

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
April 21, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, April 21, 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, Eric Shaffer, Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Mayor Kevin Corcoran, Finance Director April Wilkerson, Civil Engineer Eric Brown, and Clerk of Council Nicholas Ciofani were also present.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Public Hearing meeting minutes dated April 7, 2025, and the Regular City Council meeting minutes dated April 7, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Planning Commission Meeting Minutes dated April 8, 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 readings, a request has been made for emergency passage regarding legislation: Ordinance Number 2025-48, 2025-68, and Resolution Number 2025-66, 2025-67, 2025-69.
- NOPEC Natural Gas Enrollment Letters - Eligible residents and small business owners will be receiving or may have already received a natural gas enrollment letter for our community's natural gas aggregation program through NOPEC for the period beginning with customers' June 2025 meter read dates. NOPEC is required by the Public Utilities Commission of Ohio (PUCO) to send enrollment letters to eligible natural gas customers every two years.

If you want to enroll in NOPEC's Standard Program Price, no action is required when you receive an enrollment letter. The North Ridgeville residents will automatically be enrolled. Additional information and rate options, including fixed term and monthly variable pricing, can be viewed online at nopec.org/gas or by calling NOPEC's 24/7 Customer Care Center at 1-855-667-3201. If a resident does not want to enroll in the natural gas aggregation, opt-out instructions are included in your enrollment letter.

For more information, visit NOPEC's website or the City's website at nridgeville.org.

- Early Voting - As a reminder, the city has three renewal levies on the May 6, 2025, primary election ballot: Fire, Police, and Streets & Bridges. These are all renewal levies and WILL NOT increase taxes. To learn more, residents could visit the City's website at nridgeville.org. If residents want to vote early, they can do so at the Lorain County Board of Elections office. The Election Option is open this week, Monday through Friday from 8:00 a.m. until 5:00 p.m., and next week, hours and weekend hours through Sunday, May 4. For more information, visit www.voteloraincountyohio.gov.
- Fishing Derby, May 3, 2025 - Parks & Recreation and Fire Department will be hosting the annual fishing derby on Saturday, May 3, 2025, from 7:30 AM to noon at South Central Park. Attendees could bring their bait and fishing rod; if they don't have one, the City will provide one. This is a free event for children aged 3-18 years old. A \$5 donation for Aluminum Cans for Burned Children is encouraged. Visit the Parks & Recreation Department website for more information and to register for the event.

Moved by Mayor Corcoran and seconded by Swenk to go into Executive Session to consider the purchase of real property.

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

Yes – 7

No – 0

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

Reconvened into the Regular Council meeting at 7:12 p.m.

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

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

Yes – 7

No – 0

- Noted that from January through March, the city had 16 new home permits, and it was 42 last year. Construction of houses is slowing down.

Mayor Corcoran concluded his report.

2. Engineer:

Civil Engineer Eric Brown provided the following projects.:

- ODOT Bridge Work SR 83 over SR 10 and the Center Road bridge over Mills Creek ditch: Open to one lane of traffic until October (a little more than six months).
- Ohio Turnpike: Westbound off-ramp to Lorain Road closed for three months. Expected to reopen on August 1, 2025.
- Railroad pavement repairs: The Root Road crossing is closed and will be reopened by the end of the week.
- Burns Road and Center Ridge Road crossings closed, from Monday, April 26, 2025, at 7:00 a.m. to Friday, May 2, 2025, at 5:00 p.m. Detour plans posted on the City's website.
- TC Energy pipeline repairs: High-pressure gas main repairs at Sprague Road, Root Road, and Reed Road. The repairs recently started, and completion is expected by the end of this week. There will be Periodic one-lane closures during work.
- Engineering department bid openings are scheduled for next week for the 2025 catch basin repairs and the Luanne Drive and Monica Drive resurfacing projects. Contractors to be announced next week.
- Quarterly drainage board meeting: Scheduled for April 22, 2025, at 7:00 p.m.

Civil Engineer Brown concluded his report.

3. Director of Finance:

April Wilkerson, the Finance Director, reported the following:

A memorandum was provided to City Council addressing each piece of legislation that is on the agenda and recommending that the legislation be adopted with the emergency clause to ensure the Department of Finance has the resources necessary to meet its financial obligations.

- Ordinance No. 2025-68 - Amending 2025 Annual Appropriations.
- Resolution No. 2025-69 - Then and Now Certificate.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following reports:

February 2025 Fire Department Report.
March 2025 Water Distribution and EPA Report.
March 2025 Building Division 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 their Regular Meeting of April 8, 2025:

1. PPZ2024-0319 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006
Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039.
Proposal consists of building and site improvements for restaurant and lounge. Property is zoned B-3 Highway Commercial District.
PC ACTION: Approved by a vote of 4-0 with the following conditions:
 1. Curbing shall be modified to sufficiently protect utility pole and fire hydrant per Engineering requirements.
 2. Administrative approval is required for the lighting plan and photometrics.

Councilman Abens noted that the property is in a unique location and the owner wants to update the building.

Moved by Abens and seconded by Swenk to approve the Planning Commission's approval for City Limits.

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

Yes – 7

No – 0

2. PPZ2025-0335: Panda Express, 32429 Cook Rd, PPN 07-00-003-102-104, -045, -046
Applicant: Phillip Meador, Heights Venture Architects, 5741 Legacy Dr, Suite 320, Plano, TX 74024.
Owner: Cook Road Properties, LLC, 7670 Tyler Boulevard, Mentor, OH 44060.
Proposal consists of constructing a new drive through restaurant. Property zoned B-3 Highway Commercial District.
PC ACTION: Denied by a vote of 4-0.

Councilman Abens remarked that the project could not satisfy traffic issues both onsite and offsite.

Moved by Abens and seconded by Swenk to approve the Planning Commission's denial for City Limits.

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

Yes – 7 No – 0

RECESS:

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

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

Yes – 7 No – 0

Moved by President Jacobs and seconded by DeVries to suspend the bylaws and amend the agenda to add Ordinance Number 2025-50 under Third Readings

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

Yes – 7 No – 0

Moved by President Jacobs and seconded by Winkel to suspend the bylaws and to amend the agenda to add Ordinance Number 2025-70 under First Readings

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

Yes – 7 No – 0

Moved by President Jacobs and seconded by Swenk to amend Ordinance Number 2025-68 in its entirety by substitution with the version that was submitted to City Council before the meeting.

Councilman Jacobs noted that the change was to add the cost for the Safetyville shirts.

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

Yes – 7 No – 0

Moved by President Jacobs and seconded by Winkel to amend Ordinance Number 2025-48 in its entirety by substitution with the version that was submitted to City Council before the meeting.

Councilman Jacobs noted that the change was to add the new version, which Director of Planning and Development Kim Lieber had revised.

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

Yes – 7 No – 0

Ordinance and Resolution submittal(s)
FIRST READINGS:

Clerk of Council Nicholas Ciofani:

R 2025-66 A Resolution authorizing the Director of Planning and Development to make application to Lorain County on behalf of the City of North Ridgeville for CDBG funding for the Aurensen, Noll and Behm Road Waterline Replacement Project; further authorizing funds for local match; further authorizing the Mayor to accept the funding, if awarded, and to execute a contract with Lorain County.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2025-66.

Mayor Corcoran remarked that the neighborhood has been in discussion, and there is a lot of work that needs to be done in the area. The County recently notified the City that the area is qualified for some funding. This request is for the replacement of a waterline in the subdivision.

President Jacobs concurred with the Mayor that the waterline needs replacement.

Councilwoman Swenk asked whether the project would affect the sewer line.

Mayor Corcoran pointed out that the waterline is being replaced solely through legislation.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause to meet the Lorain County deadline.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2025-66 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-66.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

R 2025-67 A Resolution authorizing the Mayor to accept a grant from the Ohio Department of Transportation for the Taylor Parkway Resurfacing Project.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-67.

Mayor Corcoran noted that the Ruf business has allowed the city to qualify for grant money for the resurfacing project.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Cocoran and seconded by Abens to add the emergency clause to access the grant funds.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt 2025-67 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-67.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-68 An Ordinance amending Ordinance Number 2024-139 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2025 and ending December 31, 2025.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2025-68.

President Jacobs noted that legislation is needed to hire a part-time resident project representative for the Engineering Division to accommodate the Root Road Improvement project and the addition of the Safetyville shirts.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to provide the Department of Finance with the resources necessary to meet its obligations.

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

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to adopt 2025-68 amended with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-68.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

R 2025-69 A Resolution authorizing the execution of then and now certificates by the City
Fiscal Officer and the payment of amounts due for various purchase orders.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings
for 2025-69.

A voice vote was taken, and the motion carried.
Yes – 7 No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to provide the
Department of Finance with the resources necessary to meet its obligations.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 7 No – 0

Moved by DeVries and seconded by Awig to adopt 2025-69 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-69.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-70 An Ordinance authorizing the Mayor to enter into a purchase agreement with the
Lorain County Land Reutilization Corporation to acquire certain vacant land on
Ridgeview Boulevard.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and
third readings for 2025-70.

Mayor Corcoran remarked that the Lorain County Land Reutilization Corporation asked if the City
wanted the parcels, and the legislation is to accept the parcels to be used in the
future for municipal purposes.

A voice vote was taken, and the motion carried.
Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause to
accept the parcel for future use.

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

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt Ordinance 2025-70 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-70.**

Yes – 7

No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-48 An Ordinance creating a new Chapter 1470 Tents of the North Ridgeville Building and Housing Code.
(Introduced by Mayor Corcoran; First Reading on 03-17-2025; COW on 04-07-2025)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the third readings for 2025-48 amended.

Mayor Corcoran remarked that tent season has begun, and the administration would like to implement a process.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt Ordinance 2025-48.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-48.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

O 2025-61 An Ordinance amending Ordinance 2025-1 Exhibit "A" by changing the job title of "Chief Prosecutor" to "Assistant Law Director/Chief Prosecutor."
(Introduced by Mayor Corcoran; First Reading on 04-07-2025; Amended on the floor on 04-07-2025)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the third readings for 2025-61.

Mayor Corcoran explained that the administration wants to start implementing this process.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt Ordinance 2025-61.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-61.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-63 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 full depth concrete pavement replacement and other appurtenances.
(Introduced by Mayor Corcoran; First Reading on 04-07-2025)

This Ordinance moved to Third Reading.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

- 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; First Reading on 03-17-2025; Second Readings on 04-07-2025; COW on 04-21-2025)

Moved by Swenk and seconded by Winkel to adopt Ordinance 2025-50, amended.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-50.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

- 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; First Reading on 03-17-2025; Second Reading on 04-07-2025)

Moved by Swenk and seconded by Abens to adopt Ordinance 2025-51.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-51.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

- 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; First Reading on 03-17-2025; Second Reading on 04-07-2025)

Moved by Swenk and seconded by Abens to adopt Ordinance 2025-53.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-53.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

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; First Reading on 03-17-2025; Second Reading on 04-07-2025)

Moved by Swenk and seconded by Abens to adopt Ordinance 2025-54.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-54.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

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; First Reading on 03-17-2025; Second Reading on 04-07-2025)

Moved by President Jacobs and seconded by Winkel to amend Ordinance Number 2025-55 to change the tree permit fee from \$80 to \$0.

President Jacobs noted that the legislation allows contractors to use a cash deposit instead of a bond to secure final grading, covering potential weather delays. Contractors have up to 60 days to finish grading. He believes this will benefit both residents and the city when contractors abandon projects.

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

Yes – 7

No – 0

Moved by Swenk and seconded by Winkel to adopt Ordinance 2025-55.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-55.**

Yes – 7

No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, May 5, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:40 p.m.

Approval of minutes on May 5, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL