



## CITY OF NORTH RIDGEVILLE LEGISLATIVE BULLETIN

Publication date: 08.15.2016

---

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)

**5390-2016 AN ORDINANCE AUTHORIZING A ROAD CONSTRUCTION AGREEMENT NECESSARY FOR THE CONSTRUCTION OF PUBLIC ROAD IMPROVEMENTS AND DECLARING AN EMERGENCY.**

**WHEREAS**, Scannell Development Company (the "Developer") has proposed to develop certain real property adjacent to Center Ridge Road by constructing certain improvements thereon to be used as manufacturing and headquarters facilities for Riddell, Inc. (the "Project"); and

**WHEREAS**, it is necessary to provide certain public streets and utilities (the "Public Road Improvements") for the safe and efficient flow of traffic in and around the Project and to provide needed water and sewer and other utilities; and

**WHEREAS**, the City and the Developer have negotiated a Road Construction Agreement, a copy of which is on file with this Council, which Agreement provides for the construction of the Public Road Improvements by the City and the financing of the Public Road Improvements by the City and the Developer; and

**WHEREAS**, to provide financial assistance for the Public Road Improvements, the City plans to implement tax increment financing under Ohio Revised Code Section 5709.40, under which the Developer or other owners of the parcels in the Project will be obligated to make payments in lieu of taxes with respect to the increase in assessed valuation resulting from the Project; and

**WHEREAS**, pursuant to the Road Construction Agreement, the City would construct and maintain the Public Road Improvements and the City would finance the Public Road Improvements by (1) the issuance of bond anticipation notes expected to be reimbursed by grants to be provided by the Ohio Department of Transportation and the Ohio Development Services Agency and (2) funds to be provided by the Developer;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of North Ridgeville, Lorain County, Ohio, that:

## **5390-2016 Continued**

**SECTION 1.** This Council hereby approves the terms of the Road Construction Agreement attached as **Exhibit “A”** and incorporated into this Ordinance. The Mayor and the Auditor are authorized and directed to sign, in the name of the City and in their official capacities, the Road Construction Agreement in the form substantially similar to that attached as Exhibit “A”, together with such changes as are not adverse to the City and approved by the Law Director.

The Mayor, the Auditor, the Treasurer, the Director of Law, the Clerk of Council and other City officials, as appropriate, are each authorized and directed to sign any other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance.

**SECTION 2.** 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 3.** This Ordinance is hereby declared to be an emergency measure, the emergency being the immediate necessity to meet deadline of September 5, 2016. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

---

**5391-2016 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO, KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE THE FOLLOWING LAND: LOCATED AT BAGLEY ROAD; PERMANENT PARCEL NUMBERS 07-00-011-103-084 OWNED BY MOULD DEVELOPMENT, LLC AND 07-00-011-103-085 OWNED BY WALTER E. MARTENS & SONS FUNERAL HOME, INC.; BOTH PARCELS FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT.**

**WHEREAS**, by the present official zoning map and zoning Ordinance of the City of North Ridgeville, County of Lorain and State of Ohio, the following described parcels are situated in an R-1 Residence District;

**WHEREAS**, the parcels described in the attached **Exhibit “A”** are owned by Mould Development, LLC (-084) and Walter E. Martens & Sons Funeral Home, Inc. (-085); and

**WHEREAS**, in the opinion of City Council, and upon the recommendation of the North Ridgeville Planning Commission, it would be conducive to the public welfare and safety and not detrimental to the community to have said real estate parcels rezoned from R-1 Residence District to B-3 Highway Commercial District.

**5391-2016 Continued**

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

**SECTION 1.** That Section 1240.01 of the Codified Ordinances of the City of North Ridgeville, Ohio, being the zoning Ordinances of said City, and the official zoning map appended thereto in Sections 1248.01 and 1248.02, be and the same is hereby amended so as to provide that from and after the effective date of this Ordinance, the following described land, located at Bagley Road; Permanent Parcel Numbers 07-00-011-103-084 owned by Mould Development, LLC and 07-00-011-103-085 owned by Walter E. Martens & Sons Funeral Home, Inc. shall be and hereby are changed from R-1 Residence District to B-3 Highway Commercial District and more particularly described in the attached **Exhibit "A"**.

**SECTION 2.** That upon the effective date of this Ordinance, the Chief Building Official shall cause the official zoning map to be changed and corrected so as to show the B-3 Highway Commercial District created.

**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 Section 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.

---

**RESOLUTION(S)**

**1389-2016 A RESOLUTION OF SUPPORT FOR OHIO PUBLIC WORKS COMMISSION PRIORITIES AND DECLARING AN EMERGENCY.**

**WHEREAS,** Scott Wangler, the City Engineer, has submitted to Council an Infrastructure List and cost estimates for the 2016-2017 projects within the City of North Ridgeville, Ohio, which are or may be eligible for Ohio Public Works Commission funding; and

**WHEREAS,** the Administration and Council of the City of North Ridgeville wish to express to the Ohio Public Works Commission their recognition and support of the importance and priority of these projects.

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

**SECTION 1.** Council does hereby give its support for the grant request priority list for Ohio Public Works Commission funding submitted to the Council by the City Engineer for Ohio Public Works

**1389-2016 Continued**

Commission Project Funding, Round No. 31, 2016-2017, a copy of this priority list is attached hereto and marked **Exhibit “A”**.

**SECTION 2.** The City Engineer is hereby authorized and directed to submit a copy of this Resolution to the Ohio Public Works Commission.

**SECTION 3.** 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 §121.22 of the Ohio Revised Code.

**SECTION 4.** This Resolution is hereby declared to be an emergency measure, the emergency being the immediate necessity to meet the filing deadline. Wherefore, this Resolution shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

---

**CITY COUNCIL MEETING DATES FOR 2016**

January 4, 2016	January 19, 2016	February 1, 2016
February 16, 2016	March 7, 2016	March 21, 2016
April 4, 2016	April 18, 2016	May 2, 2016
May 16, 2016	June 6, 2016	June 20, 2016
July 5, 2016	July 18, 2016	August 1, 2016
August 15, 2016	September 6, 2016	September 19, 2016
October 3, 2016	October 17, 2016	November 7, 2016
November 21, 2016	December 5, 2016	December 19, 2016

[www.nridgeville.org](http://www.nridgeville.org)