

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
March 17, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, March 17, 2025, to order at 7:00 p.m.

INVOCATION:

Led by President Jacobs.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

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

Councilman Eric Shaffer, Councilman Clifford Winkel, and Clerk of Council Nicholas Ciofani were excused.

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

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Public Hearing meeting minutes dated March 3, 2025, and the Regular City Council meeting minutes dated March 3, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Civil Service Meeting Minutes dated February 26, 2025.

Board of Zoning and Building Appeals Meeting Minutes dated February 27, 2025.

Planning Commission Meeting Minutes dated March 11, 2025.

LOBBY:

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

No lobby session.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked as follows.:

- During the first readings, there is a request for emergency passage concerning legislation: Ordinance #2025-48, creating a new Chapter 1470, Tents of the North Ridgeville Building and Housing Code. The Ohio Revised Code requires tents to be inspected under the Building Code.
- Dementia Friends Community Education Session - North Ridgeville is recognized as a dementia-friendly community by Dementia Friends America. Free workshops are held throughout the year as part of the ongoing efforts to educate and inform the community at large. The next workshop is Thursday, March 20, 2025, from 6:00 p.m. to 7:00 p.m. at the Senior Center. The goal of these sessions is to help individuals understand how dementia impacts affected individuals and also to learn about programs and resources.
- Coffee & Conversation is on Monday, April 7, 2025, at 8:30 a.m. in Council Chambers for the Mayor's monthly coffee & conversation. Finance Director April Wilkerson, Police Chief Michael Freeman, and Fire Chief John Reese will be special guests.

Moved by Mayor Corcoran and seconded by Swenk to go into Executive Session for conferencing with the public body's attorney concerning pending or imminent court action.

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

Yes – 5 No – 0

Adjourned into Executive Session at 7:05 p.m.

Reconvened into the Regular Council meeting at 7:34 p.m.

Moved by Swenk and seconded by DeVries 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 Christina Eavenson provided the following update.:

- Ordinance No. 2025-35 – the roadway resurfacing of Carolyn Drive, Luanne Drive, and Monica Drive project – Noted that Lorain County would administer this project during construction and enter into a contract with the prospective contractor. Mrs. Eavenson

requested that the City Council strike this legislation from the agenda because it is no longer necessary.

- The engineering team reviewed the roadway resurfacing of Carolyn Drive, Luanne Drive, and Monica Drive. The City has committed to contributing \$140,000 towards this project; however, additional curb replacement and catch basin adjustments will be needed to provide more appropriate drainage for the subdivision. Initially, the subdivision had a concrete base, and several years later, it received an asphalt overlay, yet there was no adjustment to the structures at that time. This presents an opportunity for the City to make those adjustments and create a solid improvement for the subdivision. Legislation is not needed for contracting the project; it is only an amendment to the 2025 appropriation legislation.
- Engineering has two annual projects under first readings: the citywide crack seal work and the catch basin rehabilitation project. The \$130,000 appropriated for the catch basin would cover approximately 50 structures.
- Work has started on the two EV stations in the City Hall parking lot behind the Senior Center along the tree lawn, featuring two available ports, while the other station will have one DC fast charging port. The work is expected to be done within 30 days. This asset was made possible with the Congestion Mitigation & Air Quality (CMAQ) program, funding provided through Northeast Ohio Areawide Coordinating Agency (NOACA).

City Engineer Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, had no report.

4. Other Reports:

President Jacobs noted the following reports:

March 2025 Water Distribution and EPA Report.
September 2024 Fire Department Report.
February 2025 Building Division Report.

COUNCIL COMMITTEE REPORT(S):

1. The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of March 11, 2025:
 1. PPZ2025-0337: Victory Park, 7777 Victory Lane, PPN 07-00-003-102-106
Owner: PMJ Park Holdings, 7777 Victory Lane, North Ridgeville, OH 44039.
Proposal consists of new turf fields, lighting and other site improvements. Property zoned I-2 Light Industrial District
PC ACTION: Approved by a vote of 3-0 with the following conditions:
 1. Athletic fields must have a minimum 15-foot runout.
 2. Double gates at each field for emergency access.**NOTE:** The lighting plan was withdrawn.

Moved by Abens and seconded by Swenk to approve the Planning Commission's action for Victory Park.

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

Yes – 5 No – 0

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

There were none.

RECESS:

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

A voice vote was taken, and the motion was carried.

Yes – 5 No – 0

- O 2025-35 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the roadway resurfacing of Carolyn Drive, Luanne Drive and Monica Drive, and other appurtenances.
(Introduced by Mayor Corcoran; First Reading on 02-18-2025; Second Reading on 03-03-2025)

Moved by President Jacobs and seconded by Awig to strike 2025-35 from the agenda dated March 17, 2025.

A roll call vote was taken on the striking of Ordinance Number 2025-35, and the motion carried.

Yes – 5 No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Assistant Clerk of Council Fijabi Gallam:

- O 2025-48 An Ordinance creating a new Chapter 1470 Tents of the North Ridgeville Building and Housing Code.
(Introduced by Mayor Corcoran)

President Jacobs referred this legislation to the Committee of the Whole for further review.

Assistant Clerk of Council Fijabi Gallam:

- R 2025-49 A Resolution to approve the application made by Margaret E. Haputa and Grosik Katherine to have certain land owned by them designated as being located within an agricultural district.
(Introduced by Mayor Corcoran)

This Resolution moved to Second Reading.

Assistant Clerk of Council Fijabi Gallam:

- O 2025-50 An Ordinance replacing Chapter 1030 Street Trees with new Chapter 1030 Trees and repealing Chapter 1032 Master Tree Plan of the North Ridgeville Streets, Utilities and Public Services Code.
(Introduced by Mayor Corcoran)

This Ordinance moved to Second Reading.

Assistant Clerk of Council Fijabi Gallam:

- O 2025-51 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 crack seal project and other appurtenances.
(Introduced by Mayor Corcoran)

This Ordinance moved to Second Reading.

Assistant Clerk of Council Fijabi Gallam:

- O 2025-52 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the 2025 catch basin rehabilitation project, including other appurtenances.
(Introduced by Mayor Corcoran)

This Ordinance moved to Second Reading.

Assistant Clerk of Council Fijabi Gallam:

- O 2025-53 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to advertise for bids and negotiate contract(s) for a twelve-month period, according to law and in a manner prescribed by law, for the purchase of roadway materials to be used by the City of North Ridgeville, Ohio.
(Introduced by Mayor Corcoran)

This Ordinance moved to Second Reading.

Assistant Clerk of Council Fijabi Gallam:

- O 2025-54 An Ordinance authorizing the Mayor of the City of North Ridgeville to advertise for bids and negotiate a contract according to law and in a manner prescribed by law for the rental of equipment and related services for road repair and maintenance to be used by the Service Department.
(Introduced by Mayor Corcoran)

This Ordinance moved to Second Reading.

Assistant Clerk of Council Fijabi Gallam:

- O 2025-55 An Ordinance providing for the amendment of Chapter 1010 Engineering Permits and Fees in the Streets, Utilities and Public Services Code.
(Introduced by Mayor Corcoran)

This Ordinance moved to Second Reading.

SECOND READINGS:

Assistant Clerk of Council Fijabi Gallam:

- R 2025-41 A Resolution to approve the application made by Richard Stash to have certain land owned by them designated as being located within an agricultural district.
(Introduced by Mayor Corcoran; First Reading on 03-03-2025; Public Hearing on 03-17-2025)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the third reading for 2025-41

A voice vote was taken, and the motion carried.
Yes – 5 No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt 2025-41.

A roll call vote was taken on the adoption, and the motion carried for **Resolution Number 2025-41**.
Yes – 5 No – 0

THIRD READINGS:

Assistant Clerk of Council Fijabi Gallam:

- O 2025-35 An Ordinance authorizing the Mayor to advertise for bids and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the roadway resurfacing of Carolyn Drive, Luanne Drive and Monica Drive, and other appurtenances.
(Introduced by Mayor Corcoran; First Reading on 02-18-2025; Second Reading on 03-03-2025)

Ordinance Number 2025-35 has been struck from the agenda.

Assistant Clerk of Council Fijabi Gallam:

R 2025-37 A Resolution authorizing the Mayor to enter into a Delinquent Debt Collection Agreement with the Ohio Attorney General pursuant to R.C. 131.02 for the collection of delinquent debts owed to the City.
(Introduced by Mayor Corcoran; First Reading on 02-18-2025; Second Reading on 03-03-2025)

Moved by Swenk and seconded by Abens to adopt 2025-37.

A roll call vote was taken on the adoption, and the motion carried for **Resolution Number 2025-37.**

Yes – 5

No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. A City Council Public Hearing is scheduled on Monday, April 7, 2025, at 6:45 p.m., in Council Chambers for an Agricultural Application.
2. The next Regular City Council meeting will be on Monday, April 7, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:46 p.m.

Approval of minutes on April 7, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL