

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
July 7, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, July 7, 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, 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 City Public Hearing Minutes dated June 16, 2025, and the Regular City Council meeting minutes dated June 16, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Parks and Recreation Commission Meeting Minutes dated May 28, 2025.

Records Commission Meeting Minutes dated June 16, 2025.

Civil Service Commission Meeting Minutes dated June 23, 2025.

Board of Zoning and Building Appeals Meeting Minutes dated June 26, 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.

Children Safety and Rollerblading

The following statement was submitted for the record from Heather Lowe at 7335 Warblers Lane.

My name is Heather Lowe, and I live at 7335 Warblers Lane. Thank you for the opportunity to speak—I am here as a resident, a parent, a neighbor, and someone who cares deeply about equity and civic conversation. A recent council action has personally impacted my family, and I would like to share some context and ask for your understanding. My 16-year-old daughter has been repeatedly singled out for rollerblading in the street in our neighborhood. She is a 4.0 student, a proud member of the school Marching Band, participates in community events with the band, loves to garden, and struggles with anxiety. After overcoming more than you could know, she's found joy again through music—and through movement.

Rollerblading has become a lifeline for her mental and physical well-being. Instead of being supported // her peaceful, quiet exercise has been targeted. For two years, one neighbor has taken it upon himself to stop her—calling the police multiple times // and raising the issue here at Council. After learning of his safety concerns this past May, we responded respectfully // and had a productive, civil conversation with him. We equipped her with a bright fluorescent light for visibility. We thought we had addressed his concerns. But last month // an officer came to my home and said the matter was escalated by a councilperson to the police chief, and that further rollerblading would result in a citation. This caused me to be overcome with immense sadness and bewilderment. Like—how is this an issue and how could it have even gotten to this level? And sadness that something so innocent and crucial to my daughter was being taken away.

Let me explain why my daughter rollerblades in the street: We live in a small, low-traffic neighborhood with no outlet. The sidewalk is uneven; cars in driveways can block it; water pipes stick out, and people walking with their dogs or kids make it hazardous for rollerblading. She's not being reckless—she is simply exercising quietly for her well-being. We can all agree—safety is critical. I think we can also all recognize the inequity here. The rules are being applied selectively. Many adults walk in the middle of the street—often in groups—with no issue or enforcement. It seems as if the town is selectively applying city ordinances—targeting my daughter // while ignoring others engaged in similar behavior. This raises big questions of fairness.

If this Council values youth health, community trust, and reason— and I believe it does— Then would it be possible to reconsider the current enforcement and permit rollerblading on our block, provided clear safety requirements are in place? Or create a dedicated lane for shared use or a slow street zone during select hours. Thank you again for your time and consideration.

Sewer Tap-in Fees

Erik Miller of 33731 Sicily Ct addressed City Council regarding sewer tap-in fees and infrastructure issues at 7106 Fairacres Rd. Mr. Miller appreciated the administrative fee waiver of about \$3,200 previously granted by the Mayor. He asked that the Council also waive the remaining interceptor fee of approximately \$3,774. He explained that his neighbor, Mr. Timke, privately installed the sewer line in 1978 and that he has already paid for it. Mr. Miller also mentioned the history of the tap-in fee, discussed with county officials, who told him that in 1978, property owners with older systems typically paid the same fee as the original developer. Mr. Timke paid \$350 per tap for 10 properties.

He noted that he has already paid \$6,960.81 of an initial \$10,127 fee and believes the remaining balance should be waived. Mr. Miller also discussed the original subdivider's agreement, which confirmed Mr. Timke's ownership of the line for 10 years and his right to collect fees during that period. He questioned why his property was not required to tie in during that time but is now being assessed fees. Additionally, Mr. Miller raised concerns about a directional T fitting at the tie-in point, which is causing sewer water to flow backward from the north end of the line onto his property. He emphasized that this issue affects his rental property and could lead to further complications. Councilwoman Swenk and Councilman Winkel have been made aware of the situation, and Mr. Miller urged the Council to investigate further.

Moved by Swenk and seconded by Abens to give Mr. Miller up to an additional 3 minutes.

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

Yes – 7

No – 0

Mr. Miller explained that a directional T fitting at the tie-in point is causing water to flow backward into the newly installed sewer line, which serves a rental property with multiple occupants. Mr. Miller expressed concern that increased usage could soon overwhelm the system, especially during periods of heavy rainfall. Although initially informed that the issue might fall under City responsibility due to its location in the right-of-way, a service department representative later stated it would only be the City's responsibility if the line were damaged or crushed. The line has been camera-inspected and jetted, and Mr. Miller has consulted with the Mayor multiple times. He emphasized the urgency of the issue now that tenants have returned and the potential for imminent backups. Mr. Miller proposed replacing the directional T with a Y fitting or relocating the connection slightly without altering the elevation of the approved and inspected line. He noted that City staff and the inspector have visited the site and observed the issue firsthand. Mr. Miller urged Council to support a timely resolution and expressed appreciation for the Mayor's prior assistance.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked as follows.:

- Ohio Highway Safety Improvement Program - On July 2, 2025, the City was notified that North Ridgeville will receive \$700,000 through the Ohio Highway Safety Improvement Program to construct a new roundabout at the intersection of Bainbridge Road and Root Road. North Ridgeville is one of only three Lorain County municipalities awarded funding, and one of just 26 statewide roundabout projects. Roundabouts have been shown to reduce serious injury crashes by as much as 80% and improve efficiency by reducing stop-and-go delays. In addition to improving safety, this project will also enhance traffic flow for drivers, pedestrians, cyclists, school buses, and emergency responders.
- 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 0101, 0102, 0103, 0104, and 0106.

Once a resident receives a letter, the City encourages residents to make an appointment with UMS to have the new meter installed at their earliest convenience.

- Street Milling/Paving - The Public Works Department, Streets Division, finished up paving on Line Drive and is currently working on Spruce Street with prep work and paving to follow. This schedule is always subject to change based on weather conditions.
- Summer Concert Series Lineup - The third in the Summer Concert Series at South Central Park Gazebo is scheduled for this Sunday, July 13, 2025, from 6:00-8:00 p.m. Enjoy the sounds of Blue Water Kings Band. 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.
- Coffee & Conversation – Invited everyone to the Mayor’s monthly coffee & conversation on Tuesday, July 15, 2025, from 6:00 until 7:00 p.m. at City Hall in Council Chambers. This month's special guest is Keriann Roach from the North Ridgeville Corn Festival Committee.
- TEAL Art Fest - This year’s TEAL Art Fest will be held on Saturday, July 19, 2025, at South Central Park and the North Ridgeville Branch Library from 1:00 p.m. until 6:00 p.m. Live entertainment, kid-friendly activities, food, a locally curated art gallery featuring K-12 artists, and more! The TEAL Art Fest is aimed at showcasing the visual and performing artists of Northeast Ohio. For more information, visit their website at: battleoftheteal.org.
- On May 28, 2025, the City received notification from the Government Financial Officers Association, which is also known as GFOA, that the City of North Ridgeville received the 2023 annual certificate of achievement for excellence in financial reporting for that 2023 year. Thanked Finance Director Wilkerson and her team for their hard work.

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.

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

Yes – 7 No – 0

Adjourned into Executive Session at 7:16 p.m.

Reconvened into the Regular City Council meeting at 7:33 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

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following projects:

- The Consumer Confidence Report, as required by the Ohio EPA, has been uploaded to the North Ridgeville website, and the link can be found on the latest water bill, as well as the July newsletter. This report summarizes information about the water quality for the City's drinking water. No violations were identified.
- Efforts continue on the US-20 bridge replacement between Mills Creek Road and Barton Road, as well as the State Route 83 bridge repairs over State Route 10. Both of these projects are scheduled to be completed in the fall.
- The turnpike westbound off-ramp to Lorain Road remains closed for another month. The catch basin rehabilitation project is underway. The link to the map of repairs can be found in the July newsletter. Work is expected to continue through August.
- The full depth concrete pavement replacement project, along with the Luanne Drive, Carolyn Drive, and Monica Drive resurfacing project, are expected to start soon, and project updates will be provided in the next newsletter.
- The State Route 83 and Chestnut Ridge Roundabout is still on hold with ODOT while the City continues with the utility relocations and finalizing the acquisitions.
- Last summer, the Ohio EPA was in the community and had audited all of the public facilities as well as our ordinances and policies as they relate to the NPDES permit for small municipal separate storm sewer systems. Unfortunately, Ohio EPA did find some deficiencies, including the lack of regulations in place to address illicit discharges to storm sewer system. Illicit discharges are basically anything that's not storm water. The proposed ordinance 2025-101 addresses the language that the Ohio EPA is looking for us to adopt into our code section. There will be additional code revision requests coming in the following months to address other action items delegated by the agency.

City Engineer Christina Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, reported the following:

Director Wilkerson mentioned that during the last meeting, they discussed the effects of House Bill 355, known as the Property Tax Relief Now Act, which aimed to remove the inside millage part of property tax collections starting in the 2025 tax collection year. She announced that this change's language was not included in Ohio's current year budget, which is on a mid-year schedule. The budget was adopted on July 1, 2025; therefore, the City's 2026 revenue estimates were not immediately affected.

Director Wilkerson presented the survey results conducted by the Ohio Municipal League. They gathered information from local governments in response to the House bill. A total of 160 municipalities participated in the survey. Considering all the responding communities, they believed it was generally representative of the entire state. Over 84% of respondents stated they would be forced to cut or eliminate services if property tax revenue were eliminated. Additionally, 56% said such a loss would severely impact their expenditure budget. While millage rates and revenue levels vary across the state, the millage consistently makes meaningful contributions to the General Fund, with most municipalities reporting percentages between 5% and 20%, and some reaching as high as 100% of their annual budget. A majority of municipalities rely on the inside millage to fund essential services such as police, fire, EMS, street maintenance, and general administration. The survey highlights the importance of maintaining local authority over inside millage to support core services.

A memorandum was provided to City Council addressing the 2026 tax budget, which detailed the revenue estimates. She wished for the council to consider adopting this legislation tonight with the emergency clause to meet the Lorain County Auditor's deadline of July 18, 2025.

- Ordinance No. 2025-106 – Approving the 2026 tax budget. The purpose of the tax budget is to justify the continued collection of authorized property taxes and participation in the distribution of local government funds. The revenue estimates in the tax budget are used to generate the official certificate of estimated resources, which places a limit on the amount that we may appropriate for each fund in the upcoming year. The tax budget is the start of the annual appropriation process. The appropriation budget for 2026 will be completed in the fall of 2025.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following reports:

May 2025 Parks and Recreation Division Report
May 2025 Police Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

New Liquor Permit Request:

A request from the TOVI LLC DBA Tavos Tacos for a new liquor permit at 33137 Center Ridge Road.

Moved by Winkel and seconded by Swenk to not request a hearing so that this permit can be sent to the state for final disposition by August 2, 2025.

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

Yes – 6 No – 0 Abstain – 1

Councilman Shaffer inquired if the restaurant should be serving liquor within 500 feet of a daycare center, Child Time.

Councilman Winkel explained that the state conducts its final disposition hearing, which reviews all aspects.

Law Director Moriarty explained that when a business submits its application to the Liquor Control Commission, it must include information about its location and nearby schools. They also ask whether the city or municipality where the business is situated has any restrictions recorded in their records, and they review that information. The Liquor Control Commission has the final say after considering the distance of businesses selling liquor.

Council 2025 Standing Committees

President Jacobs, effective immediately, provided the changes to the 2025 standing committees

- Councilman Abens will be the chair of the Buildings and Lands Committee.
- Councilman Winkel will be the chair of the Finance Committee.
- Councilwoman Awig will move from the Utilities Committee to the Finance Committee.
- Councilman DeVries will move from the Finance Committee to the Utilities Committee and become the Utilities Committee Chair.

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 of Council Nicholas Ciofani:

O 2025-101 An Ordinance creating a new Chapter 1041 Illicit Discharge and Illegal Connection Control of the North Ridgeville Streets, Utilities and Public Services Code.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2025-101.

Mayor Corcoran addressed Council regarding the Ordinance under consideration, explaining that it was issued by the EPA. He noted that the requirement was outlined in a letter received by the City several months ago and was also referenced by the City Engineer during the meeting. According to the Mayor, the action being taken through this Ordinance was originally expected to be completed around 2007, but was never implemented.

City Engineer Eavenson explained that the City's NPDES (National Pollutant Discharge Elimination System) permit is renewed every four years, with new requirements introduced in each cycle. The EPA identified this particular requirement as having been included in earlier versions of the permit.

Mayor Corcoran remarked that the emergency clause is not needed, but is seeking passage of the Ordinance at this meeting. He added that this is one of those things where the intent of the Ordinance is to safeguard the community from water quality risks associated with illicit discharges and mitigate damage to storm sewers, ditches, public and private property, and water resources.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2025-101.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-101.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

O 2025-102 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 Traffic Paint Striping and other appurtenances, not to exceed \$170,000.00.

(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-103 An Ordinance authorizing the Mayor to renew a five-year contract with Hach Company, now known as McCrometer Inc., for the French Creek Wastewater Treatment Plant Billing Meters Data Delivery Service (DDS) Project/Program, not to exceed \$283,500.00.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-103.

Mayor Corcoran stated that these meters were installed some time ago to help with billing for Avon and Sheffield Village, and they are part of the French Creek system. There has always been a question about who should be paying for what. These meters were installed, and they belong to the company the City uses for that service and billing. The City is planning to extend the contract and keep these meters working properly to ensure accurate billing in the future.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to continue operating our French Creek system and its billing procedures in the manner that the City has over the past several years.\

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 Awig to adopt 2025-103 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-103.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-104 An Ordinance designating the North Ridgeville Community Improvement Corporation as an agency of the City under Ohio Revised Code Section 1724.10; authorizing the execution of an Agreement and Plan for Industrial, Commercial, Distribution, Research and Development.
(Introduced by Mayor Corcoran)

This Ordinance was referred to the Committee of the Whole for review and discussion.

Clerk of Council Nicholas Ciofani:

O 2025-105 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 Winkel to dispense with the second and third readings for 2025-105.

Mayor Corcoran explained that the disposed property is a pickup truck that the Fire Department no longer needs, but could be sold.

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 maximize the value for the community.

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 2025-105 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-105.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-106 An Ordinance approving the tax budget of the City of North Ridgeville, Ohio, for the year beginning January 1, 2026, and submitting the same to the Lorain County Auditor.

(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Abens to dispense with the second and third readings for 2025-106.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to submit the 2026 tax budget to Lorain County by the 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 Abens to adopt 2025-106 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-106.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-107 An Ordinance amending Ordinance 2025-81 Exhibit “A” creating the position of Administrative Coordinator.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2025-107.

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 advertise the position to replace a personnel in a timely manner.

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 2025-107 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-107.

Yes – 7 No – 0

SECOND 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; First Reading on 06-16-2025)

This Ordinance was moved to third 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; First Reading on 06-16-2025)

This Ordinance was moved to third 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; First Reading on 06-16-2025)

This Ordinance was moved to third 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; First Reading on 06-16-2025)

This Ordinance was moved to third 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; First Reading on 06-16-2025)

This Ordinance was moved to third 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 third reading.

THIRD 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; Second Reading on 06-16-2025)

Moved by Swenk and seconded by Winkle to adopt 2025-82.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-82.**

Yes – 7

No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, July 21, 2025, at 7:00 p.m. in Council Chambers.

Councilman Shaffer shared a few comments on House Bill 335. He noted that the Bill was driven by some seniors in Lakewood, Ohio, who are very concerned about staying in their homes. Some are worried about property taxes and the fact that the homestead exemption has not been raised in a while. Mr. Shaffer suggested that the City reevaluate the exemption to offer more discounts for seniors, helping them stay in their homes.

ADJOURNMENT:

President Jacobs adjourned the meeting at 8:00 p.m.

Approval of minutes on July 21, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL