

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

**CALL TO ORDER:**

President Jacobs called the Council meeting on Monday, December 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, Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Councilman Eric Shaffer 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 December 1, 2025. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following:

Utilities Committee Meeting Minutes dated December 1, 2025.  
Civil Service Commission Meeting Minutes dated December 2, 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 Government

Shelle Kearsey of 37886 Stoney Lake Drive addressed City Council regarding concerns about the organization of the City. Ms. Kearsey called for the repeal of Ordinance T 132-2023 and urged Council to consider hiring a qualified Safety-Service Director. Ms. Kearsey referenced the December 18, 2023, vote, supporting the adoption of the rule of three, and asked for the removal of the Chief of Police. Additionally, she called for a full forensic audit of the City's finances from January 1, 2020, to the present, conducted by an independent agency, to determine why the City faced jeopardized safety services while providing significant raises to certain employees. She believed that the City was in trouble, and that new Council members would provide greater transparency, honesty, and a desire to serve residents.

Statement on Ongoing Members

Greg Fanning of 6025 Havencrest Court addressed Council and stated that he wished to offer positive and uplifting remarks in recognition of outgoing Council members at the final meeting before the new Council takes office. He expressed appreciation for the service of several at-large and ward representatives, including Council President Jason Jacobs, Councilwoman Georgia Awig, Councilman and former Council President Martin DeVries, Councilman Eric Schaffer, and Councilwoman Holly Swenk, who is transitioning to an at-large position. Mr. Fanning noted that serving in elected office requires significant time, dedication, and engagement, and he highlighted the contributions of each member. Mr. Fanning thanked each member for their contributions to the governance of North Ridgeville. He extended best wishes to the incoming Council, including Councilmember-elect Paul Wolanski and Councilwoman-elect Cali Zingale, expressing confidence that they would serve with distinction.

The Appointment for Ward 1 Vacancy

Paul Wolanski of 6048 Opal Street addressed Council and stated that he was one of three Council Members-at-Large elected to begin a four-year term on January 1, 2026. He noted that he was unable to participate in the vote to fill the Ward 1 vacancy created by Councilwoman Swenk's transition to an at-large seat. Mr. Wolanski urged the current Council to appoint Susan (Sue) Olsen, whom he described as not only the best choice but the

most logical choice. He noted that Sue Olsen placed fourth in the at-large race with 3,755 more votes than any other individual who might be considered for appointment. In conclusion, Mr. Wolanski remarked that anyone the Council might appoint could have run for election and put in the work to earn voter support, but only Sue Olsen did so.

#### Roundabout

Albert Krage of 37903 Sugar Ridge Road addressed City Council and expressed concerns regarding the planned improvements on Sugar Ridge Road, particularly the proposed roundabout at Bender Road. He stated that he had not heard an explanation for why a roundabout was needed and questioned the necessity for it.

#### Resident Concerns on Zoning

Bernard Garcia of 7324 Root Road addressed City Council and referenced recent development issues in Lorain County involving large technology projects. He encouraged the City to review its master plan to ensure zoning protections are clear and prevent unwanted large-scale development. Mr. Garcia also commented on the recent accident involving a young girl on Lorain Road, stating it was a tragic accident but expressing concern about public comments being removed from the City's social media page. He mentioned that he had thought about applying for the Ward 1 vacancy, but couldn't because of family and work commitments. He also expressed his support for Sue Olsen as a candidate.

#### Considerations for the Appointment of Ward 1

Michelle Esper of 8734 Mosswood Circle addressed City Council and urged the appointment of Susan Olsen to the Ward 1 vacancy. She stated that residents expect the Council to honor the voter intent that showed increasing voter support, and finished among the top candidates in Ward 1. Ms. Esper also highlighted Ms. Olsen's public service experience as a precinct chairperson and her involvement with the League of Women Voters. She concluded that Ms. Olsen has earned public trust, understands resident needs, and is prepared to serve immediately.

#### Secrets Revealed

Robert Baumgardner of 6327 Stoney Ridge Road addressed City Council and referenced audio he previously played on October 20, 2025. He expressed concerns about the City's financial practices. He stated that his own review of campaign finance records and contracts suggested what he believed to be a recurring cycle involving donors and City vendors. He also stated that his public-records requests regarding bid scoring sheets and email searches had been denied because they were overbroad. Mr. Baumgardner further referenced payments made to a former Safety-Service Director and questioned the handling of those

matters. He urged Council to vote against the American Structurepoint contract on the agenda, to call for a forensic audit, and to preserve related records.

Moved by Winkel and seconded by DeVries, 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 reiterated his concerns and encouraged City Council to take action.

### Ward 1 Appointment

Susan Olsen of 7685 Maddock Road addressed City Council regarding the appointment to fill the Ward 1 vacancy. She stated that she was seeking the appointment not because she wanted it given to her, but because she believed she had done the work required for the position. Ms. Olsen noted that City Council had reviewed her résumé, received emails from residents, and heard remarks in support of her candidacy. She asked City Council to consider the voice of the voters and to appoint her to the Ward 1 seat. Ms. Olsen expressed appreciation for the community and encouraged them not to lose faith in the City or its government. She urged continued civic engagement and offering holiday well-wishes.

### Street Lighting

J.D. Gontkovsky of 34823 Cambridge addressed City Council regarding street lighting and public safety. He referenced the recent accident that occurred about a month earlier and questioned whether improved lighting might make a difference in similar situations. Mr. Gontkovsky suggested upgrading streetlights to brighter LED fixtures, particularly at intersections such as Root Road and Chestnut Ridge, which are poorly lit with older, dimmer lights. He shared examples of nearby communities that have transitioned to LED lighting and stated that it improves visibility in snow and fog. He encouraged the City to consider using available funds, such as NOPEC money, to implement LED upgrades either gradually or citywide. Mr. Gontkovsky thanked the outgoing Council members, encouraging them to stay involved, and offering birthday wishes to Councilman Martin DeVries.

### Against Political Party

Cali Zingale of 35112 Jason Drive addressed City Council and stated that voters in November made clear their desire for independence, engagement, and resident-focused representation rather than party politics. Mrs. Zingale noted that her own priority is serving people over a political party. She expressed support for Sue Olsen because of her dedication

and recent performance in Ward 1. She advised City Council to listen to voters and welcome open conversation.

### **ADMINISTRATORS REPORTS:**

#### **1. Mayor:**

Mayor Corcoran remarked the following:

- Express his appreciation to the outgoing council members, Martin DeVries, Georgia Awig, and Jason Jacobs, for their dedicated services to the city and to the residents. They have done an outstanding job during their tenure on Council.
- Ordinance 2025-167 – an ordinance amending Ordinance Number 2024-139, providing appropriations for the 2025 budget year. The Mayor would like to move to dispense of the second and third readings and add the emergency.
- Under Second Readings: Ordinance 2025-160 – an Ordinance authorizing the Mayor to enter into a contract with the American Federation of State, County and Municipal Employees, AFL-CIO. The Mayor would like to move to dispense with the third reading and add the emergency in order for the employee contract to take effect January 1, 2026.
- Under Third Readings: Ordinance 2025-158 – an Ordinance providing appropriations for current expenses and other expenditures for the period commencing January 1, 2026, and ending December 31, 2026. He would like to add the emergency clause in order for the legislation to take effect on January 1, 2026.
- Magic of Lights Wonderland Walk - Victory Park is hosting the Magic of Lights Wonderland Walk. The event runs through January 3, 2026. It's a NEW, reimagined, dazzling walk-through experience! Stroll through a festive world filled with brilliant holiday scenes, beloved characters, and mesmerizing digital animations. Wander at your own pace beneath shimmering light tunnels, past towering displays, and through immersive environments that capture the spirit of the holidays. For hours and ticket information, visit Victory Park's website at [victoryparkohio.com](http://victoryparkohio.com)
- Coffee and Conversation: The last of the coffees and conversation for 2025 is Thursday, December 18, 2025, from 8:30 until 9:30 a.m. in Council Chambers. This month's special guest is Chris Hibsman, Board of Directors for the North Ridgeville Chamber of Commerce. Stop in for a cup of coffee, learn more about the Chamber, and get updates on community and business initiatives.

- Coffee with a Cop: The Police Department would like to extend an invitation to you to attend Coffee with a Cop on Monday, December 22, 2025, from 8:00 a.m. until 10:00 a.m. at Italian Coffee located at 34960 Center Ridge Road. This is a great way to connect with neighbors and get to know the officers that serve our city.
- Holiday Closures: City Offices will be closed December 24, 2025, and December 25, 2025, and January 1, 2025, in observance of the holidays.

Moved by Mayor Corcoran and seconded by Swenk to go into an Executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official and to review the collective bargaining strategy.

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

Yes – 6                      No – 0

Adjourned into Executive Session at 7:37 p.m.  
Reconvened into the Regular City Council meeting at 8:18 p.m.

Moved by Swenk and seconded by Winkel 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:

Project Update – Ordinance 2025-162 (Mills Creek Flood Control Basin Design Amendment):

- Ordinance 2025-162 requests an amendment to the previously approved scope and fee for Bramhall Engineering for design services on the Mills Creek Flood Control Basin project. Additional issues were encountered, including a conflict with TC Energy’s high-pressure gas transmission line, which must be crossed to complete the project. Relocating the TC Energy line would be extremely costly and take years; therefore, the project will route stormwater under the transmission line using a system similar to a siphon.
- Bramhall will hire a specialized subconsultant to design temporary support for the 16-inch gas main; estimated cost is \$65,000.

- A previously unrecognized FirstEnergy easement encroaches into the pond area, requiring revisions to grading and hydraulics to meet offset requirements.
- Wetlands permit requirements must also be added to the plan set. Combined additional design services total approximately \$158,000. Funding is available through the remaining ARPA grant dollars provided by the county. ODNR construction grants remain unused and require periodic time extensions; continuing design progress is necessary.
- Passage by emergency was requested to keep Bramhall on schedule and prevent delays.

Resolution 2025-163 – ODOT Bridge Sealing Contract:

- Resolution 2025-163 authorizes a contract with ODOT for the sealing of two I-480 mainline bridges in North Ridgeville: Over Lear Nagel Road and over State Route 10.
- Construction is anticipated in 2027. No City funding is required for this project.

General Project Updates:

- The Frontier Park pedestrian bridge installation is complete.
- Digioia-suburban has begun work on Cypress Avenue.
- Grassbaugh LLC has started construction on improvements at the Root Road Soccer Complex.
- The Stony Ridge roundabout landscaping package was awarded to Rooted Landscape.

City Engineer Eavenson concluded her report.

**3. Director of Finance:**

Finance Director April Wilkerson remarked that before City Council tonight is Ordinance Number 2025-167, an Ordinance amending annual appropriations. This appropriation is needed to accommodate the cost of issuance expenses associated with our recent bond anticipation note sale. Prior to this meeting, Director Wilkerson sent a memorandum to City Council detailing each item included in this amendment. She requested that City Council consider adopting this legislation this evening with the emergency clause to ensure the Department of Finance has the resources necessary to meet its financial obligations.

Finance Director Wilkerson concluded her report.

**4. Other Reports:**

President Jacobs noted the following.:

November 2025 Building Division Report

**COUNCIL COMMITTEE REPORT(S):**

**Clerk of Council Nicholas Ciofani:**

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.

Moved by Jacobs and seconded by Winkel to accept the Utilities Committee Report dated December 1, 2025.

A voice vote was taken, and the motion carried.

Yes – 6                      No – 0

**CORRESPONDENCE:**

**Clerk of Council Nicholas Ciofani:**

CORRESPONDENCE FROM ELECTED OFFICIAL: Ward 2 Councilman Eric Shaffer submitted his resignation for his Ward 2 seat, effective January 1, 2026.

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:**

There were none.

**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, 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 an amendment to the preliminary plan.

**PC ACTION: Approved by a vote of 4 to 1 (Toth) with the following conditions:**

1. **Bagley Road at Gatestone Road will be improved with a westbound left turn lane as shown to be warranted in the Traffic Impact Study.**
2. **The Commission grants a waiver for minimum road radius for Longbrook Drive.**
3. **The Commission grants a waiver for maximum cul-de-sac length for Pleasant Ridge Circle.**
4. **The Commission grants a waiver for setback from cluster to single family lots in the model home park.**
5. **No waiver is granted for the cluster setbacks of subplot 873, which shall comply with code.**
6. **Streetlighting shall be the standard carriage fixture type along the roadway system and for the mailbox units.**

Councilman Abens remarked that one piece of good news about this particular plan is that there will actually be fewer homes built than in the original plan approved some years ago.

Moved by Abens and seconded by DeVries to approve the Planning Commission's recommendation of approval of PPZ2025-0392 Ridgefield Subdivision Phases 19 & 20.

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

Yes – 5            No – 1 (Swenk)

- 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.**

Law Director Brian Moriarty advised City Council that these actions from the Planning Commission, if attached to an ordinance or resolution, are

simply requests for a recommendation and report. Only Acceptance of the report without a vote is required. It is not a vote, unlike the one that was done for PPZ2025-0392 Ridgefield Subdivision Phases 19 & 20, PPN: 07-00-001-000-473, in the first paragraph, which did require a vote. This also applies to numbers 3, 4, and 5, where the council's approval or denial, or approval of conditions, happens later in the process.

Appointment of Ward 1:

President Jacobs remarked that Mrs. Swenk has accepted City Council's At-Large seat she was elected to, thereby vacating her Ward One seat. City Council has advertised for resumes from applicants to fill the Ward 1 position through December 11, 2025, and has received several submissions. On behalf of City Council, he thanked everyone who expressed interest and applied.

He opened the floor for nominations for the Ward 1 seat.

Councilman Winkel nominated Katie Rogerson.

There were no other nominations.

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

Yes – 6            No – 0

Katie Rogerson was appointed to Ward 1.

**RECESS:**

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

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 2025-162    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)

Moved by Mayor Corcoran and seconded by DeVries to dispense with the second and third readings for 2025-162.

Councilman Winkel stated he is the biggest supporter of the project and understands inflation. However, he would like the legislation to go to second reading.

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

Yes – 3            No – 3 (Abens, Winkel, Awig)

**Clerk of Council Nicholas Ciofani:**

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)

Ordinance Number 2025-163 moved to Second Reading.

**Clerk of Council Nicholas Ciofani:**

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)

Moved by President Jacobs and seconded by Winkel to read Resolution number 2025-164 in its entirety.

A voice vote was taken, and the motion carried.

Yes – 6            No – 0

Moved by President Jacobs and seconded by Abens to dispense with the second and third readings for 2025-164.

President Jacobs, on behalf of the people of North Ridgeville, sincerely thanked Councilman Martin DeVries for his years of dedication and service to the community. Councilman Martin DeVries' efforts have played a significant role in advancing the city and positioning it well for the future.

Councilman DeVries stated that it had been an honor and a privilege to give back to the community in which he grew up. He thanked those who supported him, including the current and former administrations, members of Council, and all individuals he had worked with over the years to improve the city. He

noted that he would miss serving but planned to remain involved and continue helping the community whenever possible. He concluded by expressing his appreciation to everyone.

A voice vote was taken, and the motion carried.

Yes – 6                      No – 0

Moved by President Jacobs and seconded by Swenk to add the emergency clause order to allow the City to formally recognize and present appreciation to Councilman Martin DeVries before the conclusion of his term of office.

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

Yes – 6                      No – 0

Moved by President Jacobs and seconded by Swenk to adopt 2025-164 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-164.**

Yes – 6                      No – 0

**Clerk of Council Nicholas Ciofani:**

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)

Moved by President Jacobs and seconded by Abens to read Resolution number 2025-165 in its entirety.

A voice vote was taken, and the motion carried.

Yes – 6                      No – 0

Moved by President Jacobs and seconded by Abens to dispense with the second and third readings for 2025-165.

President Jacobs, on behalf of the people of North Ridgeville, sincerely thanked Councilman Georgia Awig for her years of dedication and service to the community. Councilwoman Georgia Awig's efforts have played a significant role in advancing the city and positioning it well for the future.

Councilwoman Georgia Awig stated that she felt very blessed to have served on City Council and to have represented the community. She noted that the experience

allowed her to meet many hardworking members of the administration and expressed appreciation for their support, as well as for the residents she had come to know. She also thanked her husband for his constant encouragement and assistance.

A voice vote was taken, and the motion carried.

Yes - 6                      No - 0

Moved by President Jacobs and seconded by Abens to add the emergency clause order to allow the City to formally recognize and present appreciation to Councilwoman Georgia Awig before the conclusion of her term of office.

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

Yes - 6                      No - 0

Moved by President Jacobs and seconded by Abens to adopt 2025-165 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-165.**

Yes - 6                      No - 0

**Clerk of Council Nicholas Ciofani:**

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)

Moved by Winkel and seconded by Swenk to read Resolution number 2025-166 in its entirety.

A voice vote was taken, and the motion carried.

Yes - 6                      No - 0

Moved by Winkel and seconded by Abens to dispense with the second and third readings for 2025-166.

Councilman Winkel expressed that it had been a pleasure to get to know his President Jacobs and to witness his hard work and dedication to the community through City Council and various other groups within the city. He noted that from day one, he approached his responsibilities with integrity and honesty. He expressed that he was grateful to have worked alongside President Jacobs.

President Jacobs stated that, as he prepared to step away from service, he wished to express sincere gratitude to everyone who had supported him throughout his time on Council. He thanked the residents of North Ridgeville for placing their trust in him, noting that, as a lifelong resident, serving on City Council had been meaningful. He said his commitment had always been to help make North Ridgeville an even more vibrant place to live, work, play, raise a family, and conduct business. He also thanked his fellow council members for their support and for entrusting him with the role of Council President, adding that he always sought to run meetings professionally and respectfully. He further expressed appreciation to his family for their patience, sacrifices, and support during long meetings and busy schedules. He stated that serving the community had been an honor and a privilege.

Councilwoman Swenk stated that she would have big shoes to fill. She remarked that Mr. Jacobs has always conducted meetings with grace, dignity, and integrity, and that he would be greatly missed. She expressed hope that he would remain involved in the community, noting that as lifelong residents, they shared a deep care for the city. Councilman Swenk thanked Mr. Jacobs for his service.

A voice vote was taken, and the motion carried.

Yes – 6                      No – 0

Moved by Winkel and seconded by Abens to add the emergency clause order to allow the City to formally recognize and present appreciation to President Jason Jacobs before the conclusion of his term of office.

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

Yes – 6                      No – 0

Moved by Winkel and seconded by Abens to adopt 2025-166 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2025-166.**

Yes – 6                      No – 0

**Clerk of Council Nicholas Ciofani:**

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)

Moved by Winkel and seconded by Abens to dispense with the second and third readings for 2025-167.

A voice vote was taken, and the motion carried.

Yes – 6                      No – 0

Moved by Winkel and seconded by Swenk to add the emergency clause order to provide the Department of Finance with the necessary resources to meet its obligations.

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

Yes – 6                      No – 0

Moved by Winkel and seconded by Abens to adopt 2025-167 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-167.**

Yes – 6                      No – 0

**SECOND READINGS:**

**Clerk of Council Nicholas Ciofani:**

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)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the third reading for 2025-160.

Mayor Corcoran expressed gratitude to the administrative team that negotiated the contract, along with the members of the ASCME union who advocated on their behalf. He believed this was a fair resolution for everyone involved, including the taxpayers of North Ridgeville. As our largest union, he emphasized that starting the contract on January 1, 2026, would be beneficial for all parties.

A voice vote was taken, and the motion carried.

Yes – 6                      No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause order to start the union contract on January 1, 2026.

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 Winkel to adopt 2025-160 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-160.**

Yes – 6                      No – 0

**THIRD READINGS:**

**Clerk of Council Nicholas Ciofani:**

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)

Councilman Abens stated that work on the legislation began in July and had gone through multiple meetings, hearings, and revisions from its original form. He explained that the revised legislation was intended to encourage more complex development rather than just a gas station, while also limiting the number of gas stations in North Ridgeville by prohibiting new stations within a half-mile of an existing one in the B-3 zoning district.

Moved by Abens and seconded by Swenk to adopt 2025-110.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-110.**

Yes – 6                      No – 0

**Clerk of Council Nicholas Ciofani:**

- 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)

Moved by Swenk and seconded by Abens to adopt 2025-145.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-145.**

Yes – 6                      No – 0

**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; First Reading on 11-17-2025; Second Reading on December 1, 2025)

Mayor Corcoran explained that he had provided an initial overview when the legislation was first introduced and offered a brief summary. He stated that the item pertained to the Sugar Ridge and Bender Road roundabout project, for which NOACA awarded the City \$2.174 million. The Engineering Department solicited statements of qualifications from engineering consultants and ranked Fishbach highest. He noted that the scope of services includes all required engineering work, as well as bid-phase and construction-phase support. Funding for the engineering portion of the project has been appropriated in the 2026 budget.

Moved by Swenk and seconded by Abens to adopt 2025-151.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-151.**

Yes – 5                      No – 1 (Swenk)

**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; First Reading on 11-17-2025; Second Reading on December 1, 2025)

Moved by Abens and seconded by Winkel to adopt 2025-152.

Mayor Corcoran explained that the city was awarded \$2 million through NOACA for this project. The Engineering Department solicited statements of qualifications from engineering consultants, and America's Structure Point was rated the highest by the department. The scope of services includes all necessary engineering support during the bid and construction phases. Funds have been appropriated for engineering in the 2026 budget.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-152**.

Yes – 5                      No – 1 (Swenk)

**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; First Reading on 11-17-2025; Second Reading on 12-01-2025; Planning Commission on 12-09-25; Public Hearing on 12-15-25)

Moved by Swenk and seconded by Winkel to adopt 2025-154.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-154**.

Yes – 6                      No – 0

**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; First Reading on 11-17-2025; Second Reading on December 1, 2025)

Moved by Swenk and seconded by Winkel to adopt 2025-155.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-155**.

Yes – 6                      No – 0

**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; First Reading on 11-17-2025; Second Reading 12-01-2025; Planning Commission on 12-09-2025; Public Hearing on 12-15-2025)

Moved by President Jacobs and seconded by Winkel to amend 2025-157 by substitution.

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

Yes – 6                      No – 0

Moved by Swenk and seconded by Winkel to adopt 2025-157 Amended.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2025-157**.

Yes – 6                      No – 0

**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; First Reading on 11-17-2025; Second Reading on December 1, 2025)

Moved by Winkel and seconded by Abens to add the emergency clause in order to provide the Department of Finance with the necessary resources to meet its obligations.

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

Yes – 6                      No – 0

Moved by Winkel and seconded by Abens to adopt 2025-158 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2025-158.**

Yes – 6                      No – 0

**MEETING ANNOUNCEMENTS:**

President Jacobs noted the following:

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:**

President Jacobs adjourned the meeting at 9:10 p.m.

Approval of minutes on January 5, 2026:



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Holly A. Swenk  
PRESIDENT OF COUNCIL



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Nicholas Ciofani  
CLERK OF COUNCIL