



CITY OF NORTH RIDGEVILLE LEGISLATIVE BULLETIN

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The City of North Ridgeville Legislative Bulletin contains Ordinances and Resolutions acted upon by City Council. If noted within Ordinance or Resolution text, supplemental and supporting documents, such as exhibits, are available, upon request, by contacting Tara L. Peet, MMC at the Clerk of Council's office, 7307 Avon Belden Road, North Ridgeville, OH 44039, (440) 353.1508.

ORDINANCE(S)

5524-2018 AN ORDINANCE AMENDING ORDINANCE NUMBER 5497-2017 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2018 AND ENDING DECEMBER 31, 2018 AND DECLARING AN EMERGENCY.

WHEREAS, it is necessary to amend the appropriations for certain funds and appropriate other amounts for the operations of the City of North Ridgeville, Ohio.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

SECTION 1. That to provide for current and other expenditures for the City of North Ridgeville, Ohio for the period commencing January 1, 2018 and ending December 31, 2018, Ordinance No. 5497-2017 be and the same are hereby supplemented in the following amounts so that from and after the effective date of the Ordinance, the appropriation Ordinance shall include the following, being adjusted for the similar terms in the preceding appropriation Ordinance.

SECTION 2. That there be appropriated from the respective funds listed below, the amounts as follows:

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Fund Number	Fund	Personal Services	Other	Total
101	General Fund			
	Miscellaneous General Governn	\$0	\$36,000	\$36,000
	Grounds Maintenance	0	15,000	15,000
	Police	0	50,000	50,000
	Fire	0	20,000	20,000
	Engineering	0	4,000	4,000
	Transfers-Out	0	100,000	100,000
Total General Fund		0	225,000	225,000
	Other Funds			
207	Payroll Reserve	100,000	0	100,000
225	Street Levy	0	30,000	30,000
235	Surface Drainage	0	5,000	5,000
267	State Grants	0	(18,000)	(18,000)
295	Solid Waste	0	199,000	199,000
Fund Number	Fund	Personal Services	Other	Total
361	Center Ridge Debt Service	0	3,060,000	3,060,000
410	Capital Improvement	\$0	\$100,000	\$100,000
430	Central Fire Station Const.	0	1,000,000	1,000,000
431	Center Ridge Road Constr.	0	1,300,000	1,300,000
432	Avon Belden Roundabout	0	123,000	123,000
624	Water Debt Service	0	14,200	14,200
632	Water Improvement	0	785,000	785,000
645	Sewer Debt Service	0	15,900	15,900
675	French Creek Debt Service	0	425,900	425,900
Total - All Funds		<u>\$100,000</u>	<u>\$7,265,000</u>	<u>\$7,365,000</u>

SECTION 3. That the Auditor of the City of North Ridgeville is hereby authorized to draw warrants on the Treasury of the City of North Ridgeville for payments on any of the foregoing appropriations, upon receiving proper certification and vouchers therefore, approved by officers authorized by law to approve the same or by an ordinance or resolution of Council to make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements.

SECTION 5. This Ordinance is hereby declared to be an emergency measure in order to cover anticipated expenditures and be in compliance with Ohio budgetary law. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

5525-2018 AN ORDINANCE AMENDING ORDINANCE NO. 5398-2016 BY INCREASING THE AMOUNT FOR THE UPGRADE OF THE INFLUENT ELEVATOR SYSTEM AT THE FRENCH CREEK WASTEWATER TREATMENT PLANT FROM \$250,000.00 TO \$350,000.00 AND DECLARING AN EMERGENCY.

WHEREAS, costs have increased since the 2016 estimate for the upgrade of the influent elevator system at the French Creek Wastewater Treatment Plant and the lowest and best bid for this project exceeds the \$250,000.00 limit of Ordinance No. 5398-2016; and

WHEREAS, \$350,000.00 has been appropriated for this project in the 2018 budget.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Ordinance No. 5398-2016 is hereby amended by the increasing the amount for the upgrade of the influent elevator system at the French Creek Wastewater Treatment Plant, not to exceed \$350,000.00.

SECTION 2. All other sections, terms and provisions of Ordinance No.5398-2016 not specifically modified or affected by this amending Ordinance shall remain in full force and effect.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance is hereby declared to be an emergency measure for the health, safety and welfare of the residents and workers. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

5526-2018 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO PURCHASE VEHICLES AND RELATED EQUIPMENT FOR THE SERVICE DEPARTMENT FROM THE STATE BID LIST OR STATE CO-OP, OR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS WITH AN OUTSIDE VENDOR(S), ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, NOT TO EXCEED THE BELOW STATED PRICES AND DECLARING AN EMERGENCY.

WHEREAS, City Council has approved and appropriated funds for vehicles and related equipment for the Service Department; and

WHEREAS, the purchases will also involve contracts for equipment and materials from multiple vendors, all of which shall be selected from the State of Ohio bid lists or cooperatives of approved and

5526-2018 Continued

previously bid assets and services, or from vendors offering identical items and/or services at prices less than those appearing on State bid lists; and

WHEREAS, the following vehicles, including related equipment, are needed:

- (2) 2018 RAM 2500 Tradesman pick-up trucks with plows..... \$ 90,000.00
- (1) Versalift sign maintenance boom truck..... \$ 110,000.00
- (1) International dump truck with plow plus (1) dump truck body.. \$ 205,000.00

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor is hereby authorized to enter into contracts for the purchase of the vehicles and related equipment as listed above for the Service Department from the State Bid List or State Co-Op, or from vendors offering prices below that of the State pre-bid forums, or to advertise for bids, according to law and in a manner prescribed by law, and enter into contract(s) with the lowest and best bidder(s), not to exceed the above listed prices.

SECTION 2. The cost of said vehicles and related equipment shall be charged to and paid from the appropriate City fund(s).

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance is hereby declared to be an emergency measure for the health, safety and welfare of the residents. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

5527-2018 AN ORDINANCE ESTABLISHING THE INCOME TAX DEBT SERVICE FUND.

WHEREAS, the City has pledged income tax revenues for the payment of notes and bonds, the proceeds which were used to finance specific capital improvements within the City; and

WHEREAS, §5705.09(C) of the Ohio Revised Code, requires each subdivision to establish a Bond Retirement Fund for the retirement of serial bonds, notes, or certificates of indebtedness; and

WHEREAS, the Auditor of State recommends, as a best practice, the establishment of a fund authorized by state law be documented by an Ordinance of City Council.

5527-2018 Continued

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. That there is hereby established the “Income Tax Debt Service Fund” to account for an allocation of City income revenues, pledge for the retirement of notes, bonds, loans and other indebtedness.

SECTION 2. The Income Tax Debt Service Fund shall accumulate a balance equal to the next years debt service requirements and, thereafter be adjusted to meet the debt service requirements payable from income tax revenues.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

5528-2018 AN ORDINANCE ESTABLISHING THE CITY GARAGE FUND.

WHEREAS, the City Service Department maintains and repairs vehicles and equipment for various City departments with the cost of this activity being allocated to certain funds and departments; and

WHEREAS, the City desires to track and charge for the maintenance and repair of vehicles and equipment to the various City departments that benefit from the services on a cost reimbursement basis; and

WHEREAS, §5705.12 of the Ohio Revised Code allows City Council to establish, with the approval of and in the manner prescribed by the Auditor of State, such other funds as are desirable, and may provide by Ordinance that money derived from specified sources, other than the general property tax, shall be paid directly into such funds.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. That there is hereby established the “City Garage Fund” to be used to account for the maintenance and repair of vehicles and equipment of the various City departments that benefit from the services on a cost reimbursement basis.

SECTION 2. The City Auditor shall at least annually review the budget and activity of the City Garage Fund and determine the hourly labor rate to be charged for the services provided with the goal of breaking-even rather than make a profit.

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SECTION 3. The City Garage Fund shall bill the various City departments and record as revenue in the City Garage Fund the amount billed for labor per hour and the cost of supplies, materials, and parts.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

RESOLUTIONS

1420-2018 A RESOLUTION APPROVING THE TRANSFER OF FUNDS.

WHEREAS, the appropriated budget for 2018 provided for debt payments to be made from the related water, sewer and French Creek Enterprise Debt Service Funds and capital improvements from the related improvement funds; and

WHEREAS, the Debt Service and Improvement Funds are considered sub-funds of their related operating fund and are considered one fund for financial accounting and reporting; and

WHEREAS, the Council of the City of North Ridgeville, Ohio, deems it appropriate to transfer funds to other funds with the appropriate approval where necessary.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

SECTION 1. The City Auditor is authorized to transfer funds not to exceed the following amounts:

From	To	Amount
Water (610)	Water Debt Service (624)	\$1,010,000
Water (610)	Water Improvement (624)	3,029,000
Sewer (640)	Sewer Debt Service (645)	1,300,000
Sewer (640)	Sewer Improvement (660)	3,640,000
French Creek (670)	French Creek Debt Service (675)	770,000
French Creek (670)	French Creek Improvement (680)	1,088,000
General Fund (101)	Payroll Reserve (207)	100,000
General Fund (101)	Surface Drainage (235)	35,000

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in

1420-2018 Continued

meetings open to the public, and in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 3. This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

1421-2018 A FINAL RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION TO PERFORM PAVEMENT REPAIRS AND RESURFACING AND DECLARING AN EMERGENCY.

The following Final Resolution enacted by the City of North Ridgeville, Ohio, hereinafter referred to as the Legislative Authority/Local Public Agency or “LPA”, in the matter of the stated described project:

WHEREAS, on the 7th day of August, 2017, the LPA enacted legislation proposing cooperation with the Director of Transportation for the described project:

The project consists of LOR-010C-0.71 (butt joint from PID 16319) to 0.77 (SR10), LOR-010C-0.00 (Exit ramp from I-80) to 0.20 (butt joint from PID 16319), LOR-083C-0.00 (SR83) to 0.75 (Chestnut Ridge Rd.), LOR-010-6.53 (end of Exit Ramp SR10) to 6.77 (Cuyahoga Co. Line), lying within the City of North Ridgeville; and

WHEREAS, the LPA shall cooperate with the Director of Transportation in the above-described project as follows:

The City agrees to assume and bear one hundred percent (100%) of the entire cost of the improvement within the City limits, less the amount of Federal-Aid funds set aside by the Director of Transportation for the financing of this improvement from funds allocated by the Federal Highway Administration, U.S. Department of Transportation.

The share of the cost of the LPA is now estimated in the amount of **Three Hundred Two Thousand Five Hundred Seventy-Six and ---- 00/100 Dollars, (\$302,576.00)**, but said estimated amount is to be adjusted in order that the LPA’s ultimate share of said improvement shall correspond with said percentages of actual costs when said actual costs are determined; and

WHEREAS, the Director of Transportation has approved said legislation proposing cooperation and has caused to be made plans and specifications and an estimate of cost and expense for improving the above-described highway and has transmitted copies of the same to this legislative authority; and

WHEREAS, the LPA desires the Director of Transportation to proceed with the aforesaid highway improvement.

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NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

SECTION 1. That the estimated sum of **Three Hundred Two Thousand Five Hundred Seventy-Six and ---- 00/100 Dollars (\$302,576.00)** is hereby appropriated for the improvement described above and the fiscal officer is hereby authorized and directed to issue an order on the Treasurer for said sum upon the requisition of the Director of Transportation to pay the cost and expense of said improvement. We hereby agree to assume in the first instance, the share of the cost and expense over and above the amount to be paid from **Federal** funds.

SECTION 2. That the LPA hereby requests the Director of Transportation to proceed with the aforesaid highway improvement.

SECTION 3. That the LPA enter into a contract with the State, and that the Mayor be, and is hereby authorized to execute said contract, providing for the payment of the LPA the sum of money set forth herein above for improving the described project.

SECTION 4. That the LPA transmit to the Director of Transportation a fully executed copy of this Resolution.

SECTION 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 6. This Resolution is hereby declared to be an emergency measure in order to meet the ODOT filing deadline of April 5, 2018. Wherefore, this Resolution shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

1422-2018 A RESOLUTION OF THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO APPROVING AND RATIFYING AN APPLICATION FOR TAX INCENTIVE IN COMMUNITY REINVESTMENT AREA NO. 14 CREATED BY RESOLUTION NO. 768-94 AND SUBSEQUENT AMENDMENTS THERETO FOR LEMMON AND LEMMON, INC. AND NORTH RIDGEVILLE SENIOR LIVING, LLC DBA DANBURY NORTH RIDGEVILLE, LIMITED LIABILITY COMPANIES ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF OHIO.

1422-2018 Continued

WHEREAS, the Council of the City of North Ridgeville, Ohio, by Resolution No. 768-94 adopted on June 20, 1994 and subsequent amendments thereto, established and described the boundaries of "Community Reinvestment Area No. 14" in accordance with §3736.66 of the Ohio Revised Code; and

WHEREAS, the Council of the City of North Ridgeville, Ohio, established standards for the terms and extent of the real property exemptions permitted within Community Reinvestment Area No. 14 by the passage of Resolution No. 768-94 and subsequent amendments thereto; and

WHEREAS, Lemmon and Lemmon, LLC, and North Ridgeville Senior Living LLC dba Danbury North Ridgeville, Limited Liability Companies organized and existing under the laws of the State of Ohio, have submitted a Tax Incentive Request, on a form prescribed for that purpose by the City of North Ridgeville, Ohio, setting the outline of a plan for the construction of a 106-unit assisted living facility to be located at the northeast corner of Lorain Road and Bagley Road, and licensed as a Residential Care Facility through the Ohio Department of Health, which shall include chef-prepared meals, activities, and 24/7 nursing care through an active age-in-place lifestyle at an approximate cost of \$14,700,000.00 within the City of North Ridgeville Community Reinvestment Area No. 14, to hire 47 full-time permanent employees and 42 part-time employees, and to encourage economic stability, maintain real property values, and generate new employment opportunities in the City of North Ridgeville; and has requested that the City of North Ridgeville grant tax exemption incentives mentioned in §3735 and related sections of the Ohio Revised Code in exchange for the implementation of the aforementioned plan and application as attached hereto; and

WHEREAS, the Tax Incentive Review Board has reviewed the application submitted by Lemmon and Lemmon, LLC and North Ridgeville Senior Living LLC dba Danbury North Ridgeville, and has recommended the same for approval. Lemmon and Lemmon, LLC and North Ridgeville Senior Living LLC dba Danbury North Ridgeville, are found to qualify for a Class 2 exemption under Section 3(C) of Resolution No. 768-94 as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, OHIO, THAT:

SECTION 1. The Housing Officer is hereby directed and authorized to grant the application of Lemmon and Lemmon, LLC and North Ridgeville Senior Living LLC dba Danbury North Ridgeville, Ohio Limited Liability Companies, for a Class 2 Community Reinvestment Area No. 14 tax incentive, pursuant to the authority of Resolution No. 768-94 as amended, in accordance with the description set forth in the application attached hereto and incorporated by reference herein.

SECTION 2. The Clerk of Council is hereby directed to transmit a certified copy of this Resolution, along with the Tax Incentive Request, to the Lorain County Auditor, Lorain County JVS, North Ridgeville City School District and Ohio Department of Development.

SECTION 3. The Mayor is hereby authorized to enter into an agreement establishing the CRA Tax Incentive in substantially the same form and terms as attached hereto to this Resolution and labeled **Exhibit 1.**

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were conducted in an open meeting of this Council, and that all

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deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

CITY COUNCIL MEETING DATES FOR 2018

January 2, 2018	January 16, 2018	February 5, 2018
February 20, 2018	March 5, 2018	March 19, 2018
April 2, 2018	April 16, 2018	May 7, 2018
May 21, 2018	June 4, 2018	June 18, 2018
July 2, 2018	July 16, 2018	August 6, 2018
August 20, 2018	September 4, 2018	September 17, 2018
October 1, 2018	October 15, 2018	November 5, 2018
November 19, 2018	December 3, 2018	December 17, 2018

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