

**NORTH RIDGEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
June 1, 2026**

**CALL TO ORDER:**

President Swenk called the Council meeting to order on Monday, June 1, 2026, at 7:00 p.m.

**INVOCATION:**

The invocation was led by President Swenk.

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by President Swenk.

**ROLL CALL:**

Present: President Holly A. Swenk, Councilwoman Kathryn Rogerson, Councilman Robert Holub, Councilman Bruce F. Abens, Councilman Clifford Winkel, Councilman Paul Wolanski, and Councilwoman Cali Zingale.

Others Present: Mayor Kevin Corcoran, Law Director Brian Moriarty, City Engineer Christina Eavenson, Director of Finance April Wilkerson, Clerk of Council Nicholas Ciofani, and Deputy Clerk of Council Tina Wieber.

Absent: None

**MINUTES - Corrections (if any) and approval:**

President Swenk stated that Council had received the Public Hearing Meeting Minutes dated May 18, 2026, and Regular City Council Meeting Minutes dated May 18, 2026, and asked if there were any changes or corrections. No changes or corrections were offered. The minutes stood approved as submitted.

President Swenk noted that Council had also received the following minutes:

- Parks and Recreation Commission Meeting Minutes dated April 22, 2026

**LOBBY:**

President Swenk opened the lobby session and explained that the Lobby was for members of the public to address City Council. She asked speakers to state their name and address for the record at the podium and noted that each speaker would have three minutes to discuss any topic of their choice.

### Data Centers Concern

Rudy Ringwall, 31966 Center Ridge Road, remarked that the City Council adopted legislation placing a moratorium on data centers, but he hoped that was not set in stone, because, under the right circumstances, that could be quite lucrative for the city. He noted that the City controls the water, which is a good thing. As for electricity, if the data center buys electricity from First Energy, it has to pay for it, as the Cleveland Browns' new stadium does. In addition, upgrades are paid for by the data center. Mr. Ringwall advised the City Council to consider placing a data center in North Ridgeville if state or federal legislation requires it to provide green energy, self-generate energy, or regulate energy prices.

### **ADMINISTRATORS' REPORTS:**

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

Mayor Corcoran reported the following:

- Mayor Corcoran reported that three ordinances under first and second readings would be requested for passage that evening with the emergency clause.
  - Under First Readings:
    - Ordinance 2026-58 — An Ordinance authorizing the Mayor to enter into a lease agreement with My Simple Cleaning LLC for 500 square feet of commercial space at 7059 Avon Belden Road. He would like to dispense with the second and third readings and add the emergency clause. My Simple Cleaning LLC is a small business that, like any prospective tenant, must weigh its options when securing commercial space. Requiring the ordinance to run its full course creates uncertainty for the tenant and may cause them to consider other available locations. Each month of delay also represents lost revenue to the City from a property it is actively working to keep in productive use. Emergency passage would allow the City to move forward in good faith with a tenant that has expressed willingness to enter into a lease agreement.
    - Ordinance 2026-59 — An Ordinance amending Ordinance Number 2025-158 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026. He would like to dispense with the second and third readings and add the emergency clause. This legislation is needed to support the City's financial operations.

- Under Second Readings:
  - Ordinance 2026-56 — An Ordinance amending Ordinance 2024-44, which authorized the Mayor to advertise for bids and enter into contract(s) according to law and in a manner prescribed by law with the lowest and best bidder(s) for the Avon Belden Road (SR 83) and Chestnut Ridge Road roundabout, also known as LOR-83-11.19 ODOT PID 114797, for construction, inspection services and associated work. He would like to dispense with the third reading and add the emergency clause. The initial ordinance was passed in 2024. The amendment is needed to increase the project amount from \$440,000 to \$1.1 million. The additional funding was approved by the Council during the 2026 appropriations. This amendment is needed to allow the ordinance to be updated to reflect the revised amount and keep the project in compliance with Ohio law and contracting requirements.
- Street Paving — Streets Division began tackling the residential street paving list today. They milled the pavement on Chaucer and Westfield Drives with asphalt paving to follow. With any road project, the schedule is subject to change, depending on weather conditions or unforeseen circumstances
- Coffee & Conversation — The Mayor’s monthly coffee and conversation is on Wednesday, June 3, 2026, from 8:30 a.m. until 9:30 a.m., in Council Chambers at City Hall. Kim Lieber, Director of Planning & Development, will be my special guest this month. Kim will share updates about zoning codes and capital projects.
- Citywide Garage Sale Days — The citywide garage sale days are happening this week, June 3, 2026, through June 6, 2026, sponsored by the Chamber of Commerce/Visitors Bureau. There will be excess traffic in the city during this time. Advised everyone to plan accordingly, stay alert, and drive with extra caution to keep everyone safe.
- Summer Concert Series — The Summer Concert Series returns to South Central Park. Enjoy performances by a variety of musicians across a range of styles while local food trucks serve dinner and refreshments. New this year is a beer garden with cash sales available. The first concert is scheduled for Sunday, June 7, 2026, at 5:00 p.m., featuring the 45 RPM band (a journey through the genres that changed rock history). Bring lawn chairs, blankets, and friends for a relaxing evening at the park. Concerts are free and open to all. Noted that events may be canceled due to weather. For updates, visit the Parks and Recreation webpage or call the Rainout Line at (440) 210-6226.

- **Touch-A-Truck**— Touch-A-Truck is returning to Shady Drive Complex on Saturday, June 13, 2026. from 10:00 a.m. until 2:00 p.m. Get up close with all kinds of big trucks. This unique event encourages children to touch vehicles, ask questions, and even climb inside for a view from the driver’s seat. To ensure a welcoming experience for everyone, the first two hours, from 10:00 a.m. to noon, will be sensory-friendly, with no lights, sirens, or horns. Don’t miss your chance to see the diggers, dumpers, and emergency vehicles up close.

Mayor Corcoran concluded his report.

**2. Engineer:**

City Engineer Eavenson reported on the following:

- The State Route 83 and Chestnut Ridge roundabout project (Ordinance 2026-56, second reading). ODOT has committed approximately \$1.1 million toward construction, based on 80% of the original estimated cost of \$1.4 million. Updated construction costs are now just over \$2 million. Of the total cost, approximately \$500,000 is allocated to water main replacement, which will be 100% funded by the City. ODOT is also contributing \$110,000 toward construction inspection services, with total inspection costs estimated at just under \$200,000. Additional safety funding from ODOT may become available after project bids are received; updates will be provided as they become available.
- The Lorain Road pedestrian crosswalk project has completed concrete work, including ADA ramps and sidewalk extensions. Installation of the pedestrian signal heads is delayed due to long lead times. Until signals are installed, the public is discouraged from using the new crosswalk. The contractor has been directed to install cones and signage to discourage pedestrian use in the interim.
- The full depth concrete rehabilitation project will be advertised soon. A list of roadways included in the project will be posted on the City’s website.

City Engineer Eavenson concluded her report.

**3. Director of Finance:**

Director Wilkerson reported that, in advance of the meeting, she provided City Council with a memorandum detailing the financial legislation on the agenda. She noted that Ordinance 2026-59, amending annual appropriations, is listed under first readings and includes additional appropriations for items such as fire extinguisher and kitchen hood inspections, cleaning services, vehicle maintenance for the Senior Center, Lorain County Auditor fees,

and investment management fees. The amendment also includes funding for five new laptops for the City Garage due to a software upgrade that is incompatible with tablets. Additionally, appropriations are included for fence repairs at the Ranger Way Public Works complex resulting from storm damage, which has been submitted for insurance reimbursement, less the deductible. Director Wilkerson indicated that this item presents a safety concern as identified by the Police Department, which is one reason for requesting the emergency clause.

She further reported that the April 2026 financial report was issued to Council earlier that day and is also available to the public on the City's website under the Finance Department.

Finance Director Wilkerson concluded her report.

**4. Other Reports:**

President Swenk noted that City Council had received the following reports:

- April 2026 Police Department Report
- April 2026 Parks and Recreation Division Report

**COUNCIL COMMITTEE REPORT(S):**

There were none.

**CORRESPONDENCE:**

There were none.

**OLD BUSINESS:**

There were none.

**NEW BUSINESS:**

There were none.

**RECESS:**

Moved by Winkel and seconded by Swenk 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 Read Ordinance by Title:**

O 2026-58      An Ordinance authorizing the Mayor to enter into a lease agreement with My Simple Cleaning LLC for 500 square feet of commercial space at 7059 Avon Belden Road.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Rogerson to dispense with the second and third readings for 2026-58.

Mayor Corcoran remarked that this is the City's third attempt to lease this space. The person is a resident. The Administration is proposing a three-year lease at \$600 per month for the 500-square-foot space.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Mayor Corcoran and seconded by Rogerson to add the emergency clause in order to secure the lease contract and have the building occupied.

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 Rogerson to adopt 2026-58 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2026-58.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani Read Ordinance by Title:**

O 2026-59      An Ordinance amending Ordinance Number 2025-158 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2026, and ending December 31, 2026.  
(Introduced by Mayor Corcoran)

Moved by Winkel and seconded by Abens to dispense with the second and third readings for 2026-59.

Councilman Winkel remarked that five different funds are involved in this legislation. The general funds are allocated to assist the senior center with expenses, including hood inspections and fire extinguishers. The special revenue funds will cover costs that are reimbursed by insurance once the fence is repaired. The capital projects funds will handle other related expenses.

Director Wilkerson explained that the revenue passed through the City to the Schools includes fees from the Lorain County Auditor and Treasurer. She noted that twice a year, the County disburses a portion of the property tax collections from our TIF districts to the city of North Ridgeville, which then remits the funds to the schools. The City receives the full collection, and this process involves amending the appropriations along with the Lorain County auditor and treasurer fees.

Councilman Winkel added that the enterprise fund consists of zero-interest notes, which are necessary to accommodate investment fees. He explained that the internal service fund covers laptops for the City garage and will help staff perform their jobs more efficiently.

Councilman Wolanski confirmed that five laptops are at approximately \$3,000 each. He mentioned that a quick search indicated that laptop prices could range from \$1,000 to \$3,000. He inquired whether these laptops are a specific type that falls to the higher end of the price range and if the money allocated for them is appropriate. He noted that this expenditure was not included in the budget and asked whether there might be more cost-effective alternatives.

Director Wilkerson explained that the City currently has a contract with GO2IT, IT Group, which assesses the employees' software needs and usage to determine the appropriate specifications, such as memory and storage, required to run the necessary programs. She noted that the contracted IT group recommended the laptops.

Mayor Corcoran explained that the City garage uses software to handle all repairs and maintenance. Initially, they used tablets, but the enhanced version required laptops. A new maintenance garage foreman was hired, implementing improved procedures for tracking repairs and maintenance. This necessitated a different version of the software, which only functions on laptops. These laptops need to be more rugged to withstand the demands of a City garage, as they are not typical office laptops.

Councilwoman Rogerson noted that, based on her professional experience working with maintenance technicians, outside IT firms must also be able to address security concerns, especially in city government. She remarked that maintenance equipment needs to be durable and long-lasting, which

ultimately saves money. She mentioned that these laptops typically cost around \$3,000 due to their heavy-duty build.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by Winkel and seconded by Abens to add the emergency clause in order to approve appropriations for the City Garage Division to purchase new laptops for operational needs.

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

Yes – 7                      No – 0

Moved by Winkel and seconded by Abens to adopt 2026-59 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2026-59.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani Read Ordinance by Title:**

O 2026-60      An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into a Memorandum of Understanding with the YMCA of Greater Cleveland in an effort to promote the YMCA's Diabetes Prevention Program (DPP).  
(Introduced by Mayor Corcoran)

Ordinance Number 2026-60 moved to second reading.

**SECOND READINGS:**

**Clerk of Council Nicholas Ciofani Read Ordinance by Title:**

O 2026-56      An Ordinance amending Ordinance 2024-44, which authorized the Mayor to advertise for bids and enter into contract(s) according to law and in a manner prescribed by law with the lowest and best bidder(s) for the Avon Belden Road (SR 83) and Chestnut Ridge Road roundabout, also known as LOR-83-11.19 ODOT PID 114797, for construction, inspection services and associated work.  
(Introduced by Mayor Corcoran; First Reading on 05-18-2026)

Moved by Mayor Corcoran and seconded by Abens to dispense with the third reading for 2026-56.

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 for the safety, health, and welfare of the community. There is a waterline project that will improve the health of the community in that area.

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

Yes – 7                      No – 0

Councilman Wolanski wanted to clarify to the citizens of North Ridgeville that the matter being discussed is an amendment to the 2024 budget. He explained that the original budget included approximately \$440,000 for a specific item, with an additional \$660,000 being added. He noted that this amount was appropriated last year. When considering whether to vote for or against a proposal, he expressed the importance of knowing if the money has already been budgeted.

Mayor Corcoran noted that ODOT is paying approximately 73% of this project.

Moved by Mayor Corcoran and seconded by Abens to adopt 2026-56 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2026-56.**

Yes – 7                      No – 0

**THIRD READINGS:**

**Clerk of Council Nicholas Ciofani Read Ordinance by Title:**

O 2026-45      An Ordinance amending the Zoning Map of the City of North Ridgeville such that a ± 12.5 acre portion of a parcel owned by the City of North Ridgeville, as more fully described in Exhibit A and depicted in Exhibit B, be rezoned from R-1 Residence District to I-2 Light Industrial District.  
(Introduced by Mayor Corcoran; Planning Commission meeting on 05-12-2026; Public Hearing on 05-18-2026; Second Reading on 05-18-2026; Planning Commission Report to Council on 05-18-2026)

Moved by Winkel and seconded by Abens to adopt 2026-45.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2026-45.**

Yes - 7

No - 0

**MEETING ANNOUNCEMENTS:**

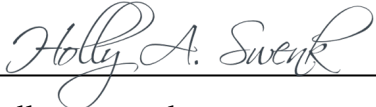
President Swenk announced the following dates:

1. A Regular City Council meeting will be held on Monday, June 15, 2026, at 7:00 p.m., in Council Chambers

**ADJOURNMENT:**

President Swenk adjourned the meeting at 7:25 p.m.

Approval of minutes on June 15, 2026:



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Holly A. Swenk  
PRESIDENT OF COUNCIL



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Nicholas Ciofani  
CLERK OF COUNCIL