2) Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.
- (g) Sidewalks, Parking Areas and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions such as, but not limited to:
 - (1) Cracks or horizontal gaps exceeding one inch;
 - (2) Settling, buckling, heaving or other defects causing vertical displacement exceeding one inch;
 - (3) Instability, structural damage, disintegration or shattering; or
 - (4) Pitting, scaling, spalling or deterioration of the paved surface causing a potential hazard to pedestrians.
- (h) Vegetation.
 - (1) Safe Flow of Traffic. All hedges, bushes, trees and other vegetation, both within and outside of the right-of-way, shall be kept trimmed and from becoming overgrown so that such growth does not interfere with the safe flow of traffic or is an obstruction to traffic sight lines or otherwise block, impede or interfere with traffic signs.
 - (2) Grass and Weeds. All premises and exterior property shall be maintained free from tall grass, weeds or uncultivated plant growth in excess of eight (8) inches in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens.
 - (3) Maintenance. All trees and shrubs which are dead, afflicted with decay, disease or insect infestation, or otherwise considered dangerous to other plant material; or are in such a condition that it shall or will, if such condition is suffered to continue, endanger the life, limb or property or cause hurt, damage or injury to persons or property or cause hurt, damage, or injury to persons or property upon public streets, or rights-of-way adjacent thereto, by the falling thereof or of parts thereof, shall be removed or appropriately treated.
- (i) Accessory Structures. All accessory structures, including but not limited to detached garages, storage sheds, pole barns, decks, gazebos, patios, porches, stoops, pergolas, retaining walls, fences and walls, and similar structures, shall be maintained structurally sound and in good repair, including all doors, hardware and operating mechanisms. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

EXHIBIT A

- (j) Defacement of Property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
 - (k) Storage of Vehicles. No person shall store any motor vehicle in an inoperative or unlicensed condition on any lot for more than 72 hours. This section shall not be construed to prohibit the parking or placing of inoperative vehicles within garages. Further, this section shall not apply to vehicle repair establishments, vehicle towing facilities or similar legal and permitted businesses.
- (Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

1480.14 Exterior structure

- (a) General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary. ~~so as not to~~ The condition of exterior structures shall not pose a threat to the public health, safety or welfare.
- (b) Protective Treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and free of peeling, flaking and chipped paint or coating. All repainting or other resurfacing of exterior surfaces shall substantially match the existing color and finish of the surrounding surface. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Exterior masonry surfaces that have been painted or otherwise coated shall be maintained free of peeling, flaking and chipped paint or coating and shall be repainted and recoated as necessary to maintain a clean and uniform appearance. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted when the condition exists to an extent found to be sufficient to cause structural damage. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.
- (c) Premises Identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of three inches high with a minimum stroke width of zero and five tenths inch. Numbers shall not exceed a maximum of twenty-four inches in height.
- (d) Structural Members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (e) Foundation Walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- (f) Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- (g) Roofs and Drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
- (h) Decorative Features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- (i) Overhang Extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly

EXHIBIT A

anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment. In the event that such overhang is made of cloth, plastic or similar material, such material shall be maintained in good condition and shall not show evidence of weathering, discoloration, ripping, tearing or other holes.

- (j) Stairways, Decks, Porches and Balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Said areas shall be kept clear of hazards and debris and shall not be used as storage areas.
- (k) Chimneys and Towers. All chimneys, cooling towers, smoke stacks and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (l) Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (m) Window, Skylight and Door Frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 - (1) Glazing. All glazing materials shall be maintained free from cracks and holes.
 - (2) Openable Windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- (n) Insect Screens. Every door, window and other outside opening required for ventilation of habitable rooms when code required, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than sixteen mesh per inch and every swinging door shall have a self-closing device in good working condition. Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.
- (o) Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with applicable building codes.
- (p) Basement Hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

(Ord. 4010-2004, 4-5-04; Ord. 2024-13, § 1, 3-4-24)

1480.15 Violations

- (a) Unlawful Acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code, including the failure of any person, firm or corporation to comply with any order issued by the Chief Building Official pursuant to this code requiring any act to be undertaken.
- (b) Notice of Violation. The Chief Building Official or designated agent shall serve any Notice of Violation or order in accordance with Section 1480.07.
- (c) Prosecution of Violation. If a person, firm or corporation to whom a Notice of Violation has been served does not bring the property at issue into compliance with the provisions of this code by the deadline established in the Notice of Violation or by the granted deadline extension, if any, such person shall be guilty of violation of this code and subject to the penalties set forth in Section 1480.99. If the notice of violation is not complied with, the Chief Building Official may institute the appropriate proceeding at law or in equity to restrain,

EXHIBIT A

correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

- (d) Subsequent Violations. Where a new violation of the same or substantially similar violation type occurs on the same property with the same ownership within two years of a prior violation, the person, firm or corporation may be prosecuted without receipt of additional prior notice.

(Ord. 4010-2004, 4-5-04; Ord. 4470-2007, 10-15-07; Ord. 2024-13, § 1, 3-4-24)

1480.16 Nuisance abatement

- (a) Minor Nuisance Abatement. In addition to penalties provided by law, upon failure of the owner and/or occupier to correct violation conditions described in 1480.13(a) Sanitation, (c) Discarded Materials, (d) Rubbish and Garbage, (e) Building Materials or (h) Vegetation, within the time specified in the Notice of Violation, the Chief Building Official or designated agent may cause the violation to be abated through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.
- (b) Subsequent Violations. For those violation conditions listed in (a) above, where a new violation of the same or a substantially similar violation type occurs on the same property with the same ownership within two years of a prior violation, the City may cause the violation to be abated without additional notification.
- (c) Cost of Abatement. Costs incurred in the performance of minor nuisance abatement shall be paid by the City. The Chief Building Official shall take action to put a lien on the property for the recovery of such costs. The costs may include all labor, equipment or other materials to correct or remove such nuisance, the fees of the officer serving the notices, the cost of public notice of any appeal hearings and an administrative fee equal to three percent (3%) of the cost to remove and abate such nuisance.

(Ord. 2024-13, § 1, 3-4-24)

1480.99 Penalty

- (a) Whoever violates any provisions of this property maintenance code is guilty of a minor misdemeanor and shall not be fined more than the maximum allowed under the Ohio Revised Code for each offense. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.
- (b) Where new violations of the same or a substantially similar violation type occur on the same property with the same ownership as a prior violation within two years, each subsequent violation shall be a misdemeanor of the fourth degree.
- (c) The imposition of the penalties shall not preclude the City from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

(Ord. 4010-2004, 4-5-04; Ord. 4470-2007, 10-15-07; Ord. 2024-13, § 1, 3-4-24)



To: City Council
From: Mayor Corcoran
Prepared By: Planning and Development Department - Kim Lieber
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-65 An Ordinance repealing *Chapter 808 Automobile Service Stations* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026;
Second Reading on 07-06-2026)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

Chapter 808 was adopted in 1974 to require the posting of gasoline prices to protect consumers. Today, fuel pricing is already regulated by federal and state law, and modern digital signage and standard business practices ensure transparency. As a result, Chapter 808 is duplicative, outdated, and no longer necessary. Its repeal will streamline the Codified Ordinances while maintaining existing consumer protections under current law.

FINANCIAL SUMMARY:

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?	N/A
Original Budget Amount	\$0.00
Amount Requesting	\$0.00

Linked Legislation	Ordinance Number 949-74
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See **2026 Approved Budget** [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-65 Chapter 808 Automobile Service Stations - Introduced

DATE:	<u>June 15, 2026</u>	1 ST READING:	<u>June 15, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2026-65

AN ORDINANCE REPEALING *CHAPTER 808 AUTOMOBILE SERVICE STATIONS OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE*.

WHEREAS, federal regulations administered by the Federal Trade Commission (16 C.F.R. Part 306) and Ohio law already require gasoline price posting at service stations, rendering Chapter 808 duplicative and without independent legal effect; and

WHEREAS, Chapter 808 was enacted in 1974, and its specific requirements are incompatible with modern digital price signage technology and current commercial practice; and

WHEREAS, the City has adopted and continues to update comprehensive signage regulations within its zoning code to address modern display standards and practices; and

WHEREAS, Council seeks to modernize and streamline the Codified Ordinances by identifying and eliminating outdated, duplicative, or obsolete provisions that are otherwise governed by existing sections of the Code or by state and federal law.

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

SECTION 1. Chapter 808, entitled *Automobile Service Stations*, of the Codified Ordinances of the City of North Ridgeville is hereby repealed in its entirety.

SECTION 2. All other sections, terms, and provisions of the Codified Ordinances not specifically repealed herein shall remain in full force and effect.

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

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: Mayor Corcoran
Prepared By: Planning and Development Department - Kim Lieber
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-66 An Ordinance repealing *Chapter 826 Food Handlers* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026;
Second Reading on 07-06-2026)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

Chapter 826 was adopted in 1960 to establish local food safety and sanitation standards. Today, these functions are fully governed by Ohio law and enforced by Lorain County Public Health. As a result, the chapter is outdated and duplicative, and the City no longer has an active enforcement role. Its repeal will streamline the Codified Ordinances while maintaining all applicable public health protections under current state and local frameworks.

FINANCIAL SUMMARY:

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?	N/A
Original Budget Amount	\$0.00
Amount Requesting	\$0.00

Linked Legislation	Ordinance Number 40
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See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-66 Chapter 826 Food Handlers- Introduced

DATE:	<u>June 15, 2026</u>	1 ST READING:	<u>June 15, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2026-66

AN ORDINANCE REPEALING *CHAPTER 826 FOOD HANDLERS* OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE.

WHEREAS, a City’s primary responsibility is to provide for the health, safety, and general welfare of its citizens; and

WHEREAS, the subject matter of Chapter 826 is comprehensively governed by Ohio Revised Code Chapters 3715, 3717, and 3732, and by the federal Food, Drug, and Cosmetic Act, rendering the City’s regulations redundant and unnecessary; and

WHEREAS, food safety regulation and enforcement is administered through Lorain County Public Health in conjunction with state and federal agencies, and the City maintains no independent enforcement role in this area; and

WHEREAS, Council seeks to modernize and streamline the Codified Ordinances by identifying and eliminating outdated, duplicative, or obsolete provisions that are otherwise governed by existing sections of the Code or by state and federal law.

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

SECTION 1. Chapter 826, entitled *Food Handlers*, of the Codified Ordinances of the City of North Ridgeville is hereby repealed in its entirety.

SECTION 2. All other sections, terms, and provisions of the Codified Ordinances not specifically repealed herein shall remain in full force and effect.

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

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: Mayor Corcoran
Prepared By: Planning and Development Department - Kim Lieber
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-67 An Ordinance repealing *Chapter 834 Industrial and Commercial Expansion Program* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026;
Second Reading on 07-06-2026)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

Chapter 834 was adopted to create a City-run industrial and commercial expansion program focused on promoting and retaining businesses through local initiatives and funding. Today, economic development is carried out through modern programs, City administration, and partnerships with regional and state organizations. As a result, Chapter 834 is outdated and no longer serves an active purpose. Its repeal will streamline the Codified Ordinances while maintaining effective and current economic development efforts.

FINANCIAL SUMMARY:

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?	N/A

Original Budget Amount	\$0.00
Amount Requesting	\$0.00
Linked Legislation	Ordinance Number 1898-84

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-67 Chapter 834 Industrial and Commercial Expansion Program - Introduced

DATE:	<u>June 15, 2026</u>	1 ST READING:	<u>June 15, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2026-67

AN ORDINANCE REPEALING *CHAPTER 834 INDUSTRIAL AND COMMERCIAL EXPANSION PROGRAM* OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE.

WHEREAS, Chapter 834 established a City-run Industrial and Commercial Expansion Program intended to promote and retain local businesses through activities such as printed promotional materials and signage; and

WHEREAS, the City's economic development efforts are now conducted through current programs, appropriations, and strategic partnerships, rendering Chapter 834 without purpose or effect; and

WHEREAS, economic development activities are administered through the City's existing administrative structure, with support from regional and state partners, including One Lorain County and the local Chamber of Commerce; and

WHEREAS, the funding and promotional mechanisms set forth in Chapter 834, including its nominal appropriations and outdated methods of promotion, no longer reflect modern economic development practices; and

WHEREAS, Council seeks to modernize and streamline the Codified Ordinances by identifying and eliminating outdated, duplicative, or obsolete provisions that are otherwise governed by existing sections of the Code or by state and federal law.

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

SECTION 1. Chapter 834, entitled *Industrial and Commercial Expansion Program*, of the Codified Ordinances of the City of North Ridgeville is hereby repealed in its entirety.

SECTION 2. All other sections, terms, and provisions of the Codified Ordinances not specifically repealed herein shall remain in full force and effect.

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

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

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



To: City Council
From: Mayor Corcoran
Prepared By: Mayor's Office - Fijabi Gallam
Meeting Date: Monday, July 20, 2026 7:00 PM
Agenda Name: Regular City Council Meeting

LEGISLATION TITLE:

O 2026-68 An Ordinance amending *Chapter 806 Alarm Systems* of the Codified Ordinances of the City of North Ridgeville by repealing permit requirements and related provisions.
(Introduced by Mayor Corcoran; First Reading on 06-15-2026;
Second Reading on 07-06-2026)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:

Adopt after Three Readings

Reason for Legislation and Action:

Chapter 806 currently requires permits, applications, and ongoing administrative tracking for alarm systems within the City. In practice, these requirements are difficult to maintain due to frequent changes in property ownership and business operations. Today, the Police and Fire Departments work directly with alarm companies to obtain current contact information and respond to activations, making the City's permit system unnecessary and duplicative.

This legislation removes obsolete permitting and administrative requirements. The update streamlines the Code and aligns it with current practices without impacting public safety.

FINANCIAL SUMMARY:

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	Ordinance Number 2521-91 Ordinance Number 2569-91 Ordinance Number 5426-2017

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. ORD. NO. 2026-68 Chapter 806 Business Alarm Permit - Introduced

DATE:	<u>June 15, 2026</u>	1 ST READING:	<u>June 15, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2026-68

AN ORDINANCE AMENDING *CHAPTER 806 ALARM SYSTEMS* OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE BY REPEALING PERMIT REQUIREMENTS AND RELATED PROVISIONS.

WHEREAS, Chapter 806 currently requires registration and permitting of alarm systems, including application procedures, fees, and administrative oversight by the City; and

WHEREAS, ownership and occupancy of properties frequently change, making it difficult to maintain accurate and up-to-date permit records for alarm systems; and

WHEREAS, in practice, the Police Department and Fire Department routinely coordinate directly with alarm system companies to obtain contact information and respond effectively to alarm activations without reliance on City-issued permits; and

WHEREAS, alarm system companies operate under their own regulatory standards and industry requirements, and maintain current contact and response information for their customers; and

WHEREAS, Council desires to retain appropriate operational provisions governing alarm system use, including false-alarm responses and system standards, while eliminating outdated permitting requirements.

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

SECTION 1. The following sections of Chapter 806 are hereby repealed in their entirety as they pertain to alarm system permitting and registration:

Section 806.02 – Permit required; application of section to alarm system businesses

Section 806.03 – Permit Applications

Section 806.04 – Amendments to Permit Applications

Section 806.05 – Permit Required for Systems Installed Prior to Effective Date of Chapter; Application of Section to Alarm System Businesses

Section 806.06 – Duration of Permits; Revocation for Nonpayment of Response Fees

Section 806.07 – Permit Fees

Section 806.08 – Transfers of Permits

Section 806.09 – Permits to Be Kept at Alarm Site for Inspection

Section 806.10 – Responsibilities of persons in control of property

Section 806.12 – Installation requirements

Section 806.13 – Registration of alarm system businesses with police and fire departments

Section 806.14 – Notification of police and fire departments of changes of licensed managers and personnel telephone numbers

Section 806.15 – Information to be provided to safety-service director by alarm system businesses

Section 806.16 – Responsibilities of alarm system businesses re maintenance and service

Section 806.17 – Central stations and telephone answering services

Section 806.19 – Charges for responses to false alarms; revocation of permit for nonpayment

Section 806.20 – Revocation of Permits

Section 806.21 – Reinstatement of Permits after revocation

Section 806.22 – Rapid-Entry Systems and Cabinet-Style Vaults

Section 806.23 – Compliance required

SECTION 2. All other sections, terms, and provisions of the Codified Ordinances not specifically repealed herein shall remain in full force and effect.

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

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

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR