

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 6, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, October 6, 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.

Others Present: Mayor Kevin Corcoran, Finance Director April Wilkerson, Assistant City Engineer Lori Birschbach-Tober, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Committee of the Whole Meeting Minutes dated September 10, 2025, and the Regular City Council Meeting Minutes dated September 15, 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.

Traffic Concerns About the Roundabout on Mills Road

Gary Thompson at 33789 Mills Road stated that he has lived at the property for 48 years and expressed concern about the roundabout in the area. He reported that it had become increasingly

difficult for him and his spouse to exit their driveway, often taking about ten minutes. Mr. Thompson noted that Mills Road had become a “drag strip” due to speeding vehicles.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked as follows.:

- Paving - Public Works Department, Streets Division, finished up paving Chestnut Ridge Road on the east end last week. They will be moving over to Birch Street on Tuesday, October 7, 2025, where they will mill the roadway, then chip seal on Wednesday, with paving to follow.
- Heart & Sole - North Ridgeville Heart & Sole kicked off Indoor walking at the LCCC Ridge Campus. Get your steps in on Mondays and Wednesdays from 5:00 p.m. to 7:00 p.m. and on Fridays, 8:30 a.m. to 10:30 a.m. This is free and open to the community.
- Annual Fall Fest, Saturday, October 11, 2025 - Celebrate the season at our free family-friendly Fall Fest! Enjoy games, face painting, balloon twisters, bounce houses, wagon rides, music, food, and more. Make memories, share the fun, and soak in the spirit of fall with us from 4:00 p.m. to 6:00 p.m. on Saturday, October 11, 2025, at South Central Park.
- Meet the Candidates Night, October 13, 2025 - Meet Council candidates and Board of Education candidates that will be on the November ballot. The NR Chamber of Commerce is sponsoring Meet the Candidates Night on Monday, October 13, from 6:00 p.m. to 8:00 p.m. at NRAC Cafetorium. Ask questions, learn about priorities, and hear how each candidate plans to serve our community. All residents are welcome.
- Coffee & Conversation, October 17, 2025 – The Mayor’s special guest this month is the Finance Director April Wilkerson.
- First Responders and Community Trunk or Treat, October 18, 2025 - The North Ridgeville Police Department and fellow first responders will host the fifth annual First Responders and Community Trunk or Treat on Saturday, October 18, 2025, from 4:00 p.m. to 7:00 p.m. at Lake Erie Crushers Stadium, 2009 Baseball Boulevard in Avon. Families can enjoy a safe and festive evening of music, candy, costumes, and giveaways. This free event is open to all and is a great way to connect with those who serve our communities.
- Issue #8 – Proposed Income Tax Levy - Issue #8 Income Tax Increase for North Ridgeville will appear on the November 4th ballot. The City is asking voters to approve a 0.75% income tax increase. The City’s current income tax rate is 1%. This proposal would bring the income tax rate to 1.75%. The proposal would also raise the income tax credit for those working outside the city from 0.1% to 1.0%. The new revenue would primarily support public safety, but would also help maintain other essential City operations. Residents will also find an Income Tax Calculator on the website that can plug in the numbers to see how this will impact them. For more information, visit the City’s website at nridgeville.org/IncomeTaxLevy.

- All are invited to attend a Town Hall Meeting on Tuesday, October 28, 2025, at 6:30 p.m. at the North Ridgeville Academic Center in the Community Room, where the City will explain the income tax proposal and answer any questions.

Mayor Corcoran concluded his report.

2. Engineer:

Assistant City Engineer Lori Birschbach-Tober had no 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 the legislation with an emergency clause to allow the Department of Finance the necessary resources to meet its financial obligations.

- Ordinance No. 2025-138 – The budget amendment includes appropriations for repairs to a fire engine, additional electric cost for street lighting, a payment of compensatory and overtime, additional funding for full depth concrete replacement, refunds for sidewalk deposits, and the purchase of three trees for the memorial tree program.
- Ordinance No. 2025-139 – The legislation is for notes that matured in December 2025. During the 2025 annual appropriation, City Council approved debt service payments of one million dollars to pay down the note principal, with a remaining balance of four million dollars to be reissued as bond anticipation notes. The legislation allows the sale of the notes.

Finance Director Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following.:

July 2025 Fire Department Report
August 2025 Parks and Recreation Division Report
August 2025 Police Department Report
August 2025 Fire Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

Transfer Liquor Permit Request:

A request to transfer a liquor permit from BP North Ridgeville LLC, North Ridgeville, to DANOP LTD at 32700 Center Ridge Road.

Moved by Winkel and seconded by Awig to not request a hearing so that this permit can be sent to the state for final disposition by October 11, 2025.

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

Yes – 7 No – 0

RECESS:

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

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani:

O 2025-130 An Ordinance authorizing the Mayor to execute agreements with the Federal Railroad Administration and the Ohio Rail Development Commission for the Race Road Grade Separation Project.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2025-130.

Mayor Corcoran remarked that the City needs to meet deadlines for several interim steps as the project progresses. There is a need to adopt the measure with the emergency clause.

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 meet deadlines for several interim steps as the project progresses.

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 2025-130 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-130.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-131 An Ordinance accepting up to two hundred (200) hours of sick time when an employee transfers from one public employer to the City of North Ridgeville, Ohio.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-131 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

O 2025-132 An Ordinance amending Ordinance 2025-63 in order to increase the not to exceed contract amount for the 2025 Full Depth Concrete Pavement Replacement Project to \$1,120,000.00.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2025-132.

Mayor Corcoran explained that this project is supposed to be wrapped up by the end of October, and there has been some additional work that needed to be done as a result of some of the work that has been completed previously. The City is looking to increase this contract amount, which was limited by the previous ordinance, and is now increasing it to meet the needs of the project.

Councilman Shaffer wanted to know if the increase was a result of a mistake by the contractor.

Mayor Corcoran reiterated that additional work is needed due to some tasks the contractor previously completed that were outside the original contract scope. Therefore, the City is increasing the budget to cover that additional work.

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 keep the project moving forward and on track to finish before the weather changes.

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 2025-132 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-132.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2025-133 An Ordinance Authorizing the Mayor to purchase two influent screening units from Or-Tec Inc. according to law and in a manner prescribed by law.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-133 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-134 An Ordinance authorizing the Mayor to negotiate and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the installation of two new influent screening systems at the French Creek Wastewater Treatment Plant.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-134 was moved to Third Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-135 An Ordinance authorizing the Mayor to contract for the Launder Covers purchase and installation according to law and in a manner prescribed by law, and to authorize the installation of alternative bid 3 as part of the replacement and upgrade of the complete mix tank aeration and mixing systems at the French Creek Wastewater Treatment Plant.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-135 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-136 An Ordinance amending Ordinance 5679-2019 which authorized the inclusion of non-written assessments for the positions of Police Chief and Police Captain.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-136 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-137 An Ordinance amending Ordinance 5681-2019 which authorized the inclusion of non-written assessments for the positions of Fire Chief and Assistant Fire Chief.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-136 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

- O 2025-138 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 Winkel and seconded by Awig to amend Ordinance Number 2025-138 by substitution with the version submitted to City Council before the meeting.

Director Wilkerson explained that the revision includes the amount for the memorial trees under the custodial funds.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Winkel and seconded by Awig to dispense with the second and third readings for 2025-138 amended.

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 provide the Department of Finance with the necessary financial resources.

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 2025-138 amended with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-138.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2025-139 An Ordinance providing for the issuance and sale of not to exceed \$4,025,000 of notes, in anticipation of the issuance of bonds, to provide funds to pay costs of acquiring and installing ultrasonic water meter equipment, together with all necessary appurtenances thereto.

(Introduced by Mayor Corcoran)

Ordinance Number 2025-139 was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

R 2025-140 A Resolution confirming that a 1% income tax credit will be provided upon passage by the electors of the 0.75% income tax increase at the November 4, 2025, election, as set forth in the authorizing Resolution No. 2025-113 and introduced Ordinance No. 2025-114.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-140.

Councilman Shaffer inquired about the ballot language.

Mayor Corcoran explained that the ballot language asked for the community's vote on the income tax increase. The ordinance, containing both the income tax increase and tax credit, would be passed by City Council after the election if the community votes for the tax increase. This Resolution served only to confirm its contentions that City Council will approve the credit. Mayor Corcoran added that outside legal counsel from a large, experienced law firm had advised the City on financial ordinances and levies for decades.

Councilman Shaffer discussed concerns about the resolution, the ballot language, and the credit to reduce tax liability for residents working outside the city.

Councilwoman Swenk expressed her concern about who should have introduced Resolution Number 2025-140. She believed it should have been a member of Council; however, she plans to vote for the credit if the income tax increase is approved.

Councilman Winkel remarked that he plans to vote for the credit if the income tax increase is approved.

Director Wilkerson explained that the credit reduces the tax liability on people who work outside the city. It is not a refund, and it reduces the rate that a resident would pay. Director Wilkerson reminded everyone that the City currently offers a tax credit to residents.

President Jacobs added that most local municipalities do offer a credit.

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 make the intentions clear for the approval of the tax credit if the voters adopt the income tax increase.

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 Abens to adopt 2025-140 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2025-140.

Yes – 7 No – 0

SECOND 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; First Reading on 09-15-2025)

Ordinance Number 2025-127 was moved to Third Reading.

THIRD READINGS:

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; 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; Second Reading on 09-15-2025)

Moved by President Jacobs and seconded by Swenk to amend Ordinance Number 2025-104 by substitution that was presented to City Council before the meeting—Exhibit A 4(d) to add the following: at least one of whom will be a Councilmember designated by the City Council President.

A roll call vote to amend Ordinance Number 2025-104.
Yes – 6 No – 1 (DeVries)

Moved by Swenk and seconded by Winkel to adopt 2025-104 amended.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-104**.
Yes – 5 No – 2 (DeVries and Shaffer)

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; Second Reading on 09-15-2025)

Moved by Swenk and seconded by Winkel to adopt 2025-115.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-115**.
Yes – 7 No – 0

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; First Reading on 09-02-2025; Second Reading on 09-15-2025)

Moved by Swenk and seconded by Awig to adopt 2025-122.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-122.**

Yes – 7

No – 0

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; Second Reading on 09-15-2025)

Moved by Swenk and seconded by Awig to adopt 2025-125.

Councilwoman Swenk inquired if the service charge is creating a separate account for the water meter.

Mayor Corcoran remarked that the water meter charge is part of the lean process that is already in place for all the other utilities on the bill.

Councilman Shaffer wanted to know if the legislation would allow the City to increase the fee at a future date.

Mayor Corcoran explained that the legislation does not talk about increasing the fee at a later date; therefore, there is no connection.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-125.**

Yes – 7

No – 0

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; Second Reading on 09-15-2025)

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to advance the project further for the requested additional work.

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

Yes – 7

No – 0

Moved by Swenk and seconded by Winkel to adopt 2025-126 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-126.**

Yes – 7

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 20, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

Councilman Shaffer wanted to know who is responsible for the area along Mills Road—North Ridgeville or Avon.

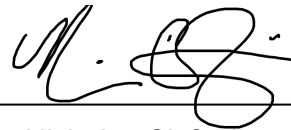
President Jacobs explained that it is North Ridgeville's responsibility from Stoney Ridge Road to Jaycox Road, and it is Avon's responsibility from Jaycox Road east to Center Ridge Road.

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

Approval of minutes on October 20, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL