

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
September 15, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, September 15, 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 absent.

Others Present: Mayor Kevin Corcoran, Finance Director April Wilkerson, City Engineer Christina Eavenson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

Moved by President Jacobs and seconded by Swenk to suspend the bylaws to add the Safety Committee Report dated September 15, 2025, to the agenda, and Ordinance Number 2025-121 under Second Readings to the agenda.

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

Yes – 6

No – 0

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Regular City Council Meeting Minutes dated September 2, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following.:

Board of Zoning and Building Appeals Meeting Minutes dated August 27, 2025.

Planning Commission Meeting Minutes dated September 9, 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.

Regarding Personal Grievances, Legal Matters, and Request for Civil Suit Guidance

Erich Buxa of 5948 Wallace Boulevard addressed City Council to share personal grievances related to alleged systemic abuse, legal injustices, and police misconduct affecting him and his family since 2017. He requested guidance on securing a civil suit attorney and expressed distrust in certain institutions.

Moved by Swenk and seconded by Awig to allow Mr. Buxa an additional three minutes to speak.

A voice vote was taken, and the motion carried.

Yes – 6

No – 0

Mr. Buxa added his nonpartisan stance, faith-based values, and desire to prevent similar experiences for others.

President Jacobs clarified that the City Council does not provide attorney referrals.

Mayor Corcoran encouraged him to continue contacting the Lorain County Bar Association and the Cleveland Metropolitan Bar Association.

Concerns with Medina Supply Company Site

Alan Friedner of 37188 Shady Drive addressed City Council regarding a concern he had previously raised about the large mound of dirt located at the Medina Supply Company site. He stated that he had brought the issue to City Council a couple of months prior and was told by the Law Director that it would be investigated and he would receive a follow-up call, which he had not received. Mr. Friedner reported that dirt from the site had been blowing onto the turnpike, which he believed could pose a safety hazard depending on wind conditions. He asked whether the size of the mound exceeded what was permitted when construction began. The mound of dirt appeared to have grown since his last visit.

Councilwoman Swenk responded that the Law Director had previously indicated the City was reviewing what had been approved and was working to ensure compliance. However, no further updates have been provided.

ADMINISTRATORS REPORTS:

1. Mayor:

{Clerk Notes: Report was given after the City Engineering Report.}

Mayor Corcoran remarked as follows.:

- Public Works Department, Streets Division, will be paving South Barton Road on Tuesday and Wednesday this week. Two-way traffic will be maintained; however, expect delays or use an alternate route. They will finish cleaning up and any restoration before they move to the next street on this year's asphalt paving list.
- Water Meter Replacement Project - Utility Metering Solutions will be mailing the last batch of notification letters to utility customers with account numbers beginning with 124-133, 135, 137, 139, 145-147 later this week. When the letter is received, residents should schedule their appointment at their earliest convenience to have the new meter installed.
- Spaghetti Dinner - The North Ridgeville Senior Center is hosting a spaghetti dinner on Friday, September 26, 2025, from 5:00 p.m. until 7:00 p.m. at the Senior Center. Tickets are available in advance at the Senior Center or at the door on the day of the event. Cost: \$8 for adults, \$7 for seniors, and \$5 for children 10 and under. Dinner includes spaghetti and meatballs, side salad, and bread. Soda and dessert are available for \$1 each. Dine in or take out. Proceeds benefit programs at the Senior Center. Mayor Corcoran thanked the North Ridgeville Lions Club for sponsoring the event.
- Safety Fair - The North Ridgeville Safety Fair is a much-anticipated, family-friendly event where residents can explore healthy living tips and learn the best safety practices for home and community. This year's event will be held on Saturday, October 4, 2025, at Fire Station #1 and Police Station on Ranger Way from 11:00 a.m. until 2:00 p.m. There will be kids' games and activities, building tours, touch-a-truck, food trucks, and more!

This concludes the Mayor's report.

Moved by Mayor Corcoran and seconded by Swenk to suspend the bylaws to add Ordinance Number 2025-126 to the agenda.

A voice vote was taken, and the motion carried.

Yes – 6

No – 0

Mayor Corcoran concluded his report.

2. Engineer:

{Clerk Notes: Report was given before the Mayor's Report.}

City Engineer Christina Eavenson provided the following:

- The planned 2025 capital improvements for engineering included a budget of \$160,000 for the design of a complete pavement replacement at Taylor Parkway, with construction scheduled for the 2026 season at an estimated cost of \$2.6 million. However, since then, the Director of Planning and Development has secured a road work grant from the Ohio Department of Development for resurfacing Taylor Parkway in support of the new Ruf manufacturing facility, totaling \$300,000. She also obtained an additional \$150,000 from ODOT through the Jobs and Commerce Economic Development Program to promote job creation along Taylor Parkway.

- Ordinance Number 2025-128, Authorizes the Engineering Division to put the roadway resurfacing project for Taylor Parkway out to bid, from the Elyria limits to Bender Road. Currently, \$160,000 allocated in 2025 is designated for this project and will be used toward the City's local share of the construction cost.
- Draining Swimming Pools - Engineer Eavenson remarked that as long as the water has been dechlorinated, they are allowed to discharge into storm sewer systems. The Ohio Environmental Protection Agency (OEPA) recommends not adding chemicals for at least 48 hours prior to the time of draining, and that is an allowable discharge.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Finance Director Wilkerson had no report.

4. Other Reports:

President Jacobs noted the following.:

August 2025 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORT(S):

{Clerk Notes: Report was considered and approved at a different time in the meeting.}

SAFETY COMMITTEE REPORT dated September 15, 2025 – considered Ordinance Number 2025-121 and motioned to send 2025-121 back to the City Council to consider and discuss.
(Council action required for Committee Report Introduced on the Floor.)

Moved by Swenk and seconded by President Jacobs to accept the Building and Lands Committee Report for Ordinance Number 2025-121 dated September 15, 2025.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

{Clerk Notes: Report was considered and approved at a different time in the meeting.}

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 September 9, 2025:

1. PPZ2025-0366: Panda Express, 32429 Cook Rd, PPN 07-00-003-102-104, -045, -046

Applicant: Phillip Meador, Heights Venture Architects, 5741 Legacy Dr, Suite 320, Plano, TX 75024.

Owner: BOBKOB 32425 LLC, 4343 Thorn Ridge Circle, Cleveland, OH 44135. Proposal consists of constructing a new drive through restaurant.

Property zoned B-3 Highway Commercial District.

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

1. Lots are consolidated.
2. Engineering will coordinate the sidewalk alignment along the frontage.
3. The easement on the adjacent parcel currently used for truck traffic will be coordinated with the property owner.

Moved by Abens and seconded by Swenk to approve the Planning Commission approval of Panda Express.

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

Yes – 6

No – 0

2. PPZ2025-0372: Kaitlyn Culp, White Rose Ballet Academy, 6287 Lear Nagle Rd, Unit 4, PPN: 07-00-008-115-067

Owner: Liberty Parkway HRD LLC, 25255 Center Ridge Rd, Westlake, OH 44145. Referral from Director of Planning and Development for similar use determination. Property is zoned I-2 Light Industrial District.

PC ACTION: Approved Indoor Fitness and Training Facility as a similar use by a vote of 4-0 with the condition that the following definition shall be included with the use: "Indoor Fitness and Training Facility" means a building or portion thereof used primarily for participatory physical activity, fitness or instructional training, whether operated for profit or not-for-profit. Examples include, but are not limited to, dance studios, yoga studios, martial arts schools, gymnastics centers, fitness studios or indoor sports training facilities. This use is distinct from Commercial Recreation, Indoor, which refers to facilities intended primarily for entertainment, amusement or spectator-based activities.

Moved by Abens and seconded by Swenk to approve the Planning Commission approval of White Rose Ballet Academy.

Councilman Abens noted the ballet company is in an I-2 zone, which makes sense given their need for space. I-2 typically allows such activities. Gymnastics is permitted in I-2, but ballet was initially excluded. Since they are somewhat similar, the Planning Commission decided to include ballet too.

Councilman Shaffer noted dance, martial arts, and gymnastics studios often share space due to their softwood floors and mirrors. He questioned if hosting recitals or competitions conflicts with legislation designed for recreational entertainment.

Councilman Abens remarked that it was proposed as a practice area. That the only thing we considered at that point.

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

Yes – 6

No – 0

3. Ordinance 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; First Reading on 07-21-2025; Council referred to Planning Commission and Building and Lands on 07-21-2025; to Building and Lands on 08-18-2025)

PC ACTION: By a vote of 3-0, Planning Commission requested that Council provide an extension of their review period. Abens abstained.

Moved by Winkel and seconded by Swenk to approve the Planning Commission action related to Ordinance Number 2025-110.

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

Yes – 6

No – 0

Moved by Winkel and seconded by Swenk to grant the Planning Commission request for additional time not to exceed 60 days to review and consider Ordinance Number 2025-110.

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

Yes – 6

No – 0

(Council approval is required for all plans and recommendations from the Planning Commission.)

RECESS:

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

Councilman Shaffer inquired about the last time recess was used and believed it should be eliminated.

Council President Jacobs explained he has not witnessed the need for recess, but that the change would be made by amending the bylaws.

A voice vote was taken, and the motion carried.

Yes – 6

No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-127 An Ordinance providing for the amendment of Chapter 1446 Registration of Contractors in the Building and Housing Code.

(Introduced by Mayor Corcoran)

Ordinance Number 2025-127 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-128 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 rehabilitation of Taylor Parkway and other appurtenances.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-128.

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 rehabilitate the street 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 Abens to adopt 2025-128 with the emergency clause.

Council Abens wanted to know when the project is anticipated to start.

Mayor Corcoran remarked that the construction might not start until Spring 2026.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-128.
Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-129 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract addendum according to law and in a manner prescribed by law with Tri-R Property Management for landscaping services.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2025-129.

Councilman Shaffer wanted to know the reason for the emergency legislation.

Mayor Corcoran explained that the process typically took two and a half months if the emergency clause was not passed or if readings were not dispensed with. By that time, snow would have been on the ground, making landscaping impossible. The budget had allocated funds for replacing fences at the cemeteries. Instead of using fences, the plan was to utilize landscaping to create borders and improve the appearance of the cemeteries. Fences often sustained damage from mowers, deer, or other causes. For example, the fence at Fields Cemetery was frequently hit and did not look presentable. The goal was to enhance the look of the City's cemeteries.

Passing the measure with the emergency clause would allow the landscaping to be completed at the best time for planting trees.

Councilwoman Swenk explained that the legislation would be a nice change.

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 get the landscaping planted before the snow falls.

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 2025-129 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-129.

Yes – 6 No – 0

SECOND READINGS:

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; First Reading on 07-07-2025; Committee of the Whole Meeting on 08-04-2025; Tabled on 08-04-2025; COW on 09-10-2025)

Ordinance Number 2025-104 was moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 2025-115 An Ordinance amending Chapter 628 Fair Housing of the North Ridgeville General Offenses Code.
(Introduced by Mayor Corcoran; First Reading on 08-04-2025; B & L on 08-18-2025; B & L Report to City Council on 09-02-2025)

Ordinance Number 2025-115 was moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 2025-122 An Ordinance Authorizing The Mayor To Advertise For Bids And Enter Into A 12-Month Contract (With Renewal Options) According To Law And In A Manner Prescribed By Law, With The Lowest And Best Bidder For Custodial Services.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-122 was moved to Third Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-125 An Ordinance Amending Ordinance No. 2024-91 which established a water meter service charge.
(Introduced by Mayor Corcoran; First Reading on 09-02-2025)

Ordinance Number 2025-125 was moved to Third Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-126 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a contract addendum according to law and in a manner prescribed by law with McBride Dale Clarion for completion of the zoning code update project.
(Introduced on the floor by Mayor Corcoran; First Reading on 09-02-2025)

Ordinance Number 2025-126 was moved to Third Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-121 An Ordinance Amending N.R.C.O. Section 618.16.1. – Deer Hunting By Longbow Or Crossbow.
(Introduced by Mayor Corcoran; First Reading on 09-02-2025; Safety Committee on 09-15-2025; Bylaws suspended to add to agenda on 09-02-2025; Bylaws suspended to add Committee Report to agenda on 09-02-2025)

Moved by Swenk and seconded by Awig to dispense with the second and third readings for 2025-121.

{Clerk notes: The Safety Committee Report was considered.}

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Swenk and seconded by Awig to add the emergency clause to be effective for the opening hunting season.

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

Yes – 6 No – 0

Moved by Swenk and seconded by Awig to adopt 2025-121 with the emergency clause.

Councilman Shaffer noted that the Police Department would fulfil the sign-up process, and there would be no need to create an account.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-121.

Yes – 6 No – 0

THIRD READINGS:

There were none.

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, October 6, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

Councilman Shaffer wanted to know how soon the recordings would be published to YouTube after the Council Meeting.

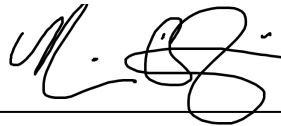
President Jacobs remarked that the video is usually uploaded the day after the meeting.

President Jacobs adjourned the meeting at 7:41 p.m.

Approval of minutes on October 6, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL