February 12, 2026

Mayor Nicole Dailey Jones
City of North Olmsted
5200 Dover Center Road
North Olmsted, OH 44070

CC:
City Council President Louis J. Brossard
Councilman Chris Scarl
Councilman Matt Marrie
Councilwoman Mary Gilchrist
Councilwoman Maureen Carr
Councilman Duane H. Limpert
Councilman Mark Madden
Director of Finance Keegan Radeff
Law Director Michael R. Gareau Jr.
Cuyahoga County Budget Commission

Dear Mayor Jones,

On behalf of the residents of the City of North Olmsted, I respectfully request that you and City Council formally and publicly petition the Cuyahoga County Budget Commission to exercise its authority under House Bill 309 to reduce effective property-tax millage rates to pre-2024 revaluation levels for levies affecting the City portion of the property tax.

The recent revaluation spikes have left many residents wondering: how do recent spending trends align with good governance and the responsible use of taxpayer funds? The sharp and dramatic increase in tax obligations has created real financial strain for homeowners and tenants alike.

A few of the conversations I have had with residents are listed below. A retired couple can no longer afford $500 in monthly taxes on a modest bungalow and must move, something they never wanted to do. A young couple living in an apartment has abandoned plans to buy a starter home in North Olmsted because of the tax burden. An elderly woman in our city, whose husband is hospitalized, worries about how to pay more than $7,000 in property taxes each year. In my own household, my spouse has expressed concern that, if something were to happen to me, she could not manage a $7,400 annual tax bill.

To help understand the broader context behind these concerns, the City's most recent available financial statements show a substantial expansion in operating expenditures over a short period. From 2022 to 2024, expenses excluding capital outlays and debt service increased by approximately $8.6 million, or 24%, in just 24 months. Included in line items from the cities financial statements show General Government expenses rose by roughly $1.2 million (23%), Public Safety rose by a whopping $4.5 million (28%), Public Health rose by $430,000 (57%), Leisure Time Activities rose by $900,000 (34%), and Economic Development by $700,000 (135%).

In 2022, City services were adequately funded, and the City reported a surplus of nearly $2.0 million. In addition, as of the end of 2024, the city reported cash and investment balances totaling more than $36 million. If the city were able to return spending growth to more moderate levels—aligned with 2022 spending adjusted for inflation—it could help create room to support a rollback of effective millage rates to pre-2024 revaluation levels while continuing to deliver core services.

In this letter, I refer to the 2024 year-end numbers, as they are the most recent available to the public. None of the increased 2024 property revaluation-driven tax increase has been seen yet. Those began to be collected in 2025 and will appear in the 2025 financial statements, which have yet to be published.

In light of these facts, I ask the Mayor and the City Council to do the following:

1. Formally request that the Cuyahoga County Budget Commission exercise its statutory authority under House Bill 309 to reduce effective property-tax millage rates to pre-revaluation levels for levies affecting North Olmsted residents in relation to the City portion of the property tax.
2. I ask that the City Council and the Mayor's office provide a full and transparent detailed accounting of the recent expansion of spending growth in each area, so that taxpayers can understand why this was necessary.

I would respectfully suggest that action on this matter would do far more than provide financial relief. A clear and meaningful rollback of effective millage rates to pre-2024-revaluation levels would send a strong signal to residents that their elected officials are listening, exercising restraint, and acting in good faith. Such action would materially bolster public confidence in City leadership—far more than a partial or symbolic adjustment—and demonstrate a genuine commitment to aligning taxation with actual service needs.

The purpose of this request is not to weaken City services, but to help ensure they remain strong, effective, and sustainable—without breaking the backs of the people who pay for them. Taxpayers and government are not adversaries; we are in this together. That shared responsibility requires discipline, transparency, and a willingness to correct course when spending has outpaced necessity. Rolling back effective millage rates and aligning expenditures with existing revenues would be an important first step toward restoring fiscal balance and public confidence.

Sincerely,

Daniel Conway, CPA

Resident of North Olmsted

Candidate for Ohio House District 15

See attached schedules of Revenues and Expenses

City of North Olmsted Compare

	2022	2024	Change	% Change
Revenue				
Property Tax & Other	11,331,360	10,941,187	(390,173)	
Municipal Income Tax	19,598,471	18,125,955	(1,472,516)	
Other	11,481,769	17,149,015	5,667,246	
Total Revenue	**42,411,600**	**46,216,157**	**3,804,557**	9%
Expenses				
General Government	5,462,844	6,708,854	1,246,010	23%
Security of persons and property	16,170,687	20,673,960	4,503,273	28%
Public Health	754,849	1,185,174	430,325	57%
Transportation	7,803,612	8,248,149	444,537	6%
Basic Utility	2,543,410	2,944,512	401,102	16%
Leisure Time	2,627,424	3,527,104	899,680	34%
Economic Development	519,832	1,220,499	700,667	135%
Non Capital/Non Debt	35,882,658	44,508,252	8,625,594	24%
Capital Outlay	376,667	670,730	294,063	78%
Debt Service	4,239,367	2,905,050	(1,334,317)	-31%
Total Expenses	**40,498,692**	**48,084,032**	**7,585,340**	19%
Excess (Deficit)**	**1,912,908**	**(1,867,875)**		

Source Year Ended 12/31/2022 and 12/31/2024 City of North Olmsted, Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds