

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
June 15, 2026**

CALL TO ORDER:

President Swenk called the Council meeting to order on Monday, June 15, 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 Regular City Council Meeting Minutes dated June 1, 2026, and asked if there were any changes or corrections. No changes or corrections were offered. The minutes stood approved as submitted.

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.

O 2026-64 - Amending Section 440.17 Through Truck Traffic

Albert Krage, at 37903 Sugar Ridge Road, stated that it is good that City Council is considering legislation for Through Truck Traffic, but he believes there is still an issue. Mr. Krage

believes there needs to be more patrols out to enforce the ordinance. He added that several trucks keep going through their neighborhood, and there is a lack of enforcement after one truck is pulled over. He expressed concerns that some of the trucks passing through do not show a company name or USDOT (U.S. Department of Transportation) number, which is a unique 8-digit identifier assigned to commercial vehicles by the FMCSA. It is used to track a company's safety records, compliance reviews, and crashes.

ADMINISTRATORS' REPORTS:

1. Mayor:

Mayor Corcoran reported the following:

- Noted that the Lorain County Commissioners were discussing the renewal of the piggyback of the homestead tax exemption and the owner-occupied credit. Their vote last year, which is paid this year, cost the City almost \$440,000. He presented a short video of his speech on behalf of the City and its residents.
- He thanked and expressed appreciation for the coordinated efforts of several Avon Lake City Council members, multiple Lorain County Mayors, and other officials. As president of the Lorain County Mayors and Managers Association, they attended various commissioner meetings alongside school board members, school treasurers, school staff, the superintendent, and residents, who all spoke during these sessions. They also acknowledged Councilman Robert Holub for his email to the commissioners. The commissioners listened and voted to renew the homestead exemption while rejecting the owner-occupied credit. This decision demonstrated their consideration of constituents' voices and their ability to reach a compromise in a challenging situation, resulting in the City losing only \$228,000 in revenue next year.
- PAFR Award - Recognized April Wilkerson, Finance Director, and her staff for their hard work and dedication. The Government Finance Officers Association announced last week that North Ridgeville received the Award for Outstanding Achievement in Popular Annual Financial Reporting for the fiscal year ended December 31, 2024. This report is designed to make financial information easier for residents to read, understand, and access.

Previously reported, the Finance Department also received the Certificate of Achievement for Excellence in Financial Reporting for the City's Annual Comprehensive Financial Report (ACFR). Together, these awards reflect the City's ongoing commitment to transparency, accountability, and responsible stewardship of public funds. The report also highlighted the hard work of the Finance team, who

continue to present important financial information clearly and thoughtfully for the community.

- Parks & Recreation Master Plan - The Parks and Recreation Department has partnered with McKenna to create an updated vision for the City's parks, facilities, green spaces, and recreation programs. As the Parks and Recreation Master Plan gets underway, residents are invited to help shape what comes next. Residents can participate online by placing ideas on an interactive map, completing a brief survey, or sharing comments through the project website. The McKenna team will also be out in the community with fun activities to gather input during the Summer Concert on June 21, 2026, and at the Corn Festival on August 8, 2026.

Visit the City's website at nridgeville.gov for more information and to access the online survey. The feedback will help guide future improvements and make sure North Ridgeville's parks continue to serve residents of all ages.

- Street Paving - The Streets Division finished up paving on Chaucer and Westfield last week. The next road scheduled for milling and paving is the east end of Bagley Road, beginning this Wednesday, June 17, 2026. With any road project, the schedule is subject to change, depending on weather conditions or unforeseen circumstances.
- Shred Day - The North Ridgeville Branch Library will host Shred Day on Saturday, June 20, 2026, from 9:00 a.m. to noon in the library parking lot. Residents may bring sensitive documents, such as tax forms and medical records, to be shredded onsite. Each household may bring up to five grocery-size bags of documents. Staples are permitted, but paper clips, binder clips, binders, spiral-bound notebooks, other metal objects, batteries, and electronics cannot be accepted. This free event is provided by the Lorain County Solid Waste Management District. Please note that the event may end early if the truck reaches capacity.
- Summer Concert Series & Father's Day - The second in the series of Summer Concerts at South Central Park Gazebo is Sunday, June 21, 2026, at 6:00 p.m., featuring Funkology. The concerts are free - bring a lawn chair or blanket. There will be food trucks and beer available for purchase.
- Root Road Park Ribbon Cutting Ceremony - Root Road Park has reopened and is better than ever. Residents are invited to attend a ribbon-cutting ceremony, check out the improvements, and enjoy FREE ice cream courtesy of Bone Appetit Creamery on Tuesday, June 23, 2026, at 2:00 p.m.
- Friday, July 3, 2026 - City offices will be closed on Friday, July 3, 2026, in observance of Independence Day.

- Freedom Festival and Fireworks, July 3, 2026 - Victory Park, Ohio, will host Freedom Festival on Friday, July 3, 2026, from 4:00 p.m. to 11:00 p.m., offering an evening of family-friendly fun to celebrate Independence Day. The event will feature food vendors, live music, games, and activities for all ages. Activities include inflatables, carnival games, miscellaneous sporting activities, a Balloon Twister, Patriotic Stilt Walker, Pony Rides & Petting Zoo, three different shows by Performance Dogs of Ohio, an animal show with Jungle Bob, and a Ninja Warrior Course. The fireworks show sponsored by the City of North Ridgeville will last approximately 30 minutes, including an exciting grand finale. Net proceeds from the event will benefit three 501(c)(3) non-profits: North Ridgeville Community Care, Canine Superheroes Foundation, and Save 22. For more information or to purchase tickets, visit their website at: victoryparkohio.com

Moved by Mayor Corcoran and seconded by Winkel to approve the Mayor's recommendation to appoint Erika Ventura to an unexpired term on the Parks and Recreation Commission.

Mayor Corcoran remarked that Erica Ventura had been a resident of the city for 16 years and a resident of Waterbury. She was active in the community, attending events and public input sessions for the master plan effort. She loved the idea of being able to plan for the future of the park and recreation. Her son had been involved in the programming, and she spent a lot of time at Shady and South Central. Erica is an excellent addition to the commission and the master plan effort.

A voice vote was taken, and the motion carried.

Yes – 6

No – 0

Abstain - 1 (Wolanski)

{Clerk Notes: After the vote was recorded and prior to entering Executive Session, Councilman Wolanski confirmed that he did not indicate a “yes” or “no” on the motion.} Based on the information provided, his vote was recorded as an abstention. This note is included to clarify the recorded vote.}

Moved by Mayor Corcoran and seconded by Holub to go into an Executive Session to consider the sale of real property at Ranger Way and Center Ridge, to confer with the City's legal counsel concerning pending court action, specifically property at the northwest corner of Chestnut Ridge Road and State Route 83.

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

Yes – 7

No – 0

Adjourned into Executive Session at 7:19 p.m.

Reconvened into the Regular City Council meeting at 7:36 p.m.

Moved by Rogerson 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 – 7

No – 0

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Eavenson reported on the following:

- She provided background for newer Council members regarding sidewalks in the City, explaining:
 - The City previously allowed developers to claim hardship and not install sidewalks.
 - There had been no mechanism to collect funds in lieu, resulting in lost revenue.
 - The sidewalk ordinance was revised to include a fee-in-lieu program.
 - Two properties in Hampton Place 8 (fronting State Route 83) participated:
 - No sidewalks currently exist in that area.
 - A future sanitary sewer extension is planned.
 - The City collected a fee in lieu rather than requiring sidewalk installation that may later be removed.
 - Approximately \$6,000 was collected and will be deposited into the sidewalk fund for future improvements.
- The City advertised its full depth concrete pavement replacement project the previous week:
 - A list of project streets was posted on the City's website.
 - Copies were available on request.
 - The project includes a portion of Mills Creek Lane (north of Center Ridge Road):
 - Existing roadway consists of asphalt over deteriorated concrete.
 - Prior repairs indicated poor structural integrity.
 - Approximately 700 feet will be replaced.
- Public Works exercised water valves at Chestnut Ridge Road and State Route 83 in preparation for the roundabout project:
 - A valve failure occurred when the stem and bonnet nut broke.

- The valve is now permanently in the closed position.
- Service in the area can be maintained by backfeeding from another direction via an existing main.
- The situation highlights the importance of coordinating roadway projects with replacement of aging water infrastructure.
- The failed valve had already been scheduled for replacement as part of upcoming work.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Finance Director Wilkerson reported that, in advance of the meeting, she had provided Council with a memorandum detailing the financial legislation before them. She reviewed Ordinance No. 2026-62, amending annual appropriations, which included funding for the renovation of the former Building and Engineering office space located below Council Chambers. She noted that during the November 2025 Finance Committee meeting, the Parks and Recreation Department had presented conceptual drawings and cost estimates for the renovation. The Committee determined that the initial estimate exceeded a reasonable amount and directed the department to obtain additional quotes under \$100,000. The department subsequently secured two renovation quotes, both of which were below the Committee's recommended budget and the competitive bid threshold.

She also reviewed Ordinance No. 2026-63, approving the annual tax budget, explaining that the purpose of the tax budget is to provide the Lorain County Budget Commission with estimates of revenues, expenditures, fund balances, and tax levies for the upcoming year. She stated that this information is used to certify available resources and establish spending authority reflected in the City's certificate of estimated resources. She noted that the Finance Department developed the estimates by reviewing revenue trends and current-year revenues and that the projections may be amended in 2027 if necessary. She added that the tax budget must be submitted to the Lorain County Budget Commission by July 17, 2026, and that Council had previously received an overview of the tax budget and revenue estimates.

Finance Director Wilkerson further discussed the City's Popular Annual Financial Report (PAFR). The Annual Comprehensive Financial Report (ACFR) is required by state law; the PAFR is an optional, simplified report designed to provide residents and the business community with an easy-to-read version of the City's financial information. She stated that few municipalities produce such a report and credited Mayor Corcoran with introducing the concept and encouraging its development as part of a broader commitment to transparency. She noted that the report was completed through strong support and collaboration. She expressed appreciation for the efforts of the Finance Department staff and administrative staff across all departments, emphasizing that the City's financial reporting reflects the

contributions of many employees whose daily work supports the general ledger and produces all of the financial reports. She thanked all staff involved in financial decisions and Mayor Corcoran for his leadership and support.

Finance Director Wilkerson concluded her report.

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

- April 2026 City's Financial Statements

4. Other Reports:

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

- May 2026 Water Distribution and EPA 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 the ordinance by Title:

O 2026-61 An Ordinance authorizing the negotiated sale of a portion of city-owned real property located at Center Ridge Road and Ranger Way identified as PPN 07-00-016-104-220 to The Shops at Ranger Way LLC and making findings in support thereof.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Rogerson to dispense with the second and third readings for 2026-61.

Mayor Corcoran remarked that the southeast corner of Ranger Way and Center Ridge presented an opportunity to sell a piece of property the City had obtained during the Center Ridge Road reconstruction project. The parcel was not needed for municipal purposes; however, its sale would support potential business use and increase the viability of the adjacent parcel for development. Based on the City Charter, there was an opportunity to sell the property to the adjacent party. Mayor Corcoran requested authorization to begin negotiations. The final sale would require Council approval at a later stage, but this action would initiate the process. An appraisal of the property has been requested for negotiations.

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 expedite the process and benefit the residents by selling this piece of property that no longer serves a municipal purpose.

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 2026-61 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2026-61.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-62 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 Rogerson to dispense with the second and third readings for 2026-62.

Councilman Winkel referenced prior discussions from the November appropriations process. He noted that Council had approved a \$100,000 budget to renovate an existing part of the building that is not being used, beneath Council Chambers. He explained that the Parks and Recreation Department had been in urgent need of a new home due to their current inadequate location. Councilman Winkel stated that the budget provided was a modest estimate for the project.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2026-62.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-63 An Ordinance approving the tax budget of the City of North Ridgeville, Ohio, for the year beginning January 1, 2027, and submitting the same to the Lorain County Auditor.
(Introduced by Mayor Corcoran)

Moved by Winkel and seconded by Abens to dispense with the second and third readings for 2026-63.

Councilman Winkel explained that the annual budget was due to the county by July 17, 2026. He conveyed that, in his opinion, the sooner the county received their budget material, the better. He added that they were not spending money at this stage; they were merely submitting their projected budget to the county as required by law.

Moved by Winkel and seconded by Abens to add the emergency clause in order to expedite the process and provide the project budget to the Lorain County Auditors by July 17, 2026.

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 2026-63 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried for **Ordinance Number 2026-63.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-64 An Ordinance amending *Section 440.17 Through Truck Traffic* of the Codified Ordinances of the City of North Ridgeville and establishing enhanced penalties for violations.
(Introduced by Councilman Abens)

Ordinance Number 2026-64 was referred to the Committee of the Whole for further discussion.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-65 An Ordinance repealing *Chapter 808 Automobile Service Stations* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-65 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-66 An Ordinance repealing *Chapter 826 Food Handlers* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-66 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-67 An Ordinance repealing *Chapter 834 Industrial and Commercial Expansion Program* of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-67 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-68 An Ordinance amending *Chapter 806 Alarm Systems* of the Codified Ordinances of the City of North Ridgeville by repealing permit requirements and related provisions.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-68 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-69 An Ordinance amending *Chapter 474 Bicycles and Motorcycles* Generally of the Codified Ordinances of the City of North Ridgeville.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-69 was referred to the Safety Committee for further discussion.

SECOND READINGS:

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; First Reading on 06-01-2026)

Moved by Mayor Corcoran and seconded by Holub to dispense with the third reading for 2026-60.

Mayor Corcoran explained that the emergency clause and passage will be needed in order to submit the memorandum of understanding by the June 30, 2026 deadline.

Councilman Wolanski clarified that the YMCA is donating \$10,000 to the City to participate in a specific program. He asked whether the costs might exceed this amount.

Mayor Corcoran confirmed that only the allocated funds would be spent.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Holub to add the emergency clause in order to meet the deadline of June 30, 2026.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt 2026-60 with the emergency clause.

Councilman Wolanski wanted to know the benefits of the program for the participating City.

Mayor Corcoran explained that diabetes affects a lot of the population. It provides an opportunity to promote understanding of the disease, how people can live with it, and how they may improve their situation while living with it.

Councilman Wolanski confirmed that it is more about trying to prevent it and bring awareness to it. It's more about goodwill and \$10,000 to cover the awareness program.

Mayor Corcoran agreed with Councilman Wolanski.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried for **Ordinance Number 2026-60**.

Yes – 7 No – 0

THIRD READINGS:

There were none.

MEETING ANNOUNCEMENTS:

President Swenk announced the following dates:

1. A Regular City Council meeting will be held on Monday, July 6, 2026, at 7:00 p.m., in Council Chambers.

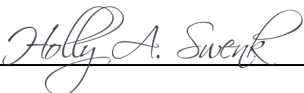
Mayor Corcoran remarked that he received an email today from the OPWC confirming that funds were allocated for the repaving of Mills Road. He mentioned having had

conversations with the mayor of Avon, during which they discussed combining efforts to secure a better price for the project. The Avon mayor informed him that they had received funding for the project and were using their own funds, but that a cooperative agreement between the two communities was necessary. Avon would handle the engineering and bid process, so the City's involvement was not needed on that side, although a memorandum of understanding or cooperative agreement was required between the entities. Because the money will become available on July 1, 2026, legislation will be introduced. Mayor Corcoran wanted to give a heads-up so that when the legislation was ready, the process could move quickly. The goal was to secure good bids for the current year; however, if bids came in too high due to busy schedules, the project would be postponed until next year.

ADJOURNMENT:

President Swenk adjourned the meeting at 8:00 p.m.

Approval of minutes on July 6, 2026:



Holly A. Swenk
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL