

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
JULY 20, 2026**

CALL TO ORDER:

President Swenk called the Council meeting to order on Monday, July 20, 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 Assistant Clerk of Council Fijabi Gallam.

Absent: None.

MINUTES - Corrections (if any) and approval:

President Swenk stated that Council had received the Regular City Council Meeting Minutes dated July 6, 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:

Parks and Recreation Commission Meeting Minutes dated June 24, 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.

Fireworks and Street Parking Concerns

John Vrtachnik, 5553 Main Avenue — Mr. Vrtachnik, a 54-year resident of North Ridgeville, addressed Council on two matters. The first concerned the 4th of July fireworks, which he described as impacting his front yard, backyard, and roof, and which he was confident were not consumer-grade fireworks. He expressed frustration when residents call the police to report fireworks. He proposed that the City create a fireworks permit system, modeled after the existing recreational fire permit, with a \$50 fee. He reasoned that requiring an address as part of the permit application would give police an actionable location, and the permit itself would communicate to the holder what they are and are not allowed to do.

Mr. Vrtachnik's second concern involved a parking incident on Main Avenue. He described an occasion two weeks prior when his wife was rushed to the hospital by the fire department, and a vehicle was parked in front of his house, the driver initially refusing to move despite being told emergency services were coming.

Lorain County Urban County CDBG Program

Bernard Garcia, 7324 Root Road — Mr. Garcia stated his firm opposition to North Ridgeville opting into the Lorain County Urban County CDBG program, arguing that the City already receives HUD and CDBG funding under the existing arrangement. His central concern was that changing the designation would shift funding decisions to the Lorain County Commissioners, whom he characterized as unable to be trusted due to what he described as a history of mismanaging funds and circumventing proper channels for development. He argued that the commissioners' agenda was focused on mega sites, sewers, water treatment plants, and sprawl in the western and southern parts of the county. He also raised concern for rural communities, townships, villages, and farms in Lorain County, arguing that reclassifying the county as urban could cut or eliminate rural-specific funding lifelines and fuel unwanted development. He thanked the City for its moratorium on tech development and urged Council to stand firm against county commissioners.

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

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

Yes – 7

No – 0

Mr. Garcia called on North Ridgeville to control its own destiny and stand with its rural communities, farmers, townships, and villages against the commissioners.

Garvin Carrington, Lorain County Community Development Department, 226 Middle Avenue, Elyria — Mr. Carrington came before Council to speak in support of Resolution No. 2026-75 and to correct what he viewed as mischaracterizations of the Urban County CDBG program. He clarified that Lorain County has been participating in the CDBG program for decades and that this process allows the County to go directly to HUD for funding rather than through the State of Ohio. He noted that HUD informed the county of its qualification only a few days before the deadline the prior year and recommended waiting until 2026 to proceed formally. He added that outreach began late in 2025 and that the process was far from an overnight development. He explained that the program would not give the county commissioners control over the funding, noting that HUD requires mandatory citizen participation as a key component of the consolidated plan—something that currently does not exist under the State plan. He pointed out that approximately 11 other Ohio counties are already urban counties, including Lake and Stark counties, and that none of them have experienced the zoning changes or other consequences that had been raised in public discussion. He offered concrete examples of the program's benefits to North Ridgeville. Under the urban county designation, he explained, the City would not be restricted to three major infrastructure projects every two years — it would be able to pursue many more. He also noted that the County would receive three to four times more funding under the direct HUD allocation, and that 63 North Ridgeville residents currently have pending CHIP and HOME applications for home repairs. He stated that over the past several years, 18 projects totaling approximately \$545,950 had been completed in the City through these programs.

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

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

Yes – 7

No – 0

Mr. Carrington reiterated that the income threshold — \$58,000 for a single-person household — may seem high but reflects real-world costs, and that the program is simply a continuation of what has been done for decades, now directed straight from HUD rather than routed through the state.

William St. John, 6880 Root Road — Mr. St. John thanked Mr. Carrington and noted that he, as a resident, has not heard a substantive explanation of the program. He stated he was not opposed to the concept of receiving more money to help community members, but expressed frustration with the City's pattern of waiting too long before informing the public about significant changes. He recounted that he only learned the topic would be discussed the night before the meeting via a Facebook post. He requested that the City communicate

proactively with residents on issues of this magnitude, giving the public several weeks rather than days before a vote.

Moved by Wolanski and seconded by Zingale to grant Mr. St. John an additional three minutes to continue his remarks.

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

Yes – 7

No – 0

Mr. St. John reiterated that this represented a genuine opportunity to help many people, but that the lack of public education around it was a missed opportunity.

ADMINISTRATORS' REPORTS:

1. Mayor:

Mayor Corcoran reported the following:

- Noted that two pieces of legislation – Ordinance 2026-76 (appropriations amendment) and Ordinance 2026-70 (cooperative agreement with the City of Avon) – would be brought forward that evening under first readings with requests to dispense with readings and adopt with the emergency clause.
- Unified Development Ordinance & Zoning Map Update – Public Review Draft: The public review draft of the City's Unified Development Ordinance and updated Zoning Map is now available for residents, property owners, and the business community to review. This document is the product of an extended effort grounded in the Ridgeville Ready Master Plan, and it consolidates zoning, subdivision, and related development regulations into a single, modernized ordinance that is easier to read, easier to administer, and better aligned with the community's stated priorities. The draft materials, including the full text, the proposed zoning map, and frequently asked questions, are posted on the project webpage nridgeville.gov/zoningupdate. Every household in the City is also receiving a postcard directing them to those materials, because this update started with residents and their input at the outset, and the City wants it to end the same way.

The Planning Commission will continue reviewing the draft over the coming weeks, and there will be formal public hearings before any Council action. In the meantime, he encouraged residents with questions to visit the City's website, share input through the feedback form, or attend one of the upcoming drop-in sessions.

Comments received during this review period will be compiled and considered as the draft is refined.

- Street Paving – Our Streets Division is paving Gina Drive and Mitchell Drive this week. With any road project, the schedule is subject to change, depending on weather conditions or unforeseen circumstances.
- North Ridgeville Farmers Market and Community Mental Wellness Fair – The City will be hosting two community-focused events in partnership with LCCC and Heart & Sole Collaborative at LCCC University Partnership Ridge Campus on Saturday, July 25, 2026.
 - The North Ridgeville Farmers Market will take place from 8:30 a.m. to 12:30 p.m. with local vendors, healthy eating, and community connection.
 - The Community Mental Wellness Fair will be held from 9:00 a.m. to 12:00 p.m., featuring resource tables and organizations offering information and support for overall wellness.

Both events are free and open to the public.

- Summer Concert Series – As part of the City’s America 250 programming, Sunday, July 26, 2026, will include afternoon activities for children and families before the concert. Award-winning children’s music artist and educator, Mr. Jeff, will perform from 1:00 p.m. to 2:00 p.m., followed by demonstrations by Dance to Evolve and Cheernastics. Then, that evening, back by popular demand, Disco Inferno will perform at 6:00 p.m. Bring a lawn chair or blanket to enjoy the free entertainment. Food trucks and beer will be available for purchase at the event.
- Coffee & Conversation – The Mayor’s monthly Coffee and Conversation is on Monday, August 3, 2026, at 8:30 a.m. at City Hall in Council Chambers. The special guest is Julie Limpach from Daughters of the American Revolution, who will speak about the traveling Revolutionary War exhibit that will be at the North Ridgeville Branch Library from September 15, 2026, through September 24, 2026.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson reported on the following:

- Thanked attendees of the Wastewater Master Plan presentation. She noted it as a significant collaborative effort and mentioned extra copies are available for those who missed it.
- Ordinance 2026-74 related to the Avon Belden Road and Chestnut Ridge Road roundabout, detailing financial constraints due to project estimates exceeding the budget by about 30%.
 - The revised project cost is now \$3,250,000, with specified allocations for estimates, landscaping, lighting, and inspection services.
 - Funding includes \$1,250,000 from ODOT, with \$164,000 from NOPEC grants needing upfront payment. The City's contribution is estimated at \$1,995,000 from various local funds.
 - Discussions with ODOT regarding additional safety funds were noted, but time constraints may affect outcomes.
- Updates on Windstream (Kinetic Fiber) work emphasized strict utility marking and communication guidelines, and efforts to improve utility locate practices were noted.
- The 2026 Full Depth Project was awarded to D.L. Smith, recognizing that some road rehabilitation might be postponed to next year due to budget limits.
- Taylor Parkway's repaving is completed, creating bike lanes on shoulders, but work remains for completing sidewalks related to new zoning requirements.
- The Engineering Division plans to be part of the upcoming Summer Concert Series to educate on stormwater initiatives.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Director of Finance April Wilkerson reported that she had provided Council with a memorandum detailing the financial legislation before them that evening. She summarized Ordinance 2026-76, the appropriations amendment, as including funding for:

- Tree removal (more trees were removed than anticipated this year);
- The addition of a part-time police dispatcher; increased postage costs across multiple departments; and motor vehicle parts and external repair expenses for the City Garage.

- The \$10,000 YMCA contribution received in connection with the Diabetes Prevention Initiative approved by Council on June 1, 2026.

Director Wilkerson asked that Council adopt the legislation with the emergency clause to ensure the Department of Finance has the resources needed to meet its obligations.

Finance Director Wilkerson concluded her report.

4. Other Reports:

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

June 2026 Parks and Recreation Division Report.
June 2026 Police Department Report.
June 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 Holub 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 2026-73 An Ordinance creating the Ridgefield Subdivision tax increment financing incentive districts; declaring improvements to the parcels within each incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; requiring the distribution of a portion of those service payments to the North Ridgeville City School District and the Lorain County Joint Vocational School; specifying the public infrastructure improvements that benefit or serve parcels in the incentive district.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-73 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- O 2026-74 An Ordinance amending Ordinance 2026-56 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, by increasing the not to exceed amount to \$3,250,000.00.
(Introduced by Mayor Corcoran)

President Swenk asked whether there was any chance of returning to ODOT for more money given the higher bids.

City Engineer Eavenson remarked that discussions had occurred regarding additional safety funds, but that the current-year deadline had likely been missed. The project manager was aware the situation was a hardship and would continue to assess whether any remaining safety funds could be applied.

Ordinance Number 2026-74 moved to second reading.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

- R 2026-75 A Resolution authorizing the City of North Ridgeville to participate in the Lorain County Urban County CDBG Program and authorizing the Mayor to execute the HUD Cooperation Agreement.
(Introduced by Mayor Corcoran)

President Swenk announced that R 2026-75 would be referred to the Committee of the Whole meeting planned for the following week. She added that additional discussion time was needed and that a Committee of the Whole meeting was anticipated so that the county would not miss its August 10, 2026 deadline regardless of the outcome.

Clerk of Council Nicholas Ciofani read the ordinance by Title:

O 2026-76 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 2026-76.

Councilman Winkel summarized the contents of the legislation for the record. He noted it contained several discrete components: funding for the additional part-time police dispatcher; appropriation of the \$10,000 YMCA contribution to the Diabetes Prevention Initiative to allow those funds to be properly distributed; tree removal costs that exceeded initial projections; increased postage costs across departments; and parts and repairs for the City Garage. He announced his intent to request the emergency clause to ensure these needs — particularly the YMCA funds and parts procurement — could be addressed as quickly as possible.

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 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 – 7

No – 0

Moved by Winkel and seconded by Abens to adopt 2026-76 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried for **Ordinance Number 2026-76.**

Yes – 7

No – 0

SECOND 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; First Reading on 07-06-2026)

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

Mayor Corcoran reiterated what he had communicated at the last meeting — that time was of the essence in order to move quickly with the City of Avon to potentially get the project out to bid and awarded within this construction season. He remarked that due to the delay in passing this cooperative agreement legislation, the City of Avon had decided to move forward on its own with only its half of Mills Road. He noted there was still a small chance that North Ridgeville could partner with Avon after Avon received its bid, but that this scenario was more complicated and less likely to succeed.

Councilwoman Zingale asked whether the agreement itself was now no longer valid given Avon's independent action.

Mayor Corcoran clarified that the cooperative agreement would still need to be in effect if the City were to tag onto Avon's bid.

Councilwoman Zingale also raised a housekeeping note, observing that the name of the Law Director listed in the agreement document — referring to a prior Law Director — should be updated if that official was no longer serving.

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 move quickly with the City of Avon to potentially get the project out to bid and awarded within this construction season.

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 2026-70 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried for **Ordinance Number 2026-70.**

Yes – 7

No – 0

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; First Reading on 07-06-2026)

Ordinance Number 2026-71 moved to Third Reading.

THIRD 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; Second Reading on 07-06-2026)

Moved by President Swenk and seconded by Winkel to adopt 2026-65.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2026-65.**

Yes – 7

No – 0

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; Second Reading on 07-06-2026)

Moved by Winkel and seconded by Abens to adopt 2026-66.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2026-66.**

Yes – 7

No – 0

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; Second Reading on 07-06-2026)

Moved by Winkel and seconded by Abens to adopt 2026-67.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2026-67.**

Yes – 7

No – 0

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; Second Reading on 07-06-2026)

Moved by Winkel and seconded by Abens to adopt 2026-68.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2026-68.**

Yes – 7

No – 0

MEETING ANNOUNCEMENTS:

President Swenk announced the following dates:

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

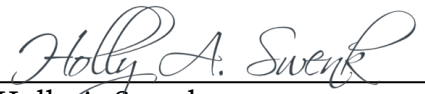
Councilman Winkel added remarks about the Unified Development Ordinance. He noted that the UDO had been under development for approximately a year and a half and was now out for public comment. He encouraged every resident to review the materials on the City's website, which are substantial. He urged residents with questions to reach out to any member of the Planning Commission, the

Mayor, Economic Development Director Kim Lieber, or any member of the administration.

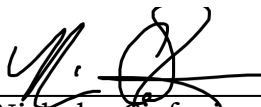
ADJOURNMENT:

President Swenk adjourned the meeting at 7:49 p.m.

Approval of minutes on August 3, 2026:



Holly A. Swenk
PRESIDENT OF COUNCIL



Nicholas Giofanti
CLERK OF COUNCIL