

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
NOVEMBER 17, 2025**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, November 17, 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 Martin DeVries.

Councilwoman Georgia Awig was excused.

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.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Regular City Council Meeting Minutes dated November 3, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following.:

Board of Zoning and Building Appeals Special Meeting Minutes dated November 6, 2025.
Planning Commission Meeting Minutes dated November 12, 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.

City of North Ridgeville Spending Problem and Operations

Greg Fanning of 6025 Haven Crest Court congratulated Councilwoman Holly Swenk on her election as an at-large council member. He also congratulated Councilman-elect Paul Wansky and Councilwoman-elect Cali Zingale, noting that while they may differ politically, they share common priorities for improving the city. Mr. Fanning thanked President Jason Jacobs and Councilwoman Georgia Awig for their years of service. He remarked that the failure of Issue 8 by 32.81% reflected a voter mandate for accountability, transparency, and fiscal responsibility. He expressed his concerns regarding the City's spending practices despite claims of financial hardship.

Moved by Winkel and seconded by Shaffer, an additional three minutes for Mr. Fanning to continue speaking.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Mr. Fanning urged Council to consider cost-cutting measures, including salary reductions and eliminating unnecessary positions like the City Arborist. He called for a forensic audit of City expenditures to ensure transparency and restore public trust.

City of North Ridgeville Trust

Robert Baumgardner at 6327 Stoney Ridge Road noted that recent election results reflected residents' demand for transparency and accountability and the rejection of the Mayor's tax measure. Mr. Baumgardner remarked on the repeated misuse of the emergency clause. He expressed concern that nearly all legislation at the prior meeting passed under emergency clauses, calling this practice an attempt to shield decisions from scrutiny. Additionally, he raised issues regarding incomplete ballot language for the tax measure and questioned the administration's handling of first responder needs.

Moved by Winkel and seconded by Shaffer, an additional three minutes for Mr. Baumgardner to continue to speak.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Mr. Baumgardner urged Council to restore proper legislative procedure, limit emergency powers to true emergencies, and ensure governance that values transparency and public involvement.

City of North Street Names

J.D. Gontkovsky of 34823 Cambridge Drive addressed the issue of street naming conventions in the city. He noted that the proposed name change discussed at the recent Planning Commission meeting would create a third street with the name “Orchard,” adding to existing streets such as Orchard Grove and Orchard Lane. Mr. Gontkovsky pointed out that the city already has many streets with similar or repetitive names, including those beginning or ending with “Wood,” as well as names like Debbie, Deborah, and Meadow-related names. He suggested that while past naming decisions cannot be changed, the City should consider avoiding overly common or repetitive names in future planning to reduce confusion.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Mayor Corcoran requested the following for emergency passage on three pieces of legislation under first reading:

Ordinance 2025-153 – An Ordinance authorizing the Mayor to enter into a contract addendum according to law and in a manner prescribed by law with Greenman-Pedersen, Inc. for engineering inspection services. In early 2025, the City engaged GPI to provide engineering inspection services on some construction projects, given the workload of the existing inspectors. Successful project oversight necessitated outside services, and the demands of the different projects have caused the cost to rise beyond the Mayor's contractual authority. This Ordinance allows the contract to go up to a price of \$100,000, and this should be a sufficient amount for the remaining inspections. If there are any others beyond that, then they should be able to be handled by our own City inspectors.

Ordinance 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. This Ordinance will end developers' ability to approve cluster developments in the R-1 Resident District by amending the zoning code, keeping the original cluster requirements for reference. The City's first zoning code was adopted in 1960, allowing cluster development by right in residential areas. Developers increasingly proposed these projects instead of R-1 requirements due to smaller lot sizes and greater design flexibility. The master plan raised concerns about residential zoning, leading the City to hire a consultant to review and suggest changes. A new zoning code is being drafted based on this review, with approval expected by 2026. The draft will no longer

allow cluster developments by right; instead, proposals must go through a plan unit development process involving rezoning to PUD by City Council. This aims to increase control and ensure high-quality neighborhoods. Until the new code is adopted, current rules permitting cluster by right remain, and new proposals continue. As the draft nears completion, the City plans to sunset the right to propose new cluster developments. The R-1 district will stay temporarily, allowing residential development with larger lot sizes than cluster projects. This ordinance won't affect existing cluster approvals or legal developments, protecting homeowners' rights for finance, sale, or improvements.

Ordinance 2025-155 - An Ordinance amending Ordinance No. 5311-2016 adopted by Council on January 4, 2016, to remove certain parcels. This Ordinance removes two non-productive parcels from TIF 13, created in 2016 as a .40B parcel TIF. It captures payments in lieu of taxes (PILOT) payments when commercial improvements increase property value. Some parcels are deemed non-productive if they have not generated PILOTs, remain farmland, or are being developed for residential use. In September 2025, the City's staff and outside counsel introduced 40C TIF incentive districts at a Committee of the Whole meeting, capturing revenue from all improvements, including residential. TIF proceeds fund public infrastructure. The Ordinance will remove two parcels on Sugar Ridge's north side from TIF 13, allowing them to be included in future incentive districts. Nearby parcels that generate PILOTs can not be easily removed. A new 40C TIF will be created with separate legislation.

Ordinance 2025-156 – An Ordinance authorizing the Mayor to enter into a contract with William D. Schrauf for the purchase of real property. The purchase is for about 12.5 acres of vacant real property. Funds were appropriated in the budget year 2025 for the purchase. The City acquired 46 acres of land on Avon Beldon on the east side of Sugar Ridge and rezoned it for light industrial use to support future economic development. It had the opportunity to add adjacent acreage, which would enhance the site's development potential. The property would also be rezoned to light industrial, increasing the total developable land to nearly 60 acres. The purchase cost was \$300,000, with funds allocated in the 2025 budget for land acquisition.

Ordinance 2025-157 – An Ordinance amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations. The ordinance amended two sections of Chapter 1226, which outlined design standards in the city subdivision regulations. These sections addressed requirements for preserving wetlands, natural drainage courses, and other preservation areas. It prevents wetlands and drainage facilities from being located on residential sublots and requires maintenance to be the responsibility of the HOA. Additionally, the Ordinance clarifies rules and restrictions regarding easements related to public utilities.

- Root Road Park Closure – Root Road Park will be closed to the general public starting today because of construction on the new parking lot. Updates on the project and reopening date will be shared as they become available.
- Cemetery Improvements Underway – Work is currently in progress at all three North Ridgeville cemeteries – Ridgeville Cemetery, Fields Cemetery, and Sugar Ridge Cemetery – to replace aging and damaged fencing. As part of the project, the contractor is installing new landscaping that will serve as a natural barrier and enhance the appearance of each site. The North Ridgeville Historical Society will preserve a section of the original Ridgeville Cemetery fence for inclusion in a future display to honor the city's history while improving its sacred spaces.
- Coffee & Conversation will be held in the Council Chambers from 8:30 to 9:30 a.m. tomorrow, Tuesday, November 18, 2025, for meaningful conversation and community-building insight. Community Care is currently in great need of donations to restock its pantry. Attendees are encouraged to bring a donation to support Community Care's ongoing efforts to serve local families.
- Holiday Food & Toy Drive – Residents could contribute to the City's annual Food and Toy Drive by donating non-perishable food items and new toys in their original packaging to benefit North Ridgeville Community Care. Donation boxes are available at City Hall, Parks and Recreation, and the Senior Center through Wednesday, November 26, 2025. This would help bring comfort and joy to neighbors who need it most this holiday season.
- City Offices Closed – City offices will be closed in observance of the Thanksgiving holiday on Thursday, November 27, 2025, and Friday, November 28, 2025.

Moved by Mayor Corcoran and seconded by Swenk to go into an Executive session for the purpose of discussing property purchase.

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

Yes – 6 No – 0

Adjourned into Executive Session at 7:26 p.m.

Reconvened into the Regular City Council meeting at 7:46 p.m.

Moved by President Jacobs and seconded by Swenk to adjourn from executive session and return to the regular City Council session.

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:

- The two discussed ordinances:
 - Ordinance 2025-151 for the Sugar Ridge Road and Bender Road Roundabout.
 - Ordinance 2025-152 for the rehabilitation of Sugar Ridge Road from Bender Road to Waterbury Boulevard.
- It was explained that Sugar Ridge Road and Bender Road Roundabout and rehabilitation of Sugar Ridge Road are now ODOT LPA projects, resulting in significantly higher design costs due to extensive vetting and reporting requirements, including:
 - Alternative design analysis
 - Environmental clearances
 - Cultural resource reviews
 - Utility relocation reporting
 - Complex invoicing requirements
- Cost comparisons were provided: Stoney Ridge Road Peanut Roundabout (no ODOT involvement): approximately \$200,000. Sugar Ridge/Bender Roundabout (with ODOT involvement): not to exceed \$429,000. Efforts to reduce costs were reported, including narrowing the scope and performing some work in-house.
- Added that future ODOT-involved projects will likely require more exhaustive scopes and higher costs.
- Proposed language changes to Chapter 1226 Design Standards were discussed, aiming to prohibit shared drainage systems in private yards for future subdivisions, citing recurring drainage complaints caused by alterations to shared systems. It was recommended that developers place shared drainage systems in common areas to avoid future conflicts.

City Engineer Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, has no new items for discussion.

Councilman Shaffer questioned the status of the City's financial position following prior statements about a potential shortfall and the need for a tax increase. He noted that during

the recent Finance Committee meeting on the 2026 budget, there was no discussion about service cuts, and additional spending was suggested.

Director Wilkerson clarified that she did not use the terms “financial crisis” or “emergency,” but she acknowledged using the word “shocked” in earlier discussions. She added that she informed everyone that the figures were estimates and were updated during the budget process. Fund summaries and related documents were provided during the Finance Committee meeting and are available to the public upon request.

Councilman Shaffer asked whether a forensic audit would provide additional benefit.

Director Wilkerson explained that the City undergoes annual audits by the Ohio Auditor of State, which reviews all records, cash, fund summaries, and transactions approved by City Council. She was uncertain what additional value a forensic audit would provide beyond the existing state audit.

4. Other Reports:

President Jacobs noted the following.:

October 2025 Water Distribution and EPA Report
September 2025 Building Division Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

The North Ridgeville Planning Commission took action on the following items at its regular meeting of November 12, 2025:

1. 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 station and gasoline station.

(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)

PC ACTION: Planning Commission recommended approval of the ordinance with amendments, as presented, which was approved by a vote of 4-1 (Toth).

Moved by Abens and seconded by Swenk to approve the Planning Commission's action for Ordinance Number 2025-110 with recommendation.

Councilman Shaffer expressed confusion about the definition of automotive service stations and gasoline stations, which are considered synonymous with the current terminology. He explained that an automotive service station provides vehicle maintenance and may or may not sell gasoline, while a gasoline station solely sells fuel. He questioned why they are treated as the same.

Councilman Abens stated that legal counsel and the Planning Director advised using the terms interchangeably because some service stations also sell gasoline, which leads to them being listed as synonyms.

A voice vote was taken, and the motion carried.

Yes – 5 No – 1 (Shaffer)

2. 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)

PC ACTION: Planning Commission recommended approval of the ordinance with the condition that Orchard Park Drive start where the street bends east and that the existing dwellings with Avon Belden addresses are maintained as such on a portion of unnamed street, which was approved by a vote of 5-0.

Moved by Abens and seconded by Swenk to approve the Planning Commission's action for Ordinance Number 2025-145.

Councilman Shaffer admitted that he sometimes gets confused by street names that are similar.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

RECESS:

Moved by Winkel and seconded by DeVries 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 2025-151 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)

Ordinance Number 2025-151 moved to Second Reading.

Clerk of Council Nicholas Ciofani:

O 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)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-152.

Mayor Corcoran remarked that the Engineering Services contracts were essential to meet upcoming ODOT deadlines. Both the Sugar Ridge Road rehabilitation project and the earlier ordinance for the roundabout were being managed by ODOT, which imposed strict timelines. To comply, both engineering firms requested that the projects proceed on an expedited basis, allowing them to complete necessary groundwork such as surveying before winter conditions made it difficult or impossible. He requested adoption without the emergency clause.

Councilman Winkel had asked the City Engineer for Clarification on ODOT's role in the project costs, noting that while ODOT controlled certain increases, their contribution brought significant value.

City Engineer Eavenson explained that both projects operated under a 20/80 cost share, meaning ODOT covered the majority of construction expenses. Without that

partnership, it would have been difficult for the City to move forward. Additionally, the projects benefited from separate funding sources—one through CMAC and the other via NOACA—which allowed for faster completion and a broader scope than the City could achieve alone. These enhancements included features such as a multi-use path and drainage improvements. Although engineering costs had risen by \$200,000, the engineer affirmed that the investment was well worth the outcome.

Mayor Corcoran reminded everyone that 20% is the local share and 80% is paid for through the ODOT NOACA process.

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

Yes – 4 No – 2 (Swenk and Shaffer)

{Clerk notes: The motion to adopt 2025-152 was withdrawn because the motion to dispense with second and third readings failed 4-2.}

Moved by Mayor Corcoran and seconded by Winkel to withdraw adoption of 2025-152 because there needs to be a 2/3rd vote of Council to dispense with the second and third readings for 2025-152.

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

Yes – 6 No – 0

Ordinance Number 2025-152 moved to Second Reading.

Clerk of Council Nicholas Ciofani:

O 2025-153 An Ordinance authorizing the Mayor to enter into a contract addendum according to law and in a manner prescribed by law with Greenman-Pedersen, Inc. for engineering inspection services.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2025-153.

Mayor Corcoran stated that the amount exceeded the threshold that he was authorized to approve. Additional inspection services were needed through the end of the year.

Councilwoman Swenk noted that there was originally no addendum attached to the legislation. The Assistant Clerk emailed the addendum to this legislation for clarification.

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 continue the engineering inspection services for the remaining portion of the year.

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 2025-153 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-153.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

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)

Ordinance Number 2025-154 was moved to the Planning Commission for further review and recommendation.

Clerk of Council Nicholas Ciofani:

O 2025-155 An Ordinance amending Ordinance No. 5311-2016 adopted by Council on January 4, 2016, to remove certain parcels.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-155 moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2025-156 An Ordinance authorizing the Mayor to enter into a contract with William D Schrauf for the purchase of real property.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2025-156.

Mayor Corcoran explained that the City has the opportunity to acquire residential property to be removed from housing developments, similar to the adjacent 46 acres. The plan was to rezone this parcel for light industrial use, making the entire nearly 60-acre area a potential business park. Progress was being made on this project, and the additional parcels were included in the approved budget. As with any property purchase, the emergency clause is used to secure the deal before others seize this opportunity to improve the fortunes of the city.

Councilman Shaffer wanted clarification on the plan for the business park.

Mayor Corcoran explained that it depends on the buyer and the business that is coming in. There is a lot that is unknown at this point. The City does not know how many parcels would be needed for the business park. There are a lot of different possibilities. He noted that there is not a lot of industrial property located in the city. Purchasing property for the business park allows the City to attract more employers and employees, and more importantly, generate income tax for the city through this project.

Councilwoman Swenk mentioned that this also prevents a subdivision from buying prime property and building more houses on it. She agreed with the purchase.

A voice vote was taken, and the motion carried.

Yes – 6 No – 0

Moved by Winkel and seconded by Awig to add the emergency clause to close on the property as soon as possible.

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

Yes – 6 No – 0

Moved by Winkel and seconded by Awig to adopt 2025-156 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2025-156.

Yes – 6 No – 0

{Clerk notes: The meeting reverted to Ordinance Number 2025-152.}

Clerk of Council Nicholas Ciofani:

O 2025-157 An Ordinance amending Chapter 1226 Design Standards of the North Ridgeville Subdivision Regulations.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-157 was moved to the Planning Commission for further review and recommendation.

Clerk of Council Nicholas Ciofani:

O 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)

Ordinance Number 2025-158 moved to Second Reading.

Clerk of Council Nicholas Ciofani:

O 2025-159 An Ordinance vacating a portion of Aspen Street.
(Introduced by Mayor Corcoran)

Ordinance Number 2025-157 was moved to the Planning Commission for further review and recommendation.

SECOND READINGS:

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; First Reading on 07-21-2025; B & L on 08-18-2025; B & L Report to City Council on 09-02-2025; Planning Commission on 09-09-2025; Council Approved a 60-day Extension Deadline on 09-15-2025; Planning Commission on 10-14-2025; Planning Commission on 11-12-2025)

Moved by Abens and seconded by Awig to amend Ordinance Number 2025-110 by substitution with the amended version from the Planning Commission, which was submitted to City Council before the meeting.

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

Yes – 6 No – 0

Ordinance Number 2025-110 moved to Third Reading.

Clerk of Council Nicholas Ciofani:

O 2025-146 An Ordinance adopting the City of North Ridgeville Cybersecurity Program in accordance with Ohio Revised Code Section 9.64(C).
(Introduced by Mayor Corcoran; First Reading on 11-03-2025)

Ordinance Number 2025-146 moved to Third Reading.

THIRD READINGS:

There were none.

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. Utilities Committee meeting will be held on Monday, December 1, 2025, at 6:15 p.m. in Council Chambers to discuss ORD. NO. 2025-147.
2. The next Regular City Council meeting will be held on Monday, December 1, 2025, at 7:00 p.m. in Council Chambers.
3. A Public Hearing will be held on Monday, December 15, 2025, at 6:30 p.m. in Council Chambers to discuss ORD. NO. 2025-145.

President Jacobs extended warm wishes to residents for a happy, healthy, and safe Thanksgiving holiday and expressed gratitude to City employees for their dedication throughout the year. He also congratulated the winners of the recent Council-At-Large race—Mrs. Swank, Mr. Wolanski, and Mrs. Zingale—and offered assistance during their transition.

Councilman Winkel shared reflections on his role as Finance Committee Chair, noting that the recent budget review spanned 14 hours over two days, a significant improvement from prior years. He expressed the seriousness of the City's three-year financial projections, for collaborative solutions, and announced plans to publish a condensed version of the budget online to promote transparency. Councilman Winkel urged public participation in future finance meetings and defended the Finance Director's professionalism and hard work.

Councilman Shaffer congratulated the newly elected officials and remarked that most council votes are noncontroversial. He commended residents for rejecting the proposed tax increase and concluded with holiday wishes.

ADJOURNMENT:

President Jacobs adjourned the meeting at 8:24 p.m.

Approval of minutes on December 1, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL