

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
June 16, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, June 16, 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, and Georgia Awig.

Councilman Martin DeVries was excused.

Mayor Kevin Corcoran, Finance Director April Wilkerson, City Engineer Christina Eavenson, Law Director Brian Moriarty, Clerk of Council Nicholas Ciofani, 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 Committee of the Whole Minutes dated June 2, 2025, and the Regular City Council meeting minutes dated June 2, 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 May 22, 2025.

Civil Service Commission Meeting Minutes dated May 29, 2025.

Planning Commission Meeting Minutes dated June 10, 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.

There was none.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran presented a proclamation to the McGuire Family (Susan, Tim, and Jennifer) for Poppee's Popcorn and its service and commitment to the community.

Mayor Corcoran remarked as follows.:

- **Water Meter Replacement Project** - The Water Meter Replacement project is continuing to progress. Scheduling letters are being mailed by Utility Metering Solutions this week to utility customers with account numbers beginning with 0108 and 0110. Once residents receive the letter, it is recommended that they make an appointment with UMS to have the new meter installed at their earliest convenience.
- **Street Milling/Paving** - Public Works Department, Streets Division, will begin milling this Wednesday, June 18, 2025, on Oak Street, Spruce Street, and Line Drive, with paving to follow next week. This schedule is always subject to change based on weather conditions.
- **Coffee & Conversation** – The Mayor invited everyone to join him for his monthly coffee & conversation on Friday, June 20, 2025, from 8:30-9:30 a.m. at City Hall in Council Chambers. This month's special guest is Joe Borkey from Victory Sports Park.
- **Shred Day at North Ridgeville Branch Library** - The North Ridgeville Branch Library is offering Shred Day this Saturday, June 21, 2025, from 9:00 a.m. to noon. Bring sensitive documents such as tax forms and medical records to be shredded onsite in the library parking lot. Each household may bring up to five grocery-size bags of documents. This free event is provided by the Lorain County Solid Waste Management District. The event may end early if the truck is full.
- **Summer Concert Series Lineup** - The second in the Summer Concert Series at South Central Park Gazebo is Sunday, June 22, 2025, from 6:00-8:00 p.m. Enjoy the sounds of Benny and the Big Shots. There will be food trucks to grab a delicious bite while enjoying the show. Bring lawn chairs, blankets, and friends for a fantastic evening under the stars. Concerts are free.
- **NR Heart & Sole Walk with the Mayor** - Extended an invitation to the community to join him for a walk sponsored by North Ridgeville Heart & Sole on Thursday, June 26, 2025 for Walk with the Mayor. They will meet at Pavilion #1 at South Central Park at 6:00 p.m. In addition, extended an invitation to Council members to join him at this event.
- **Tickets on Sale Now for Freedom Festival and Fireworks** - Tickets are on sale for this year's Freedom Festival and Fireworks at Victory Park on Thursday, July 3, 2025. Visit the City's website at nridgeville.org for more information and to purchase your tickets. Net proceeds from the event will benefit North Ridgeville Community Care, Canine Superheroes Foundation, and Save 22. The City is proud to once again co-sponsor the Freedom Festival at Victory Park, an annual event. This is becoming a tradition that brings our community together in celebration of Independence Day with fun, family-friendly activities and an incredible fireworks show. The event supports local causes. In 2024, in

collaboration with Victory Park, a check for \$6,960.00 was presented to North Ridgeville Community Care. With the community's continued support, it is hoped to surpass that amount this year and make an even greater impact.

- City Offices Closed - City Offices will be closed on Friday, July 4, 2025, in observance of Independence Day.

Moved by Mayor Corcoran and seconded by Swenk to go into an Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, consider the purchase of property, and consider the lease of City property.

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

Yes – 6 No – 0

Adjourned into Executive Session at 7:11 p.m.

Reconvened into the Regular City Council meeting at 7:19 p.m.

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

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

Yes – 6 No – 0

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following projects:

- Remarked that Engineering introduced six ordinances for the acceptance of the roadway and utility assets in various phases of residential subdivisions. Once the roadway improvements and utilities are installed in the subdivision and the developer wants to obtain their approved plat, they are required to provide a three-year maintenance bond. This ensures that the roadway doesn't develop any structural defects during that period and that home builders do not damage the pavement, curbing, or other structures while constructing their homes. It is also necessary to have videos of the sanitary and storm sewers to verify that there are no disconnections or sagging issues, and to ensure that all water valve boxes are aligned vertically with the surface so they can be accessed with a water key if needed to shut off the water. Additionally, pond banks must be stabilized, skimmers must be off the outlet structure, and other requirements are checked during the final punch list and acceptance process. Some subdivisions are older. The goal is to resolve these issues, obtain approval for everything, and finalize the acceptance.
- Mentioned that both the asphalt and concrete street lists are slated for rehabilitation and are available on North Ridgeville's website. As the construction schedules become more defined, updates will be provided on the same page.

- The turnpike will close the two eastbound lanes of Lorain Road on the evening of June 19, 2025, to pour a new bridge deck on the off-ramp bridge. The turnpike expects the traffic to reopen by the morning of the 20th. The two westbound lanes of Lorain Road will be used to facilitate traffic in both directions during the construction.
- All backflow devices were to be inspected, and the reports were to be uploaded to BSI Online, the new backflow management company, by June 15, 2025. Any outstanding reports should be submitted through a plumber's online portal to avoid receiving a final notice letter.

City Engineer Christina Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, reported the following:

The finance department has provided City Council with the financial reports for May 2025 for review and approval. Those reports will be posted on the City's website under the Finance Department.

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

- Ordinance No. 2025-97 - Amending 2025 Annual Appropriations—Includes items such as replacing a grease trap at Fire Station 2; replacing the sump pump, carpets, and painting; maintaining the elevator at Fire Station 1; paying out compensatory time; purchasing a new ambulance; and buying body-worn cameras as part of the Public Department of Public Safety grant.
- Resolution 2025-98 - Authorizing the execution of then and now certificates for the Backflow Solution Inc. and was approved in appropriation expense.

Director Wilkerson provided the following statement.

Director Wilkerson expressed concerns about House Bill 335, known as the Property Tax Relief Now Act. This Bill eliminates the inside mileage portion of property tax beginning in tax year 2025. Inside mileage is the unvoted property tax allowable by the state constitution. This House Bill is under consideration for the State's 2025-2026 fiscal year budget, which means there is an immediate impact should this Bill pass. The impact will not only be felt by the local government but also by the local school district. Assistant Superintendent David Pritt indicated the schools will lose \$4.5 million in 2026, which will grow to \$9 million in 2028.

Director Wilkerson stated that the cuts are very devastating, and the city will lose \$3.6 million in 2026, which is about 16.5% of the general fund budget. This revenue helps fund police and fire pension payments of about \$1 million, but it does not cover the entire pension costs for police and fire operations. It also funds the daily operations of Parks and Recreation, the Senior Center, Building, Engineering and other small government tasks. During the Finance Committee meetings for the 2025 budget, departments requested additional staffing, including positions for police and fire. However, the request for additional staff was not granted due to budget constraints in the

City's five-year forecast for the General Fund, where expenses began to exceed the City's revenues starting in 2026, as per the general fund revenue forecast. As a result, discussions were held about ways to bring additional funds into the City at that time, but no consideration was given to the loss the City is facing now when examining the current budget and potential impacts. \$3.6 million is a significant amount and will be devastating to the City's operations. Director Wilkerson noted that she analyzed the impacts of this loss, and it became very difficult to find a way to cut \$3.6 million without eliminating entire departments.

The Mayor has been communicating with the State Representative and Senator who will speak on behalf of the city. The City has also outlined the impacts on the community to the Ohio Municipal League will also speak on behalf of municipalities. Director Wilkerson wanted to inform every one of the outcomes of House Bill 335. This requires serious evaluation and consideration from the State legislature, as well as attention from the Council and Administration, as the City begins its 2026 budget planning. It is important to pay close attention to the results of this House Bill.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following reports:

May 2025 Fire Department Report
May 2025 Water Distribution and EPA Report
May 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 June 10, 2025:

1. Master Tree Plan

PC ACTION: Approved by a vote of 4-0.

Moved by Abens and seconded by Swenk to approve the Planning Commission's recommendation for the Master Tree Plan.

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

Yes – 6

No – 0

2. PPZ2025-0354: Harvest Ridge Church, 35544 & 35600 Lorain Rd, PPN: 07-00-024-101-101, -109

Owner: Michael Moyes, Dobie Pallets, 35544 Lorain Rd, North Ridgeville, OH 44039. Proposal consists of rezoning parcel number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District, and the eastern portion of parcel number 07-00-024-101-109 located at 35600 Lorain Rd that is currently zoned I-2 Industrial District be rezoned to R-1 Residence District.

PC ACTION: Approved by a vote of 4-0.

Moved by Abens and seconded by Swenk to approve the Planning Commission's recommendation for Harvest Ridge Church.

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

Yes – 5

No – 0

Abstain – 1

3. PPZ2025-0357: North Ridgeville High School, Phase 2, 34610 Bainbridge Rd, PPN 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094. Owner: North Ridgeville City Schools, 34260 Bainbridge Rd, North Ridgeville, OH 44039. Proposal consists of constructing a new high school and demolition of old high school. Property is zoned R-1 Residence District.

PC ACTION: Approved by a vote of 4-0 with the following conditions:

1. Define bike parking and crosswalks on site plan.
2. Lighting plan will be administratively reviewed for zoning compliance.
3. Update the landscaping plan to ensure a dense buffer along Pitts Blvd properties in consultation with the City Arborist.
4. Provide 4-foot-wide end caps for each row of parking spaces in all parking lots.

Moved by Abens and seconded by Awig to approve the Planning Commission's recommendation for phase 2 of the North Ridgeville High School project.

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

Yes – 5

No – 1 (Shaffer)

RECESS:

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

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

Yes – 6

No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani:

- O 2025-88 An ordinance accepting certain streets/improvements located in the Meadow Lakes Subdivision No. 14 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

- O 2025-89 An Ordinance accepting certain streets/improvements located in the Millridge subdivision No.1 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

- O 2025-90 An Ordinance accepting certain streets/improvements located in the North Ridge Pointe Subdivision No. 2 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

- O 2025-91 An Ordinance accepting certain streets/improvements located in the reserve at Winfield Farms Subdivision No.1 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

- O 2025-92 An Ordinance accepting certain streets/improvements located in the reserve at Winfield Farms Subdivision No. 3 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

- O 2025-93 An Ordinance accepting certain streets/improvements located in the Waterbury Subdivision No. 10 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

- O 2025-94 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 Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-94.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to maximize the value for the community.

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

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-94 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-94.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-95 An Ordinance authorizing the Mayor to enter into a lease agreement with All Around Door, Inc. for 4,000 square feet of commercial space at 7059 Avon Belden Road.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-95.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to enter into an agreement to lease out the building to a business and generate revenue as soon as possible.

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

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-95 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-95.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-96 An Ordinance authorizing the Mayor to enter into a partnership agreement with Lorain County for the PY2025 Community Housing Impact and Preservation (CHIP) Program.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-96.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to continue the CHIP Program and return the signed agreement to Lorain County by the requested deadline.

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

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2025-96 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-96.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-97 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 President Jacobs and seconded by Winkel to amend Ordinance Number 2025-97 by substitution with the version submitted to City Council.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to dispense with the second and third readings for 2025-97.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to add the emergency clause to provide the Finance Department with the necessary resources to meet its obligations.

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

Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to adopt 2025-97 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-97.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

R 2025-98 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 Winkel and seconded by Swenk to dispense with the second and third readings for 2025-98.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to add the emergency clause to provide the Finance Department with the necessary resources to meet its obligations.

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

Yes – 6 No – 0

Moved by Winkel and seconded by Swenk to adopt 2025-98 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-98.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-99 An Ordinance ratifying and reinstituting the discounts set forth in Ordinances 2625-92 and 2763-93.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-99.

Mayor Corcoran remarked that a legal issue had arisen regarding discounts referenced in past ordinances. These discounts were originally tied to a specific three-year contract (1993–1995) as outlined in a 1992 ordinance. Once that contract period ended, the discounts should have expired. However, the discounts were mistakenly codified into city records, giving the impression they were ongoing. There is no clear party at fault; however, the ordinances in effect at the time clearly limited the discounts to the three-year term. To resolve the issue, a new ordinance is

being proposed to formally authorize the continuation of these discounts as they have been applied since the original contract period.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to fix the issue with the senior discount as soon as possible.

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

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt 2025-99 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-99.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-100 An Ordinance amending Section 1060.07 - Collection Rate Discounts and Waivers of N.R.C.O. Chapter 1060 - Garbage and Refuse Collection and Disposal.
(Introduced by Councilwoman Swenk)

This Ordinance was referred to the Utilities Committee for further discussion.

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-82 An Ordinance amending subsection (b)(1) of N.R.C.O. Section 452.03 Prohibited Standing or Parking Places.
(Introduced by Mayor Corcoran; First Reading on 06-02-2025)

This Ordinance was moved to third reading.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-79 An Ordinance amending the Zoning Map of the City of North Ridgeville such that Permanent Parcel Number 07-00-024-101-101 located at 35544 Lorain Road that is currently zoned I-2 Light Industrial District and the portion of Permanent Parcel Number 07-00-024-101-109 located at 35600 Lorain Road that is currently zoned I-2 Light Industrial District be rezoned to R-1 Residence District.
(Introduced by Mayor Corcoran; First Reading on 05-19-2025; Second Reading on 06-02-2025; Planning Commission on 06-10-2025; Public Hearing on 06-16-2025)

Moved by Swenk and seconded by Shaffer to adopt 2025-79.

A roll call vote was taken on the adoption, and the motion carried to adopt **Ordinance Number 2025-79.**

Yes – 5

No – 0

Abstain – 1

Clerk of Council Nicholas Ciofani:

O 2025-81 An Ordinance amending Ordinance 2025-61 Exhibit “A” and Exhibit “B” creating the positions of Human Resource Coordinator and Administrative Law Clerk.
(Introduced by Mayor Corcoran; First Reading on 05-19-2025; Second Reading on 06-02-2025)

Moved by Swenk and seconded by Winkel to adopt 2025-81.

A roll call vote was taken on the adoption, and the motion carried to adopt **Ordinance Number 2025-81.**

Yes – 6

No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

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

Councilman Shaffer wanted to know if House Bill 335 would effectively cancel the building of the new high school.

Director Wilkerson responded that the House Bill would not cancel the building because the funding for the new high school is considered outside millage.

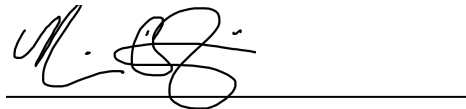
ADJOURNMENT:

President Jacobs adjourned the meeting at 7:50 p.m.

Approval of minutes on July 7, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL