

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

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, July 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, Georgia Awig, and Martin DeVries.

Councilman Winkel 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 Regular City Council meeting minutes dated July 7, 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 June 25, 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.

Sewer Tap-in Fees

Erick Miller of 33731 Sicily Court addressed the Council regarding his property at 7106 Fairacres Road and concerns with the sewer tap-in. He requested assistance from Council to resolve an

issue with the directional tee connection, which was causing backflow. He noted that the water department foreman believed the situation was acceptable, despite sewage sitting in the line, and asked Council to provide written confirmation of this determination.

Mr. Miller also requested reimbursement for the interceptor fee of \$3,774.60, explaining that the sewer line had been installed in 1978 by his neighbor. He thanked the Mayor for waiving the lateral fee of approximately \$3,200. Mr. Miller outlined a series of conflicting explanations he had received regarding the waiver of fees and referenced emails and letters supporting his position.

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 – 6

No – 0

Mr. Miller reiterated his two requests: first, written confirmation that the sewer tie-in location—despite backflow concerns—was acceptable according to the water department foreman; and second, reimbursement of the interceptor fee, given that the sewer line had been installed in 1978.

Tax Increase

Shellie Kearsey of 37886 Stoney Lake Drive addressed Council regarding a proposed income tax increase from 1% to 1.75% that she had read about in a Cleveland.com article. She expressed concern over the sudden urgency surrounding the proposal, which was introduced at the previous week's Finance Committee meeting. Ms. Kearsey questioned why the issue had not been addressed earlier.

Ms. Kearsey raised concerns about the City's strained safety services, referencing a delayed ambulance response for a Council member's family. She criticized ongoing residential development without adequate infrastructure and expressed frustration over rising property taxes impacting residents on fixed incomes.

Ms. Kearsey also questioned the City's economic development priorities, noting a lack of good-paying jobs and light industry compared to neighboring cities. She concluded by referencing the administrator's salary and benefits, suggesting that the City's leadership had misplaced priorities.

Moved by Swenk and seconded by Shaffer to give Ms. Kearsey up to an additional 3 minutes.

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

Yes – 6

No – 0

Ms. Kearsey continued her remarks by referencing the salary of Chief Freeman—an increase of 6.11% from 2023 to 2024—and noted this was significantly higher than average and median salaries for similar positions. She expressed concern over the city's development, stating that excessive growth had compromised the character of North Ridgeville.

Ms. Kearsey criticized what she described as a growing concentration of power and urged Council members to take responsibility. She referenced the upcoming November election and expressed her intent to campaign for change, stating her hope that some current members would not remain in office come January.

Roundabout at Root Road and Bainbridge Road

Bernard Garcia, of 7324 Root Road, addressed the Council to express concerns about the proposed roundabout at Root Road and Bainbridge Roads. Mr. Garcia stated that the project could impact his property and significantly reduce its value. He voiced concerns about the use of eminent domain and the potential financial harm to nearby residents. Mr. Garcia argued that the roundabout would not effectively manage traffic flow and noted the City paid out over \$865,000 in payouts related to previous roundabout issues. He emphasized the safety risks for pedestrians, children, older people, and individuals with disabilities due to high foot traffic near schools, parks, and the senior center.

Mr. Garcia expressed that the City's decision to charge residents for fireworks during Independence Day celebrations, noting that North Ridgeville was the only municipality in Lorain County to do so. He urged the City to make the event available to all residents and concluded by encouraging civic engagement and accountability.

Water Meter Installation

William Eichler of 36485 Schaefer Drive addressed the Council with questions regarding recent charges on his water bill. He stated that he had water meters installed at two properties and was informed by the installer that North Ridgeville was the only City charging residents for the installation. Mr. Eichler questioned the \$3.50 fee appearing on his bill and asked why other communities were not imposing similar charges.

He also inquired about the large piles of dirt accumulating at the site of the former middle school and requested clarification on the purpose of the activity.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked as follows.:

- During the readings, a request has been made for emergency passage regarding legislation: Ordinance Number 2025-108, 2025-102, and Resolution Number 2025-109, 2025-112.
- Water Meter Replacement Project - The Water Meter Replacement project is continuing to progress. Utility customers with account numbers beginning with 0101, 0102, 0103,

0104, and 0106 are encouraged to make an appointment with UMS to have the new meter installed as soon as possible.

- Street Milling/Paving - Public Works Department, Streets Division, will be paving Spruce Street and Fortune Court this week. This schedule is always subject to change based on weather conditions.
- Summer Concert Series Lineup – The last in the Summer Concert Series at South Central Park Gazebo is scheduled for this Sunday, July 27, 2025, from 6:00-8:00 p.m. Enjoy the sounds of Funkology. 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.
- Encouraged everyone to go online and watch the Finance Committee Meeting that was held on July 16, 2025, discussing the income tax increase.

Moved by Mayor Corcoran and seconded by President Jacobs to appoint Cheryl Farver to the Civil Service Commission to an unexpired term.

Mayor Corcoran expressed that Ms. Farver would be a great addition and that she will be replacing Donald Schiffbauer.

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:

- The list of streets included in the full depth concrete replacement project was finalized. A kickoff meeting with the contractor was scheduled for the following day. Additional project details would be shared in the August newsletter. Sections of the following streets were scheduled for work:
 - Oak Street
 - Glenwood Court
 - Gatestone Road
 - Browning Drive
 - Debbie Drive
 - Firecrest Circle
 - Main Avenue
 - Harris Drive
 - Behm Road
 - State Route 83 and Mills Road roundabout (repair work)

- While the Public Works Department had already completed some crack sealing, additional crack sealing was to be bid out. Crack sealing work was expected to begin the following month with contractor Scodeller Construction. Targeted roads included:
 - Center Ridge Road
 - State Route 83
 - Lorain Road
 - Mills Creek Lane
 - West Point Drive
- The Carolyn, Luanne, and Monica Drives Resurfacing Project, which included catch basin adjustments, curbing, and ADA ramp installation, was awarded to Barbicas Construction and was expected to begin in the coming weeks.
- Ordinance Number 2025-102, regarding traffic paint striping, was in its second reading. The engineer requested emergency passage to allow bidding during the summer.
- The quarterly Board of Drainage and Flood Control meeting was scheduled for the following evening at 7:00 p.m. in Council Chambers. The agenda included updates on:
 - Mills Creek Flood Control Basin
 - State Route 83 culvert replacement over the Ditch
 - Public Works ditch maintenance program update
 - Proposed stormwater ordinance changes update

City Engineer Christina Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, reported the following:

A memorandum was provided to City Council addressing the following pieces of legislation. The request was to consider adopting both pieces of legislation with the emergency clause to allow the Department of Finance the resources necessary to meet our financial obligations.

- Ordinance No. 2025-108 – Amend 2025 appropriation for income tax sharing to North Ridgeville City Schools, electrical work at Fire Station 2, compensatory time cash outs, additional overtime, and permit software for Building and Engineering.
- Resolution No. 2025 109 – The execution of then and now certificates. This is for the annual license and support renewal of the IMGIS software. Council approved this expense during the yearly budget process. This invoice is due and in need of Council's approval.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following reports:

June 2025 Water Distribution and EPA Report
June 2025 Police Department Report

June 2025 Parks and Recreation Division 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 Awig and seconded by Swenk to dispense with recess.

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

Yes – 6 No – 0

Councilman Shaffer inquired whether an official name could be assigned to the water meter installation letters, as currently, there is no individual's name attached for reference.

Mayor Corcoran remarked he would look into his inquiry.

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-108 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 Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-108.

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 provide the Department of Finance with the necessary financial resources to pay invoices in a timely manner.

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 2025-108 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-108.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

R 2025-109 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 2025-109.

Councilman Shaffer wanted someone to explain the reasoning for a then and now Certificate.

Director Wilkerson noted that the “then and now certificate” is procedural. This meant that the invoice was received before the purchase order was approved. It was not because the budget was unavailable or because the council had not preapproved the funding; rather, the invoice had been received prior to the approval of the purchase order.

President Jacobs added that, as was stated earlier, this is for software that was approved during appropriations last November.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to provide the Department of Finance with the necessary financial resources to pay invoices in a timely manner.

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

Yes – 6 No – 0

Moved by DeVries and seconded by Awig to adopt 2025-109 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-109.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-110 An Ordinance amending Sections 1268.02, 1270.02, and 1272.04 of the North Ridgeville Zoning Code to update use regulations for automobile service stations and gasoline stations.
(Introduced by Councilman Abens)

Ordinance Number 2025-110 referred to the Planning Commission and the Building and Lands Committee for review and discussion.

Clerk of Council Nicholas Ciofani:

- O 2025-111 An Ordinance accepting certain streets/improvements located in Waterbury Subdivision No. 9 and dedicating them for public purposes.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-111 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- R 2025-112 A Resolution of the City of North Ridgeville, Ohio, supporting the Ohio Commission for the United States Semiquincentennial (America 250-OH).
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2025-112.

Mayor Corcoran remarked that the City has been presented with the opportunity to help celebrate its great nation. 2026 marks the semiquincentennial, a term for 250 years. The City would like to join the organization that is coordinating events across the state.

Councilwoman Swenk wanted to know if the Mayor had decided on who the delegates are going to be in the planning process.

Mayor Corcoran mentioned that a discussion was held with the Historical Society, North Ridgeville City Schools, and a staff member from the administration.

A voice vote was taken, and the motion carried.

Yes – 6

No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to ensure the City receives immediate access to resources provided through AM 250-OH and join the upcoming meeting.

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 Swenk to adopt 2025-112 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-112.

Yes – 6

No – 0

Clerk of Council Nicholas Ciofani:

R 2025-113 A Resolution declaring the necessity of an election on the question of approving the passage of an Ordinance to amend Sections 878.01, 878.03, 878.04 and 878.06 of the Codified Ordinances of the City of North Ridgeville, Ohio, in order to provide for the levy of an additional seventy-five one-hundredths percent (0.75%) income tax beginning January 1, 2026.
(Introduced by Mayor Corcoran)

Resolution Number 2025-113 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

O 2025-114 An Ordinance amending Sections 878.01, 878.03, 878.04 and 878.06 of the Codified Ordinances of the City of North Ridgeville, Ohio, to provide for the levy of an additional seventy-five one-hundredths percent (0.75%) income tax, beginning January 1, 2026, and to provide for a credit up to one percent (1.0%) for income paid to other municipalities.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-114 was moved to Second Reading.

SECOND READINGS:

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; First Reading on 07-07-2025)

Moved by Swenk and seconded by President Jacobs to dispense with the third reading for 2025-102.

Councilwoman Swenk noted that the City Engineer would like to move the legislation along so they could get it done during the summertime.

President Jacobs added that this request is an annual project that goes out to bid every year, and this is something that was discussed during appropriations and was approved. This will enhance the safety of both motorists and pedestrians as well.

A voice vote was taken, and the motion carried.

Yes – 6

No – 0

Moved by Swenk and seconded by DeVries to add the emergency clause to expedite the project's progress and facilitate bidding as soon as possible.

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

Yes – 6

No – 0

Moved by Swenk and seconded by DeVries to adopt 2025-102 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-102.**

Yes – 6

No – 0

THIRD 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; Second Reading on 07-07-2025)

Moved by Swenk and seconded by Awig to adopt 2025-88.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-88.**

Yes – 6

No – 0

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; Second Reading on 07-07-2025)

Moved by Swenk and seconded by Awig to adopt 2025-89.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-89.**

Yes – 6

No – 0

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; Second Reading on 07-07-2025)

Moved by Swenk and seconded by Awig to adopt 2025-90.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-90.**

Yes – 6

No – 0

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; Second Reading on 07-07-2025)

Moved by Abens and seconded by Shaffer to adopt 2025-91.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-91.**

Yes – 6

No – 0

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; Second Reading on 07-07-2025)

Moved by Abens and seconded by Swenk to adopt 2025-92.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-92.**

Yes – 6

No – 0

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; First Reading on 06-16-2025; Second Reading on 07-07-2025)

Moved by Abens and seconded by Shaffer to adopt 2025-93.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-93.**

Yes – 6

No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The Committee of the Whole Meeting will be on Monday, August 4, 2025, at 6:00 p.m. in Council Chambers.
2. The next Regular City Council meeting will be on Monday, August 4, 2025, at 7:00 p.m. in Council Chambers.

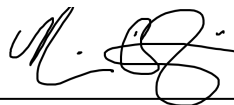
ADJOURNMENT:

President Jacobs adjourned the meeting at 7:42 p.m.

Approval of minutes on August 4, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL