

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
May 5, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, May 5, 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.

Finance Director April Wilkerson, City Engineer Christina Eavenson, Law Director Brian Moriarty, Clerk of Council Nicholas Ciofani, and Deputy Clerk of Council were also present.

Mayor Kevin Corcoran was excused.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Committee of the Whole meeting minutes dated April 7, 2025, the Committee of the Whole meeting minutes dated April 21, 2025, and the Regular City Council meeting minutes dated April 21, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Board of Zoning and Building Appeals Meeting Minutes dated April 24, 2025.
Civil Service Commission Meeting Minutes dated April 28, 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 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.

Albert Krage, residing at 37903 Sugar Ridge Road, voiced his concerns regarding traffic issues. He mentioned that the truck problem continues and feels the City is neglecting it. He pointed out

that trucks are still violating the no-truck rule and damaging the newly paved surface on Sugar Ridge Road. Recently, Mr. Krage observed multiple trucks traveling down Sugar Ridge Road after 10:00 p.m. He shared that he had taken photographs of the truck traffic, noting that there were no police officers present when traffic increased due to the road closure. Additionally, he stated that speeding remains a concern on Sugar Ridge Road, and adding a bike path is not beneficial for the area.

Steve Ferris, at 211 Commerce Drive in Medina, noted that he was at the meeting on behalf of Isomer Group, known as Discount Drug Mart. He urged City Council to reconsider Resolution Number 2025-62, which proposed terminating the Isomer Group tax abatement, because the delay in question was due to a property valuation that was 33% below the original estimate. Mr. Ferris added that they had lengthy discussions with the City regarding an adjustment to the abatement agreement and were informed that such an adjustment was not available. Since no adjustment was possible, a check for what was owed to the School District was delivered prior to the Regular City Council meeting on May 5, 2025.

ADMINISTRATORS REPORTS:

1. Mayor:

Law Director Brian Moriarty, on behalf of Mayor Corcoran, remarked as follows.:

- During the readings, a request has been made for emergency passage regarding legislation: Ordinance #2025-71, 2025-72, 2025-73, 2025-74, 2025-75, 2025-76, 2025-77, 2025-65, and 2025-63.
- Election Day - As a reminder, the city has three renewal levies on tomorrow's May 6th 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. Polling locations are open tomorrow from 6:30 a.m. until 7:30 p.m. If residents don't know their polling location, they can visit the Lorain County Board of Elections' website at www.voteloraincountyohio.gov.
- Ribbon Cutting Ceremony - Residents are cordially invited to attend the grand opening of the new playground at South Central Park on Wednesday, May 7, 2025, at 6:00 p.m. for the official ribbon cutting ceremony.
- Gateway North Ridgeville - Gateway North Ridgeville is a multi-year project designed to transform the Lorain Road and Lear Nagle Road corridors. It will create a vibrant gateway into the city while easing traffic congestion and improving safety in key areas for both commuters and the community. The Public Information Session is on Monday, May 12, 2025, at 6:00 p.m. at the Lorain County Community College University Partnership Ridge Campus, where the City will introduce the project and obtain input. For more information, visit Gateway North Ridgeville webpage at: nridgeville.org/GatewayNorthRidgeville
- Coffee & Conversation - Join Mayor Corcoran on Wednesday, May 14, 2025, from 8:30 a.m. to 9:30 a.m. in Council Chambers at City Hall for his Coffee & Conversation. This monthly gathering is a fantastic opportunity to stay informed about what's happening in

the city. Brenda Lett, a representative from the North Ridgeville Garden Club, will join Mayor Corcoran as the special guest, sharing insights into the club's efforts and providing an update on the upcoming plant sale.

- Discover the Ridge - North Ridgeville Chamber of Commerce/Visitors Bureau is sponsoring the annual Discover the Ridge on Saturday, May 17, 2025, with 28 participating locations throughout North Ridgeville. The kickoff event will take place at 10:00 a.m. at Don Mould's Garden Center, featuring the North Ridgeville VFW Color Guard, food, flea-tique, the Historical Society, and more. Visit the City's website at nridgeville.org to download the brochure highlighting all 28 locations or stop by City Hall to pick one up.
- Lorain County Beautiful Day - Lorain County Beautiful Day will be held on Saturday, May 17, 2025, from 9:00 a.m. to noon. This is a great opportunity to play an active role in improving our community and parks. Residents are encouraged to clean up, fix up, paint, and spruce up the community. Interested organizations and individuals should contact Parks and Recreation Director Kevin Fougousse at (440) 490-2051.

2. Engineer:

City Engineer Christina Eavenson provided the following projects:

- The railroad has completed its at-grade crossings work, and everything should be open.
- KMU has been out to wrap up some punch list items at the peanut roundabout. Director Eavenson asked everyone to proceed with caution, and the traveling public to use the truck apron in some areas while the work is completed.
- If traveling westbound on the turnpike, travelers won't be able to get off in North Ridgeville until after August 1, 2025. Eastbound traffic can still get off at the exit.
- The Luanne Drive and Monica Drive resurfacing project, which is being advertised by the county, will open bids on Thursday, May 8, 2025.
- The City received three good bids for the catch basins last week and is looking to make a selection this week
- The Cypress Avenue extension will be advertised on May 7, 2025.
- The bids and specifications for the full depth replacement are ready to go. The request is for City Council to consider Ordinance Number 2025-63 with an emergency, so that the City can start bidding the project sooner rather than later in the upcoming weeks.
- There are two new faces in the engineering division. A retired inspector from Westlake, David Kubera, will serve as the part-time seasonal Resident Project Representative, working on construction projects during the summer. A young engineer, Gregory Buehner, Civil Engineer 1 (EI), who graduated from Cleveland State, will join the team full-time.

City Engineer Christina Eavenson concluded her report.

3. Director of Finance:

No report.

4. Other Reports:

President Jacobs noted the following reports:

October 2024 Fire Department Report
November 2024 Fire Department Report
December 2024 Fire Department Report
January 2025 Fire Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

There were none.

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

Ordinance and Resolution submittal(s)

FIRST READINGS:

{Clerk Notes: Law Director Brian Moriarty (Mr. Moriarty) is acting Mayor}

Clerk of Council Nicholas Ciofani:

R 2025-62 A Resolution terminating the Community Reinvestment Area (CRA) tax abatement agreement between the City of North Ridgeville and Isomer Group, Inc.
(Introduced by Mayor Corcoran)

This Resolution was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

O 2025-71 An Ordinance authorizing the Mayor to enter into a contract according to law and in a manner prescribed by law for engineering services for the Sugar Ridge Road and Bender Road Roundabout Project in an amount not to exceed \$190,000.
(Introduced by Mayor Corcoran)

Moved by Mr. Moriarty and seconded by Abens to dispense with the second and third readings for 2025-71.

President Jacobs remarked that NOACA (Northeast Ohio Areawide Coordinating Agency) received funding from the federal government on behalf of the City of North Ridgeville, and the City is responsible for obtaining engineering services for the project's design.

Finance Director Wilkerson explained that Ordinance Numbers 2025-71 and 2025-72 were discussed, and the appropriation for the services was approved for the 2025 budget by City Council.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by President Jacobs and seconded by Abens to add the emergency clause to continue moving forward with the project.

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

Yes – 7 No – 0

Moved by Mr. Moriarty and seconded by Abens to adopt 2025-71 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-71.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-72 An Ordinance authorizing the Mayor to enter into a contract according to law and in a manner prescribed by law for engineering services for the Sugar Ridge Road Rehabilitation Project in an amount not to exceed \$150,000.
(Introduced by Mayor Corcoran)

Moved by Mr. Moriarty and seconded by Abens to dispense with the second and third readings for 2025-72.

President Jacobs remarked that NOACA received funding from the federal government on behalf of the City of North Ridgeville, and the City is responsible for obtaining

engineering services for the project's design. This was discussed in the Finance committee meetings and appropriated.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by President Jacobs and seconded by Abens to add the emergency clause to continue moving forward with the project.

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

Yes – 7 No – 0

Moved by Mr. Moriarty and seconded by Abens to adopt 2025-72 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-72.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-73 An Ordinance amending Ordinance No. 2025-53 by changing the effective date of the ordinance for the purchase of roadway materials.
(Introduced by Mayor Corcoran)

Moved by Mr. Moriarty and seconded by Winkel to dispense with the second and third readings for 2025-73.

Finance Director Wilkerson noted that an effective date change was needed because the bidding process had already been completed in April. The change is to stay in compliance with the City's charter.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mr. Moriarty and seconded by Winkel to add the emergency clause to change the effective date to become in compliance with the City's Charter.

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

Yes – 7 No – 0

Moved by Mr. Moriarty and seconded by Winkel to adopt 2025-73 with the emergency clause.

Councilman Winkel noted the emergency clause was for the reason stated by the Director of Finance.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-73.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-74 An Ordinance Amending Ordinance No. 2025-54 by changing the effective date of the ordinance for the rental of equipment and related services for road repair and maintenance.
(Introduced by Mayor Corcoran)

Moved by Mr. Moriarty and seconded by Winkel to dispense with the second and third readings for 2025-74.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mr. Moriarty and seconded by Winkel to add the emergency clause to change the effective date to become in compliance with the City's Charter.

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

Yes – 7

No – 0

Moved by Mr. Moriarty and seconded by Winkel to adopt 2025-74 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-74.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-75 An Ordinance approving the sale of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(D).
(Introduced by Mayor Corcoran)

Moved by Mr. Moriarty and seconded by Winkel to dispense with the second and third readings for 2025-75.

President Jacobs noted that the Fire Department has upgraded its equipment to electric jaws of life and is looking to sell the previously used extrication equipment.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mr. Moriarty and seconded by Winkel to add the emergency clause to sell the previously used extrication equipment.

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

Yes – 7

No – 0

Moved by Mr. Moriarty and seconded by Winkel to adopt 2025-75 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-75.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-76 An Ordinance approving the sale of certain personal property owned by the City of North Ridgeville pursuant to O.R.C. Section 721.15(D).
(Introduced by Mayor Corcoran)

Moved by Mr. Moriarty and seconded by Winkel to dispense with the second and third readings for 2025-76.

President Jacobs noted that the Fire Department has upgraded its ambulance, and there is a need to sell the used ambulance.

Councilman Winkel added that the Fire Department still has a backup ambulance.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mr. Moriarty and seconded by Winkel to add the emergency clause to sell the ambulance as soon as possible.

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

Yes – 7 No – 0

Moved by Mr. Moriarty and seconded by Winkel to adopt 2025-76 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-76.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-77 An Ordinance authorizing participation in the ODOT road salt contracts awarded in 2025.
(Introduced by Mayor Corcoran)

Moved by Mr. Moriarty and seconded by Awig to dispense with the second and third readings for 2025-77.

Council President added that this is an annual legislation.

Mr. Moriarty noted that an ODOT deadline is approaching.

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 meet the Ohio Department of Transportation (ODOT) deadline.

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 2025-77 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-77.

Yes – 7 No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-65 An Ordinance suspending City of North Ridgeville Noise Ordinance No. 634.01(c)(7) for Hammond Construction and its subcontractors in order to avoid costly delays for the construction of a school transportation and maintenance facility and a new high school for the North Ridgeville School District.
(Introduced by Mayor Corcoran; First Reading on 04-07-2025; COW on 04-21-2025)

Moved by President Jacobs and seconded by Winkel to amend 2025-65 to remove the name Hammond Construction and replace it with the project's general contractor.

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

Yes – 7 No – 0

Moved by Mr. Moriarty and seconded by Winkel to dispense with the third readings for 2025-65 amended.

President Jacobs noted that the project has started and is affecting taxpayers through increased property taxes. He understands the need to move forward to keep the project on track for completion.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to add the emergency clause to keep the project on track towards completion.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2025-65 amended with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-65.

Yes – 7 No – 0

THIRD READINGS:

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)

Moved by Swenk and seconded by Winkel to add the emergency clause to release the bids and specifications for the project immediately.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2025-63 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-63.

Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, May 19, 2025, at 7:00 p.m. in Council Chambers.

Councilman Shaffer shared that a vote against tax renewal is a vote for a tax cut.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:34 p.m.

Approval of minutes on May 19, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL