

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
JULY 6, 2026**

CALL TO ORDER:

President Swenk called the Council meeting to order on Monday, July 6, 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 Bruce F. Abens, 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 Assistant Clerk of Council Fijabi Gallam.

Absent: Councilman Robert Holub and Councilman Clifford Winkel.

MINUTES - Corrections (if any) and approval:

President Swenk stated that Council had received the Regular City Council Meeting Minutes dated June 15, 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 the following:

(CRA) Housing Council Meeting Minutes dated May 19, 2026.
Parks and Recreation Meeting Minutes dated May 27, 2026.
Planning Commission Meeting Minutes dated June 16, 2026.
Records Commission Meeting Minutes dated June 22, 2026.
Civil Service Commission Meeting Minutes dated June 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.

Government Concerns

Robert Baumgardner, 6327 Stoney Ridge Road, noted that the nation had recently celebrated its 250th birthday. He cited a quote from Patrick Henry (a Founding Father of the United States) and stated that elected officials should be subject to public scrutiny. Mr. Baumgardner then played an audio recording and asserted that it captured the Mayor responding to a resident's inquiry about keeping promises, which Mr. Baumgardner characterized. He stated that these concerns had prompted him to review the City's finances and alleged that he had found a pattern of overspending on contracts and the draining of City bank accounts, which he believed favored developers over residents. He further alleged that the administration's financial practices and actions warranted closer examination.

Mr. Baumgardner also expressed concerns regarding the City's handling of public records, specifically referencing an April 2023 police climate survey. He asserted that the administration had initially denied the existence of the record. He further stated that disputes regarding public records remained pending before the Ohio Court of Claims and contended that the administration preferred litigation over transparency.

Mr. Baumgardner called upon members to be more responsive to constituents. He referenced an email exchange with Councilman Wolanski concerning remarks Mr. Wolanski had previously made as a resident regarding leadership and trust issues within the administration and the treatment of police officers. Mr. Baumgardner stated that he had sought a response to his inquiries and that Mr. Wolanski responded that his remarks were in an off-the-record meeting. Mr. Baumgardner believed that elected officials should publicly state their opinions on matters of concern to residents.

Mr. Baumgardner also commented on recent amendments to the public speaking bylaws, stating that the revisions had generated controversy and were already being reconsidered by Council.

Moved by Zingale and seconded by Rogerson to grant Mr. Baumgardner an additional three minutes to continue his remarks.

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

Yes – 4

No – 0

Abstain – 1 (Abens)

Mr. Baumgardner addressed Councilman Abens regarding the bylaw amendments and referenced an email response he had received concerning enforcement of the public speaker tone provision. Mr. Baumgardner criticized Councilman Abens' response.

ADMINISTRATORS' REPORTS:

1. Mayor:

Mayor Corcoran reported the following:

- Mayor Corcoran reported that two ordinances under first reading would be requested for passage that evening with the emergency clause.
 - Under First Readings:
 - Ordinance 2026-70 — An Ordinance authorizing the mayor to enter into a Cooperative Agreement with the City of Avon for the asphalt resurfacing of Mills Road from Stoney Ridge Road to the Westlake municipal boundary. He would like to move to dispense of the second and third readings and add the emergency clause. This Ordinance establishes Avon as the lead agency for the project and will allow North Ridgeville to participate in the resurfacing improvements, including sharing eligible project costs and applying available Ohio Public Works Commission Issue 1 grant funds toward North Ridgeville's portion. The resurfacing project will improve the roadway surface, support safer and more reliable travel, and benefit residents, motorists, and the traveling public in both communities.
 - Ordinance 2026-72 — 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 move to dispense of the second and third readings and add the emergency clause. This legislation is needed to support the financial operations of the city.
- Street Paving — City's Streets Division will be asphaltting on Stoney Ridge Road between Avalon Drive and Barres Road on Tuesday and Wednesday of this week. With any road project, the schedule is subject to change, depending on weather conditions or unforeseen circumstances. Two-way traffic will be maintained. It was suggested to find an alternate route.
- Coffee & Conversation — Join the Mayor for an evening edition of Coffee and Conversation on Tuesday, July 7, 2026, at 6:00 p.m. in Council Chambers at City Hall. The special guest is North Ridgeville Lions Club President Pamela Cole.
- Sharing the Spirit of America — The city will take part in Sharing the Spirit of America, a nationwide synchronized reading of the Declaration of Independence, on Wednesday, July 8, 2026, at 6:00 p.m. here in Council Chambers at City Hall. The reading commemorates the first public reading of the Declaration of Independence on July 8, 1776, in Philadelphia. On this day and at this time, Americans in all 50 states, 16 territories, the District of Columbia, and Minor Outlying Islands will participate together, symbolically uniting the nation across thousands of miles and multiple time zones. The event will begin with the Mayor kicking off the reading, followed by members of the public who would like to participate. The event is being held in partnership with the Boy Scouts, who will provide cake and beverages, and the North Ridgeville Historical Society, which will have a copy of the Declaration available for

attendees to sign to mark the occasion. Residents are invited to attend to take part in this meaningful America 250 observance.

- Summer Concert Series — The third series of Summer Concerts will be held on Sunday, July 12, 2026, at 6:00 p.m. at the South Central Park gazebo. Canada Rocks USA will be on hand to entertain the crowd. The concerts are free—bring a lawn chair or blanket. There will be food trucks, and, new this year, beer will be available for purchase at the event.
- TEAL Art Festival — The TEAL Art Fest is aimed at showcasing the visual and performing artists of Northeast Ohio. This event will take place at South Central Park on Saturday, July 18, 2026, from 1:00 p.m. to 6:00 p.m. Live entertainment, kid-friendly activities, food, and a locally curated art gallery featuring artists in grades K-12 and more. For more information, visit battleoftheteal.org.

Moved by Mayor Corcoran and seconded by Rogerson to go into an Executive Session to confer with the public body's attorney concerning pending or imminent court action, specifically a court case involving a firefighter.

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

Yes – 5

No – 0

Adjourned into Executive Session at 7:13 p.m.

Reconvened into the Regular City Council meeting at 7:24 p.m.

Moved by Rogerson and seconded by Wolanski to adjourn from executive session and return to the regular City Council session.

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

Yes – 5

No – 0

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Eavenson reported on the following:

- She addressed recent inquiries regarding Windstream, also doing business as Kinetic, and its fiber optic work in the community following the Twinsburg incident involving a contractor allegedly hitting a gas line.
 - Windstream is required to comply with Engineering's right-of-way agreement, have OUPS mark existing utilities before earthwork, provide door hangers to affected property owners, and post project signs with QR codes.

- Windstream is required to provide surety of \$20,000 for the improvement plan set.
 - To date, the City has \$40,000 earmarked for potential damage to public utilities or the road network.
 - Windstream's contractors are registered with the Building Department, City inspectors are providing oversight, and the work to update the lines will likely continue for at least two years, with current work in the Waterbury, Pitts, and Fair Acres area.
- Regarding capital improvements, the City received two bids for the State Route 83 and Chestnut Ridge Road roundabout, both of which exceeded the engineer's estimate by more than 20%, so the project could not be awarded. She stated that the higher bids were mainly due to construction costs, including trucking, earthwork, asphalt buildup, and rising gas costs. The engineer on record is reviewing the estimate and has determined that an additional \$700,000 may be needed. She hoped to request the funds at the next meeting, and the project will likely not start until winter 2026.
 - Regarding the full depth project currently out to bid, the completion date was extended from the original Halloween target to May 29, 2027, after several bidders requested more time.
 - Lastly, she invited everyone to the unveiling of the wastewater master plan prepared by AECOM, noting that the City had worked with AECOM for the past four years and that the plan provides a systematic approach to improving the existing wastewater collection system and a roadmap for future needs. The Planning Commission presentation will be held Tuesday, July 14, 2026, at 5:30 p.m. in Council Chambers.

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 under first readings. She stated that Ordinance No. 2026-72 amended annual appropriations. The budget amendment includes the installation of an air conditioning unit at the Senior Center, accrued leave cash-outs, overtime expenses, deposit refunds, payment of a settlement, and additional funding to cover the increased cost of purchasing a Bobcat Toolcat utility work machine for the Public Works Department. She noted that the Bobcat Toolcat purchase had

been approved by Council during the annual appropriation process. She requested that Council consider adopting the legislation that evening with the emergency clause to provide the Department of Finance with the resources needed to meet its financial obligations.

Director Wilkerson noted that the May 2026 financial report had been sent to Council for review and was also available 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:

May 2026 Parks and Recreation Division Report
May 2026 Police Department 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 June 16, 2026:

1. MDP-26-0002 - TowerCo, 37077 Shady Dr, PPN: 07-00-035-102-041
Owner: City of North Ridgeville. Proposal consists of constructing a monopole telecommunications tower at Shady Drive Complex. Property zoned R-1 Residential District.
PC ACTION: Approved by a vote of 4-0 with the following condition:
1. That solid fencing be installed all the way around the enclosure to a height of 8 feet.

Councilwoman Rogerson clarified that City Council had already approved the lease for this telecommunications tower; therefore, the Planning Commission was reviewing the site's compliance with development standards.

Moved by Rogerson and seconded by Wolanski to accept the Planning Commission's action for MDP-26-0002 - TowerCo, 37077 Shady Dr, PPN: 07-00-035-102-041.

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

Yes – 5

No – 0

RECESS:

Moved by Wolanski and seconded by Zingale to dispense with recess.

A voice vote was taken, and the motion carried.

Yes – 5

No – 0

Ordinance and Resolution submittal(s)

FIRST READINGS:

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-70 An Ordinance authorizing the mayor to enter into a Cooperative Agreement with the City of Avon for the asphalt resurfacing of Mills Road from Stoney Ridge Road to the Westlake municipal boundary.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Rogerson to dispense with the second and third readings for 2026-70.

Councilwoman Rogerson remarked that this agreement is a practical way for the City to improve this shared roadway while taking advantage of the grant funding that was awarded to the City and working collaboratively with Avon. She added that this is something many residents have been asking her about: When will Mills Road be repaved?

Councilwoman Zingale agreed that the city is looking forward to this happening. She asked how we deal with this when the project is completed, when working collaboratively with another city. She inquired how the City will proceed if there are additional costs due to increased bids or change orders when the City of Avon will be leading the project.

Mayor Corcoran explained that the Administration could not spend any money without approval. Any changes to the contract, such as cost increases, would require returning to City Council to seek additional funding. The Ordinance under consideration was only for discussing or entering into an agreement to work together; the actual project required a separate ordinance. The goal was to complete the project within the year, as funds were received from the OPWC on July 1, 2026, aligned with their fiscal calendar. He noted that he and Avon's Mayor discussed obtaining bids this year to assess pricing, aiming to save

money by potentially contracting with a single contractor for the entire stretch. However, there was a possibility that bids would be high, leading to a decision to wait until next year to rebid, which would give contractors more time and, hopefully, result in lower prices. The Administration has experienced a similar situation with a previous project in Oldtown Hall, where high bids delayed the work until more reasonable pricing was obtained.

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

Yes – 4

No – 1 (Wolanski)

Ordinance Number 2026-70 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-71 An Ordinance amending Chapter 1480 Property Maintenance Code of the North Ridgeville Codified Ordinances to revise certain administrative, enforcement and exterior maintenance provisions.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-71 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-72 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 Mayor Corcoran and seconded by Abens to dispense with the second and third readings for 2026-72.

A voice vote was taken, and the motion carried.

Yes – 5

No – 0

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause in order to provide the Department of Finance with the necessary financial resources.

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

Yes – 5

No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt 2026-72 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2026-72.

Yes – 5

No – 0

SECOND READINGS:

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; First Reading on 06-15-2026)

Ordinance Number 2026-65 moved to Third 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; First Reading on 06-15-2026)

Ordinance Number 2026-66 moved to Third 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; First Reading on 06-15-2026)

Ordinance Number 2026-67 moved to Third 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; First Reading on 06-15-2026)

Ordinance Number 2026-68 moved to Third Reading.

THIRD READINGS:

There were none.

MEETING ANNOUNCEMENTS:

President Swenk announced the following dates:

1. A Committee of the Whole meeting will be held on Monday, July 20, 2026, at 6:00 p.m., in Council Chambers.
2. A Regular City Council meeting will be held on Monday, July 20, 2026, at 7:00 p.m., in Council Chambers.
3. A Safety Committee meeting will be held on Monday, August 3, 2026, at 6:00 p.m., in Council Chambers.

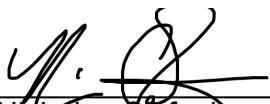
ADJOURNMENT:

President Swenk adjourned the meeting at 7:39 p.m.

Approval of minutes on July 20, 2026:



Holly A. Swenk
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL