

**Jason Jacobs**, At-Large/President of Council  
**Georgia Awig**, At-Large  
**Martin DeVries**, At-Large  
**Holly A. Swenk**, Ward 1  
**Eric Shaffer**, Ward 2  
**Bruce F. Abens**, Ward 3  
**Clifford Winkel**, Ward 4/President Pro-Tem  
**Kevin Corcoran**, Mayor



**City Council**  
**CITY HALL COUNCIL CHAMBERS**  
**REGULAR AGENDA OF DECEMBER 15, 2025**  
**7:00 PM**

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**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF MINUTES**

1. Regular City Council Meeting Minutes dated December 1, 2025.  
(Council action required)

**Note:**

Utilities Committee Meeting Minutes dated December 1, 2025.

Civil Service Commission Meeting Minutes dated December 2, 2025.

**LOBBY**

**ADMINISTRATORS' REPORTS**

1. Mayor
2. Engineer
3. Director of Finance
4. Other Reports

November 2025 Building Division Report

## COUNCIL COMMITTEE REPORTS

1. UTILITIES COMMITTEE REPORT DATED DECEMBER 1, 2025: The Committee reviewed and considered ORD. NO. 2025-147. The Committee moved to send ORD. NO. 2025-147 back to City Council for consideration without any recommended changes.

## CORRESPONDENCE

1. CORRESPONDENCE FROM ELECTED OFFICIAL: Ward 2 Councilman Eric Shaffer submitted his resignation for his Ward 2 seat, effective January 1, 2026.
2. CORRESPONDENCE dated December 11, 2025, from Finance Director April Wilkerson – Ordinance No. 5479-2017 requires the City Auditor to evaluate the financial position of the Solid Waste Management Fund annually, after September 30th, and recommend whether or not a rate adjustment is necessary or if a rate holiday shall be declared. The memo presents the analysis of the Solid Waste Management Fund, which includes anticipated balances as of December 31, 2025, as well as forecasted balances through 2030.

## OLD BUSINESS

## NEW BUSINESS

1. The North Ridgeville Planning Commission took action on the following items at its regular meeting of December 9, 2025:
  1. PPZ2025-0392 Ridgefield Subdivision Phases 19 & 20, PPN: 07-00-001-000-473  
Applicant: Keith Filipkowski/Pulte Homes of Ohio Corp., 387 Medina Rd, Suite 1700, Medina, OH 44256.  
Owner: Bob Schmitt Homes, Inc., 9095 Gatestone Rd, North Ridgeville, OH 44039.  
Proposal consists of subdivision preliminary plan review of phases 19 & 20.  
**PC ACTION: Approved by a vote of 4 to 1 (Toth) with the following conditions:**
    1. The Bagley and Gatestone intersection shall be improved to meet the recommended warrants.
    2. The minimum road radius waiver.
    3. The cul-de-sac length waiver.
    4. The setback from cluster to family lots waiver.
    5. Administration shall review subplot 873 to make sure that no waivers are required and that it meets code requirements.

6. Normal carriage fixture type street lighting along the roadway system.
7. Mailbox units are lit.
8. Address the turning warrant in the full buildout as recommended by the City Engineer.

2. O 2025-154 An Ordinance Suspending By-Right Cluster Subdivisions in the R-1 Residence District and Amending Chapters 1250, 1280, and 1282 of the North Ridgeville Zoning Code.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025)  
PC ACTION: Approved by a vote of 5-0.
3. O 2025-157 An Ordinance Amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025)  
PC ACTION: Approved by a vote of 5-0 as amended.
4. O 2025-159 An Ordinance Vacating a Portion of Aspen Street.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025)  
PC ACTION: Tabled by a vote of 5 to 0 until next meeting

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

## RECESS

## FIRST READINGS

- O 2025-162 An Ordinance amending Ordinance 6109-2023, which authorized the Mayor to enter into a contract with a consulting engineering firm for additional design services for the Mills Creek Conservation and Flood Control Project by increasing the prior approved amount of \$507,500.00 to \$665,200.00.  
(Introduced by Mayor Corcoran)
- R 2025-163 A Resolution giving consent and cooperating with the Director of the Ohio Department of Transportation for preventative bridge maintenance of structures on Interstate 480.  
(Introduced by Mayor Corcoran)
- R 2025-164 A Resolution honoring and expressing appreciation to Martin Devries for his dedicated service to the City of North Ridgeville and its residents.  
(Introduced by President Jacobs)

- R 2025-165 A Resolution honoring and expressing appreciation to Georgia Awig for her dedicated service to the City of North Ridgeville and its residents.  
(Introduced by President Jacobs)
- R 2025-166 A Resolution honoring and expressing appreciation to Jason Jacobs for his dedicated service to the City of North Ridgeville and its residents.  
(Introduced by Councilman Winkel)
- O 2025-167 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)

## **SECOND READINGS**

- O 2025-160 An Ordinance authorizing the Mayor of the City of North Ridgeville, Ohio, to enter into a contract with the American Federation of State, County, and Municipal Employees, AFL-CIO.  
(Introduced by Mayor Corcoran; First Reading on 12-01-2025)

## **THIRD READINGS**

- O 2025-110 An ordinance amending Sections 1266.02, 1268.02, 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; to Planning Commission on 09-09-25; Council approved PC extension on 09-15-2025; to Planning Commission on 10-14-2025; to Planning Commission on 11-12-2025; Second Reading on 11-17-2025; Amended on the floor on 11-17-2025; Public Hearing on 12-15-2025)
- O 2025-145 An Ordinance providing for the renaming of Thibo Trail to Orchard Park Drive.  
(Introduced by Mayor Corcoran; First Reading on 11-03-2025; Planning Commission on 11-12-2025; Planning Commission Report on 11-17-2025; Second Reading on 12-01-2025; Public Hearing on 12-15-2025)
- O 2025-151 An Ordinance authorizing the Mayor to enter into a contract with Fishbeck, a professional consulting firm specializing in engineering, environmental sciences, architecture and construction management, to provide engineering services for the Sugar Ridge Road and Bender Road Roundabout in an amount not to exceed \$429,807.00.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025)

- 2025-152 An Ordinance authorizing the Mayor to enter into a contract with American Structurepoint Inc., a national full-service architecture and engineering firm, to provide engineering services for the Sugar Ridge Road Rehabilitation Project in an amount not to exceed \$370,410.00.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025)
- 2025-154 An Ordinance suspending by-right cluster subdivisions in the R-1 Residence District and amending Chapters 1250, 1280, and 1282 of the North Ridgeville Zoning Code.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on 12-01-2025; Planning Commission on 12-09-25; Public Hearing on 12-15-25)
- 2025-155 An Ordinance amending Ordinance No. 5311-2016 adopted by Council on January 4, 2016, to remove certain parcels.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025)
- 2025-157 An Ordinance amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading 12-01-2025; Planning Commission on 12-09-2025; Public Hearing on 12-15-2025)
- 2025-158 An Ordinance providing appropriations for current expenses and other expenditures of the City of North Ridgeville, Ohio, for the period commencing January 1, 2026, and ending December 31, 2026.  
(Introduced by Mayor Corcoran; First Reading on 11-17-2025; Second Reading on December 1, 2025)

## **MEETING ANNOUNCEMENTS**

1. A City Council Organizational meeting will be held on Monday, January 5, 2026, at 6:15 p.m. in Council Chambers.
2. The next Regular City Council meeting will be held on Monday, January 5, 2026, at 7:00 p.m. in Council Chambers.

## **ADJOURNMENT**