

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
AUGUST 3, 2026**

CALL TO ORDER:

Council President Holly A. Swenk called the Council meeting to order on Monday, August 3, 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, and Assistant Clerk of Council Fijabi Gallam.

Absent: None.

AMENDMENT OF THE AGENDA

Moved by President Swenk and seconded by Holub to suspend the bylaws and add Ordinance No. 2026-80 under First Readings.

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

Yes – 7 No – 0

Moved by President Swenk and seconded by Holub to suspend the bylaws and add Ordinance No. 2026-81 under First Readings.

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

Yes – 7 No – 0

MINUTES - Corrections (if any) and approval:

President Swenk stated that the Council had received the Committee of the Whole Meeting Minutes dated July 20, 2026; the Regular City Council Meeting Minutes dated July 20, 2026; and the Committee of the Whole Meeting Minutes dated July 27, 2026, and asked whether

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.

{Clerk Note: Comments from lobby session are summarized by requests and reasons for request}

Lorain County Urban County CDBG Program

Susan Olsen, 7685 Maddock Road — She opposed participation in the Urban County Community Development Block Grant (CDBG) program. She expressed distrust of the County Commissioners, concern for groundwater and the environment, and the opposition expressed by neighboring rural communities. She urged the Council to vote no, at least until the concerns had been resolved.

Stephanie Jacovetti, 6581 Majestic Drive — She opposed the urban-county designation. She questioned reliance on population as the principal qualifying factor, the County's ability to administer strict federal requirements, the amount North Ridgeville might receive, and whether existing Beam Road and Meals on Wheels funding would be affected.

Moved by Winkel and seconded by Zingale to grant Ms. Jacovetti an additional three minutes to continue his remarks.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

MS. Jacovetti warned that HUD funds can be frozen or lost if strict rules and deadlines are not followed. She criticized the commissioners' understanding of HUD requirements.

Richard Schartman, 8576 Avon Belden Road — He stated that increased funding and sound governance were not mutually exclusive. He suggested a regional authority, port authority, or allocation formula as alternatives to placing final funding decisions with the County Commissioners. He urged City Council to vote no on the measure or table it while a new countywide governance arrangement was explored.

Shelly Kearsey, 37886 Stony Lake Drive — She questioned the timing, transparency, and level of information available before the proposed participation. Ms. Kearsey discussed previous comments regarding the Urban County program. She expressed distrust of the County Commissioners and asked City Council to represent the residents who had raised concerns and to vote no.

Brandon Thimke, Lorain County Community Development Department, 226 Middle Avenue, Elyria, Ohio – He stated that Lorain County was among Ohio's 10 largest counties by population yet was one of only two in that group that had not unlocked direct, guaranteed CDBG funding through HUD's Urban County program. He stated that four smaller Ohio counties had already made the move, and that for nearly 50 years Lorain County had administered its CDBG program through the state process, which limited the County to a limited number of projects and left funding decisions up to Columbus. He stated that joining the Urban County program would increase overall funding with a guaranteed three-year allocation, allow the County to work directly with HUD and provide true local control, and remove project limits so more local initiatives could address community needs. He stated that it was unfortunate the initiative had raised questions specifically around communications and trust. Regarding communication, he said that while multiple email updates had been shared and HUD had hosted an overview presentation, the process timeline could have been better handled upfront. He stated that HUD's multi-step process required meetings at specific stages over time under HUD's guidance, not all at once or with all stakeholders at once, and that clearer messaging earlier in the process may have helped prevent concerns about trust and misinformation. Regarding trust, he stated that claims that the funds could be redirected to private development projects, such as data centers, were false. He stated that federal law required at least 70 percent of CDBG funds to directly benefit low- to moderate-income residents, while the remaining funds were restricted to HUD-eligible uses, such as addressing slum and blight, and that every dollar remained subject to strict HUD, state, and local audit oversight. He added that the County could not dictate local projects, and that projects must originate directly from participating communities. He stated that the County planned to establish an advisory committee composed of local elected officials from townships, villages, and cities, along with nonprofit leaders, to review proposals before submission. He said that knowing these processes were in place and would be included would hopefully alleviate any lingering concerns. He concluded that the program was about bringing more federal dollars to Lorain County while providing set funding and the freedom to support more local projects.

Safety Forces Issues and Lorain County Urban County CDBG Program

William Zimmerman of Avon Lake — He discussed an unrelated police matter involving an off-duty North Ridgeville lieutenant and a reported distressed boater near Avon Lake. He questioned whether the proper agencies and procedures had been followed and requested accountability and review of the incident. He wanted to know what was on the boat and what happened.

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

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Mr. Zimmerman commented on the HUD issue. He noted that Avon Lake is going through the same thing. He expressed his feelings about the Commissioners and their integrity. He hopes City Council has enough integrity to see it through and do the right thing.

Lorain County Urban County CDBG Program

Elizabeth Rattray of Eaton Township — She described her experience with land-use and zoning boards and opposed the designation. She noted environmental and water concerns, data-center development, and distrust of county decision-making, and urged City Council to vote no.

Nina Farkas, 38364 Noah Lane — She requested earlier and more direct public notice of significant matters. She suggested newspaper notices and mailed letters in addition to other communication methods.

Utility Companies

John Vrtachnik, 5553 Main Avenue — He raised concerns about damaged and overloaded utility poles and the number of communications-company attachments. The resident asked the City to convene the telephone, cable, and other utility providers to identify responsibility and develop a coordinated solution.

Lorain County Urban County CDBG Program

Robert Baumgardner, 6327 Stoney Ridge Road — He opposed Resolution No. 2026-75. He alleged deficiencies in county and city transparency, procurement, grant administration, and contractor accountability, and stated that the proposal did not guarantee a particular allocation to North Ridgeville.

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

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Mr. Baumgardner added that this passage criticizes the urban county designation, arguing it does not guarantee specific funding for North Ridgeville and results in a loss of autonomy by tying the City's fate to county officials under investigation. It also highlights concerns about favoritism and a lack of transparency in the allocation of federal funds, urging the council to listen to the people's voices, protect local independence, and vote no on Resolution 2026-75.

Bradley Baker, 37801 Sugar Ridge Road — He addressed the public-review draft of the Unified Development Ordinance and zoning map. He expressed concern about proposed heavy-industrial zoning near Eagle Meadows and Sugar Ridge Road, inconsistent

explanations of the approval process, and the lack of a clear list comparing current and proposed zoning.

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

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Mr. Baker discussed the new planning and zoning design, questioning whether there's a clear list of the changes. He noted that the changes are color-coded and distinguished in sections, but no official document detailing these modifications exists. Some changes involve different zoning classifications, such as heavy versus light industry. He expressed concern that the planning team might be hiding details to proceed without public knowledge and emphasized the importance of transparent communication. He criticized the brief, inadequate summary and maps, calling for more detailed information to allow for proper evaluation, rather than rushing approval without resident awareness.

Karen Toich, 36765 Chestnut Ridge Road — referred to her 28 years of county employment and expressed distrust of the County Commissioners. She asked City Council to follow the wishes of constituents and vote no.

Bernard Garcia, 7324 Root Road — thanked those involved with the Corn Festival and then opposed or urged caution concerning the Urban County program. He noted that communities could decline participation and seek state-administered CDBG funding, questioned the absence of a guaranteed allocation, and asked whether an urban designation could affect rural, agricultural, or USDA funding.

Garvin Carrington-Matthews, Community Housing Coordinator for the Lorain County Community Development Department, stated that he administers the CDBG program for the county and had spoken to Council a couple of weeks ago about it. He said he would not rehash some of those things but would like to correct a couple of statements that were made that night. He said one person got up and spoke about a funding issue that was brought up at the Commissioner's meeting last week, and he believed it was a State program, Lead Safe Ohio, and had nothing to do with the HUD program. He said the comments attributing the loss of funding to the HUD program were incorrect if they chose the urban county as the way to move forward with CDBG funding. He said to look next door to Erie County, where a number of years ago, around 2019 or so, they did a project with sewer lines involving USDA funding for about \$5.9 million of USDA funding, and coupled in there was actually CDBG funding that was earmarked to help low-to-moderate-income individuals to do connections to that line. He said that making the statement that they would lose access to funding from the USDA or any other federal organization was incorrect. He said CDBG funding could match just about any other federal funding source, except for CDBG programs. He said they could not use CDBG dollars to match and get additional CDBG dollars, whether from the State or the Federal

government. He said those two things were incorrect and did not want them left as they were. He said that the County had an opportunity to access more funding to help low- to moderate-income individuals. As his colleague stated earlier, at least 70% of these funds go directly to assisting low-to-moderate-income individuals.

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

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Mr. Carrington-Matthews remarked that the County could use it to match other funds and leverage them, and that this stacking of funds was a common practice for getting projects done. He said another reference was made to North Ridgeville's project. He said the portion of that project the County was involved with, using CDBG funds, had not yet been bid out. He expressed that the idea of some kind of cabal being underway was again misleading and incorrect. He stated that when the project was to be bid, it needed to be announced by the County, either through the newspaper or another mass distribution method, and bids were then received accordingly. He said it had not yet happened, so this was a false narrative that needed to be seen beyond. He said they had to look beyond these things and look at what it was.

Theresa Leighliter, 8940 Bender Road, asked Council to stand with neighboring communities that had opposed the designation and to vote no.

ADMINISTRATORS' REPORTS:

1. Mayor:

Mayor Corcoran reported the following:

- Noted the two pieces of legislation under Second Reading:
 - Ordinance 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. He would like to dispense of the third reading and add the emergency clause to allow for the city to proceed with awarding and completing the roundabout project, which is intended to improve the intersection of Avon Belden Road and Chestnut Ridge Road and to support the health, safety, and welfare of our residents.

- Resolution 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. He would like to dispense of the third reading and add the emergency clause to meet the Lorain County August 10, 2026 deadline. The adoption of the resolution authorizes the City of North Ridgeville to participate in the Lorain County Urban County Community Development Block Grant (CDBG) Program for the 2027-2029 qualification period and authorizes the Mayor to execute the required HUD Cooperation Agreement. Lorain County has become eligible for Urban County designation due to population growth, allowing the County to receive CDBG funding directly from the U.S. Department of Housing and Urban Development (HUD). This designation is expected to increase available funding by approximately three to four times while providing greater local flexibility to address housing, infrastructure, neighborhood revitalization, senior services, economic development, and other community needs. Participation will enable North Ridgeville to remain eligible for future Urban County funding opportunities while maintaining local control over community priorities and projects.
- Unified Development Ordinance & Zoning Map Update — Public Review Draft: Reported that the City held two drop-in sessions to date for public review of the City's Unified Development Ordinance and updated Zoning Map. The feedback the City is receiving is very beneficial in moving forward with updating future zoning codes. He invited residents to review the draft materials, including the full text, the proposed zoning map, and frequently asked questions, posted on the project webpage at nridgeville.gov/zoningupdate. Every household in the city should have received a postcard directing them to the materials, because this update started with residents and their input at the outset, and we want it to end the same way. This document is the product of an extended effort grounded in the Ridgeville Ready Master Plan, and it consolidates our 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 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 City's upcoming drop-in sessions. Comments received during this review period will be compiled and considered as the draft is refined. Upcoming drop-in sessions are scheduled for: Wednesday, August 5, 2026, 1:00–2:30 p.m., in the North Ridgeville Library, Conference Room 1, and Tuesday, August 11, 2026, 5:00-6:30 p.m., here at City Hall in Council Chambers.

- Street Paving — Streets Division finished up paving last week on Gina Drive and Mitchell Drive. Starting on Wednesday, August 5, 2026, they will begin milling the

pavement on Case Road from 6718 to Burns Road, with paving to follow at a later date. Two-way traffic will be maintained during the duration of the project; however, he recommended taking an alternate route; otherwise, expect delays. With any road project, the schedule is subject to change, depending on weather conditions or unforeseen circumstances.

- Corn Festival — The North Ridgeville Corn Festival will be held Friday through Sunday, August 7, 2026, until August 9, 2026. Bainbridge Road will be closed between SR 83 and Root Road beginning Thursday, August 6, 2026, at 1:00 p.m. and will reopen on Monday, August 10, at 7:00 a.m. to allow ample time for set up/tear down. Pop Schultz Lane will also be closed during this time.

The Grande Parade will be held on Sunday, August 9, 2026, at 1:30 p.m. Ranger Way will close at noon and will remain closed for the duration of the parade. The parade route will depart from Ranger Way, head north to Center Ridge Road, west on Center Ridge, south on Root Road, east on Bainbridge Road, ending on Ranger Way. These roads will be closed during the parade.

During the festival, the Splash Pad at South Central Park will be closed starting at 3:00 p.m. on Friday, August 7, 2026, and will reopen to our residents on Monday, August 10, 2026, at 10:00 a.m.

For a complete list of Corn Festival activities, please visit their website at nrcornfest.org.

- Summer Concert Series — The last of the summer concert series will be held on Sunday, August 16, 2026, at South Central Park from 5:00 p.m. until 8:00 p.m. Bring your lawn chair or blanket to enjoy the free entertainment. Hip to that; it will be performed for enjoyment. There will be food trucks and beer available for purchase at the event.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson reported on the following:

- Thanked the Parks and Recreation for operating the beer stand at the prior summer concert. More than \$900 had been raised for the Ohio Stormwater Association's educational and resource programs.
- Reported that more than 100 properties still had not submitted passing backflow-test reports to BSI, although the reports were due on June 15, 2026. Properties remaining noncompliant after August 7, 2026, could experience disruption of water service.

- Regarding Ordinance No. 2026-74 and the State Route 83/Chestnut Ridge Road roundabout, explained that the engineer's estimate had been \$2.02 million, while the low bid was \$2.63 million, approximately 30 percent above the estimate, and therefore could not be awarded. The revised total project authorization of \$3.25 million included an estimated \$2.6 million base, a 10-percent contingency, landscaping and irrigation, proprietary lighting, and approximately \$300,000 for construction inspection. Although more than ten contractors had obtained plans, only two had bid. Lighting, roadway, maintenance-of-traffic, and water-work items averaged approximately 35 percent over the estimate; domestic steel and trucking costs, and one unusually high maintenance-of-traffic item, were identified for further review. The estimate was conservative, and they expected a rebid with a longer schedule to attract more bidders. She requested emergency passage so the project could be rebid promptly.
- Regarding Ordinance No. 2026-80, the Ordinance would authorize an agreement with Lorain County for the Beam Road water-main replacement, a CDBG-supported project. The final construction estimate was \$655,000. The 2026 budget had been based on a \$500,000 estimate, with approximately \$352,000 anticipated as the City's share and \$150,000 as the County's share. Because the County would retain \$30,000 for project administration, the project had an estimated \$183,000 deficit, which the ordinance requested be appropriated additionally.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Present Swenk noted the following report:

June 2026 Financial Report

Director of Finance April Wilkerson had no report.

4. Other Reports:

There were none.

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

Mr. Winkel thanked J.D. Konovski for his volunteer service on the Board of Drainage and Flood Control and wished him well following his move to another ward.

Moved by Winkel and seconded by President Swenk to appoint Jeff Rogerson to the unexpired Ward 4 position on the Board of Drainage and Flood Control.

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

Yes – 6

No – 0

Abstention – 1 (Rogerson)

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:

Assistant Clerk of Council Fijabi Gallam read the ordinance by Title:

R 2026-77 PID NO. 116636; PROJECT NAME: D03 SYSSIGN FY2027

A Resolution giving consent and cooperating with the Director of the Ohio Department of Transportation for the overhead sign support improvements on State Route 10.

(Introduced by Mayor Corcoran)

Resolution Number 2026-77 moved to second reading.

Assistant Clerk of Council Fijabi Gallam read the ordinance by Title:

O 2026-78 An Ordinance amending Ordinance No. 2026-39 which imposed a 180-day moratorium on the granting of permits or new business applications for Assisted Living Facilities and Rest Homes in the City of North Ridgeville by extending the moratorium for an additional 180 days, in order to allow the Planning Commission and Council to consider possible changes to Use Regulations in the North Ridgeville Zoning Code.

(Introduced by Mayor Corcoran)

Ordinance Number 2026-78 moved to second reading.

Assistant Clerk of Council Fijabi Gallam read the ordinance by Title:

- O 2026-79 A Resolution authorizing the City Engineer to make application on behalf of the City of North Ridgeville to the Ohio Public Works Commission for the Sugar Ridge and Bender Road Roundabout Project; further authorizing the Mayor to accept the funding, if awarded, and to execute a contract with the Ohio Public Works Commission.
(Introduced by Mayor Corcoran)

Ordinance Number 2026-79 moved to second reading.

Assistant Clerk of Council Fijabi Gallam read the ordinance by Title:

- O 2026-80 An Ordinance accepting the Community Development Block Grant funds and authorizing the Mayor to enter into an agreement with Lorain County Community Development for the Behm Road watermain replacement and other appurtenances.
(Introduced on the floor by Mayor Corcoran on 08-03-2026)

Ordinance Number 2026-80 moved to second reading.

Assistant Clerk of Council Fijabi Gallam read the ordinance by Title:

- O 2026-81 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 on the floor by Mayor Corcoran on 08-03-2026)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2026-81.

Mayor Corcoran explained that the appropriation would fund North Ridgeville's share of the Mills Road paving project in cooperation with Avon. Avon's bid was approximately \$1.4 million, about \$400,000 below its engineer's estimate, and the contractor was willing to perform North Ridgeville's portion at the same unit pricing. North Ridgeville's portion had been estimated at \$1.5 million and was supported by an approximately \$500,000 OPWC grant; the requested appropriation was approximately \$990,000. Work was expected to begin September 1, 2026, and cover Mills Road to the county line.

Councilman Holub wanted to know what the City's responsibility is.

He explained that a longstanding agreement assigned the roadway west of Jaycox Road to North Ridgeville and the roadway east of Jaycox Road to Avon.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause in order to participate in the favorable pricing and complete the paving before year-end.

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 Winkel to adopt 2026-81 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried for **Ordinance Number 2026-81**.

Yes – 7 No – 0

SECOND READINGS:

Assistant Clerk of Council Fijabi Gallam 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; First Reading on 06-15-2026; COW on 07-20-2026)

Ordinance Number 2026-64 moved to third reading.

Assistant Clerk of Council Fijabi Gallam 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; First Reading on 07-20-2026)

Moved by President Swenk and seconded by Winkel to table Ordinance Number 2026-73 until the October 5, 2026 Regular Council meeting, to ensure the required 30-day period after the public hearing.

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

Yes – 7

No – 0

Assistant Clerk of Council Fijabi Gallam 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; First Reading on 07-20-2026)

Moved by Mayor Corcoran and seconded by Abens to dispense with the third reading for 2026-74.

Councilman Winkel asked for the ODOT share and whether more assistance could be expected.

City Engineer Eavenson stated that ODOT had capped construction funding at approximately \$1.171 million and had provided approximately \$86,000 for construction administration and inspection, for a total of about \$1.258 million. Currently, safety funds are unavailable, but the new ODOT project manager will review potential safety funding in the next calendar year. Full funding nevertheless had to be appropriated before an award; later assistance would reimburse the City or offset future invoices. The anticipated schedule extended through May 2027.

Finance Director Wilkerson noted that for the bid to be awarded, full funding has to be budgeted and available. The City would budget the full amount of the project, less the ODOT portion, this year, and then, should the engineer receive additional safety funding or other funding, that would reimburse the City for expenses incurred to date or be used to pay future bills.

Councilman Winkel remarked that with the draw structure, some of these draws may not come in until 2027 if they are not done by May 2027.

Finance Director Wilkerson explained that with ODOT, they are going to disperse on the City's behalf. So, the City covers part of the process, but payment to the contractor isn't due until services are provided.

Councilman Winkel confirmed that the trigger authorization would permit rebidding and stated that the longer schedule should improve bidder interest.

City Engineer Eavenson explained that with the allowance of additional time, she anticipates that it will help with the bidding as well. She also identified approximately \$164,000 in NOACA grant funding, which would be reimbursable after payment.

Councilman Holub confirmed that the Ordinance appropriated the amount required to rebid and did not immediately pay a contractor.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Holub to add the emergency clause in order to allow the Administration to rebid for the support of the health, safety, and welfare of the residents.

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 Holub to adopt 2026-74 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried for **Ordinance Number 2026-74.**

Yes – 7 No – 0

Assistant Clerk of Council Fijabi Gallam 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; First Reading 07-20-2026; Committee of the Whole on 07-27-2026)

Moved by Mayor Corcoran and seconded by Abens to dispense with the third reading for 2026-75.

Ms. Rogerson stated that she had devoted substantial time to residents' concerns and had consulted experts at the county, state, and federal levels. She said she had to base her decision on the facts and on the potential benefit to residents, including residents of her ward, and therefore supported the measure.

President Swenk remarked that during the committee of the whole meeting last Monday, she asked several questions of the administration. She inquired about the supposed meetings regarding the urban county designation, and City Council was told that an email about it had been received. She searched and found that, indeed, there was an email in her junk folder from Andy Coleman, a senior representative of the urban county coordinator in the Columbus field office, sent on June 15, 2026. The email was an invitation to HUD information sessions for forming a new urban county. The meeting was scheduled for Tuesday, June 30, 2026, from 9:00 a.m. to 11:30 a.m. at the LCCCC branch

in Wellington. She added that the Mayor had sent or signed a letter to the Lorain County Commissioners dated May 15, 2026, about a month and a half before the meeting, in which he opted to participate. In her opinion, this could be seen as a decision to opt in before the formal session even occurred. The presentation at the meeting was aimed at local elected officials, administrators, and staff interested in learning more about the program and exploring potential benefits for their communities. She remarked that no one from North Ridgeville's administration attended the meeting. She noted that she asked about it, and it was mentioned that Kim might have attended, but it was not for sure. The City Council discussed this at the Committee of the Whole meeting. She added that if anyone had attended, it was unlikely, because the session was at 9:00 am on a Tuesday, which she felt would have given council members a better chance to learn about it beforehand rather than having it just thrust upon us. She said she started hearing rumors about this and initially believed it applied only to townships and villages, not the city or other surrounding municipalities. Furthermore, attending at that time wasn't feasible for her given her full-time job schedule, as most City Council members have full-time employment, except for Councilman Bruce Abens, whom she believed was retired. She added that she was unable to attend the meeting, which, combined with the Administration's and County's lack of transparency and follow-up, as well as the rush to pass legislation, has left me feeling uncertain about my decision. President remarked that she will be voting no.

Councilwoman Zingale stated she had been doing a lot of research herself, made a lot of phone calls, talked to a lot of people, dug through a lot of websites, and there was a lot of information out there. One of the things that she looked for when she did her research was confirmation from two reliable sources. So, the County did provide her with a lot of information. Unfortunately, when it came to reaching HUD and some of these other agencies, it was just not something that she was able to do. It was very difficult to get a call back. Government agencies were not the quickest with that, as she was sure they had all experienced. She did have the opportunity to speak with other County officials and community members. She added that, when it came to this agreement, she personally felt that if reasonable people could read the same agreement and come away with fundamentally different understandings of its obligations, protections, and risks, then she did not think it provided the clarity that council should expect before entering into a long-term commitment with the County Commissioners. She expressed that she did not want to beat a dead horse, but when they did not trust them, they wanted those protections. She emailed the law director, and all were on a reduced timeline for this. She was looking for some form of indemnification or protection that would shield them if anything were to happen and keep them from being held accountable for any misdeeds or mishandling of these funds by the Commissioners. Councilwoman Zingale was told that neither the County nor the City could

participate in any kind of indemnification. She remarked that she would vote no because she thought City Council deserved that kind of protection and clarification.

Councilman Holub stated that the matter was a tough one for him, and he had been honest and shared with several people in the room through email or phone calls because it meant so much to so many people. He said that, whether it was misinformation or actual information going around on social media, it was challenging to sit there and tell someone that what they read might not be correct or that what they were seeing on social media might be a bit of a stretch. He explained that he had done a bit of additional research and left Lorain County to look at some of the other urban counties and counties with urban designations. He said he talked to folks in Cuyahoga County and talked to people in Lake County with roles similar to those that the gentlemen served in. He said the only negative he heard from the people implementing it or going through it was that there were not enough funds to go around. He said it was a tremendous program, and that was what he was hearing from folks who were going through or were in an urban designation. He said hearing people say they did not like it made it tough to sit as a council member and say they thought it was right while hearing from all of them. He said he had also heard from folks in Ward 2, and Ward 2 was one of the wards that would benefit from this. He said folks in his ward were excited about the opportunity to see some infrastructure improvement. He said that though it might not be what everyone wanted, they were never going to hit what everyone wanted. He said it was tough because they voted with their heart, not necessarily what everyone would like to see. He appreciated everyone and had said it last week. He said someone had said that evening that they spent a lot of time standing there, listening to them go through other legislation that had nothing to do with what anyone sitting there was about. He said he appreciated their time to come and speak with them.

Councilman Wolanski wanted to know if he would have another time to speak after the current question to dispense with the third reading is considered.

President Swenk confirmed that further discussion will take place when a motion to adopt is considered.

Councilman Winkel stated that there are a lot of things that go on in the world nowadays, and he was going to try to speak plainly. He said disagreeing with someone did not mean they were minimizing them. He said it did not need to mean that and was simply a disagreement about what someone thought was best for the community. He said if people loved their community so much that they were passionate enough to be there and speak, he respected that. He said he also respected making hard decisions to do what was best for the community as a whole and to help people who have trouble choosing between fixing their roof and other needs. He said it was the older, lower-income neighborhoods, and that these funds could have been used when the sanitary sewers were

realigned, which made a huge impact. He said he believed that was an area where these funds could be used. He said he knew there were no guarantees they would get money from this, but they had a chance to get money to help people who need it. He said that if he could help make sure someone did not throw a rim on their car because the road was so bad, or help make sure their water was clean, and that when they flushed their toilet it went away, those were all projects that could be applied for with this grant. He said he was very able to do all those things. Disagreeing was not minimized. He respected everybody who came up and shared their opinion. He may or may not agree with it, and they may or may not agree with him, but that did not make them enemies. He said party affiliation had been brought up before, but this was not a party issue for him. This was what he wanted to do to see if he could help his people. He said he knew many people disagreed with that, and he understood and respected their points. He said he had answered every person who called or emailed him about this, every single one. He said he did not hide behind a computer or phone, and everybody knew how to get a hold of him, and he would be more than happy to share that with them.

Mayor Corcoran stated that he appreciated the feedback from everyone. He said the issue had been really challenging for many people. He said there had been some inaccurate information shared and concerns about the County Commissioners, which he understood, given everything going on in the County. He understood why people would be concerned with them. He pointed out that the City was currently in a program with the County Commissioners, a program it had been in since 2016. He said that if they did not move to this designation, they would still be in that program with the County Commissioners and could not get away from them unless they struck out on their own, which would require budgeting for additional employees and learning an area of government rules and regulations with which they were not familiar. He said they did not get away from the County Commissioners, but that making the switch gave them the opportunity to get more money. There were two different areas in Ward 1 and Ward 2 that HUD had designated as eligible for this funding, and I thought that was important for everybody to know. Councilwoman Rogerson and Councilman Holub recognized that their areas had eligible projects that could be implemented in their wards. They had the opportunity to apply for funding through the current County Commissioners, who approved a \$150,000 grant to replace the water line on Beam Road. He said that was this group of County Commissioners. He understood that some people did not trust them or feel good about them, whatever the issues were, but they were the ones who gave the City that money. He said they had an opportunity to get more. He said that, from that perspective, and given the existing infrastructure issues, any opportunity to secure additional funding was welcomed by the City and its residents. He said he understood that not everyone was there and, as Councilwoman Rogerson pointed out, there were 38,000 people in the City. He said there were thousands of people living in the areas designated for these funds. He said he thought that was important and imagined those residents would like to see

their water lines, sewer lines, and stormwater lines replaced, and their roads paved. He said that if those projects could move forward with additional funding, that would be a good thing for those residents and for the entire City.

Mayor Corcoran noted that there had been a reference to certain people knowing things at certain times. He stated that President Swenk had been sent emails on January 27, February 5, April 20, April 24, May 4, July 2, July 18, and July 19 regarding the subject, and that those emails had been opened multiple times. He stated that all of Council had been sent the emails and that all had opened them. He said all Council members were informed by the County and that records existed showing when the emails were opened. He said he did not know how it could be said that there was no knowledge of the matter, even if the emails went to junk mail, because they had clearly been opened. He stated that only one email had been referenced, and he was not sure what was being said about the lack of knowledge, but he could say that plenty of information had been sent and the emails had been read.

President Swenk responded that the January 27 email was raised at the Committee of the Whole meeting and that the email she received from Andy Coleman in June was the one she found during her search. She said maybe the search was not that great, but a lot of their emails go to junk mail, and many times they are simply clicked on and later deleted when the junk folder is emptied.

Mayor Corcoran replied that the emails were read.

President Swenk stated that she would not dispute that and asked whether any other members of Council recalled receiving that many emails.

Councilman Abens stated that he did recall getting a number of emails. He said he could not tell anyone the dates, but he admitted that he looks at his junk mail from time to time. He said that a recent email from a resident had gone to his junk mail, but fortunately, he caught it and was able to address it.

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

Yes – 5

No – 2 (Zingale and Swenk)

Moved by Mayor Corcoran and seconded by Abens to adopt 2026-75.

Councilwoman Zingale objected that emergency passage would remove the referendum period despite substantial public concern. In response to a question, the Law Director stated that the August 10, 2026 deadline would likely be missed without emergency passage.

Councilman Wolanski stated that this was a really tough one. He said there was so much information and misinformation, and it was hard to know who to trust and who not to trust. What made it really hard was that so many people had personally contacted him, and he had listened to their messages, answered their phone

calls, and read their emails. He was sorry if he did not vote the way they wanted him to, and hoped they would still remain friends and be cordial, and that he would still do the best he could. He said that when he ran for office, he promised to do what was best for the City of North Ridgeville. He said he thought a dichotomy was being drawn and stated that if he could save the County from a data center by not voting for it, he would. However, he believed the issues were independent of each other. Whether they voted for this or not, the Commissioners were still there, and as the Mayor said, they were there last year, the year before, and would be there next year and the year after. He said if they wanted a data center, they would put it in a data center, and North Ridgeville City Council could not pass an ordinance saying a data center could not be built in South Amherst. He said that brought him back to what he thought was right for North Ridgeville. He noted it had been mentioned several times that nothing was guaranteed if they opted in, but what was guaranteed if they did not opt in was that they would not get anything. He said what the Commissioners were going to do or not do was not something he could control. He said he was not talking down to anyone when he said voting was in their hands, but was being literally serious that it was. He noted that a Commissioner was on the ballot in November and said a strong message could be sent to the other two Commissioners. He said they might ignore that message for the next two years, but they might not, and that two years was not that long in politics if they saw the next election coming. He added that, with all the information and misinformation, there was no way to know everything the Commissioners were planning to do. There were many possibilities and theories, as well as so much information, disinformation, and uncertainty. He said all he could do, based on what he knew that day, was vote the way he thought would be best for North Ridgeville. He thanked everyone for listening and said he appreciated all of their comments. He knew what it was like to be on the other side of the microphone because he had been on that side, and he could say it was also scary to be on this side of the microphone.

Councilman Abens stated that he was a bureaucrat 40 or 50 years ago for a federal program. He said the federal program was very tough and had strings attached, and if they tried to cut any of those strings, they would be slapped hard. He said that, quite frankly, the then-Mayor of Cleveland decided to try and cut one of those strings, and it was his job to reattach that string and get \$350,000 back to the City of Cleveland. He said he was able to rearrange, rework, and make it look like they were following the rules. He said that if they could eliminate a layer of bureaucracy, it would be to their advantage by not having to send their requests down to the State, and that going more directly to HUD was a win for them. He said it was a possibility of getting more money. He said there were no guarantees, and as most people understood, there are no guarantees in life, period. However, he said it was an opportunity to raise more money, which was critical for the City, as it was facing a budget crisis in the next couple of

years. He said anything they could get to avoid or delay that crisis was to their advantage.

Councilman Abens said he had also been thinking about the HUD program and the new Housing Act recently passed by Congress. He said that being part of this program probably put the City at the top of the list to receive additional funding for sewers and water lines. He noted that the City was facing approximately \$140 million in sewer improvements over the next 30 years in the older sections of North Ridgeville. He said the City obviously did not have that money and would need assistance. He said anything they could do to encourage that assistance was great. He stated that the program did not take away the City's zoning authority or remove its building codes, and that the City still controlled its destiny.

He added that the program might also be able to expand Meals on Wheels, which he said was important as well. He noted that he was making those comments as a councilman from what was probably one of the wealthier wards in North Ridgeville. He said he was still concerned about the swamps, even though he had been told not to use that word, and also about other areas within North Ridgeville that need help. He said he was not going to restrict that ability because, by having to go through the State, they were limited to two or three projects in two years, whereas going direct would allow them to apply for as many projects as they could possibly do. He said he viewed it as a win for the City of North Ridgeville. He said he had listened to everyone and heard some good points, but also a lot of misinformation and fear. He said they had to move forward and set aside their fears.

{Clerk notes: Mayor Corcoran withdrew his motion to add the emergency clause.}

A roll call vote was taken on the adoption, and the motion carried for **Resolution Number 2026-75.**

Yes – 5

No – 2 (Zingale and Swenk)

THIRD READINGS:

Assistant Clerk of Council Fijabi Gallam 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; Second Reading on 07-20-2026)

Ordinance Number 2026-71 was referred to the Buildings and Lands Committee for further discussion.

MEETING ANNOUNCEMENTS:

President Swenk announced the following dates:

1. A public hearing concerning Ordinance No. 2026-73 was announced for Monday, August 17, 2026, at 6:30 p.m. in Council Chambers.
2. The next Regular City Council meeting was announced for Monday, August 17, 2026, at 7:00 p.m. in Council Chambers.

President Swenk thanked Boy Scout Troop 153 and St. Peter's for attending.

Councilman Winkel clarified that the Unified Development Ordinance was an effort to modernize decades-old zoning regulations and had not been approved by the Planning Commission. He encouraged residents to attend the public sessions and contact him, the Economic Development Director, or Planning Commission members with questions. He stated that an informational session was expected before the next Planning Commission meeting and that the early public rollout was intended to obtain meaningful input.

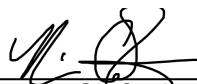
ADJOURNMENT:

President Swenk adjourned the meeting at 8:51 p.m.

Approval of minutes on August 17, 2026:



Holly A. Swenk
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL