

**NORTH RIDGEVILLE CITY COUNCIL
MEETING MINUTES
OCTOBER 16, 2017**

CALL TO ORDER: 7:30 P.M.

President Corcoran: Calling to order the Monday, October 16, 2017 Council meeting.

INVOCATION:

Led by President Corcoran.

PLEDGE OF ALLEGIANCE:

Led by President Corcoran.

ROLL CALL:

Present were Council members Dennis Boose, Bruce Abens, Bernadine Butkowski, Gregg Westover, Roseanne Johnson, Robert Chapek and President Kevin Corcoran.

Also present was Mayor G. David Gillock, Safety-Service Director Jeffry Armbruster, Assistant Law Director Toni Morgan, Auditor Jeffrey Wilcheck, City Engineer Daniel Rodriguez and Deputy Clerk of Council Donna Tjotjos.

MINUTES - Corrections (if any) and approval:

President Corcoran: You have before you the City Council meeting minutes of October 2, 2017. Are there any objections or corrections to approving those minutes? Seeing none, those minutes are approved.

President Corcoran: Please note we received the Board of Zoning and Building Appeals minutes of September 28, 2017, the Building and Lands Committee minutes of October 2, 2017, the Employee Safety Committee minutes of October 5, 2017 and the Planning Commission minutes of October 10, 2017.

LOBBY:

Councilman Boose: Mr. President, could I make a suggestion? Perhaps, what I would like to see, if possible, and with your concurrence, if anyone who wants to continue the discussion from the public hearing on T 74-2017 in the lobby session – they could be asked to speak first and then I would also like that on the record to be made a permanent record of the public hearing that we just had so that in future if anyone references this public hearing that the comments made in the lobby session of the City Council are included automatically so they aren't missed.

President Corcoran: Sure, I understand that, so noted. If anyone wants to make a permanent record of these proceedings, there would be several Council meetings, Planning Commission meetings, public hearings that they would also need to request. It is not just this one.

Councilman Boose: I just think it is important for the residents that are here; since this is a special public hearing on this issue only that if someone wanted to just reference the public hearing only that those comments be included.

Moved by President Corcoran and seconded by Boose to bifurcate the lobby session.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

We are going to have two lobby sessions this evening. The first session will be for items that are on the agenda. The second will be for anything you would like to address with Council in general. If you would like to speak, please step up to the podium. Make certain you complete a lobby sheet in the back of the room if you choose to speak. You will be given three minutes to speak. Would anybody like to speak?

Delilah Towarnicke, 8868 Belton Dr.: asked Council to put themselves in their shoes.

James Firak, 38625 Sugar Ridge Rd.: presented a petition of signatures to Council in which he states represents the voting population. His presentation gave three scenarios showing the voting population overall would be against the rezone petition.

Moved by Boose and seconded by Abens to allow Mr. Firak an additional three minutes to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Mr. Firak continued on with his voter data and asked that Council vote against the rezone petition.

Jim Stermole, 37872 Sugar Ridge Rd.: stated a City is made by its residents, not its commercial development. Mr. Stermole alluded to back door promises being made before the property was purchased.

Moved by Boose and seconded by Abens to allow Mr. Firak an additional three minutes to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Mr. Stermole asked that Council vote no on the rezone petition.

Annie McGrath, 38806 Sugar Ridge Rd.: stated she isn't against growth. She just does not want commercial next to her home. Ms. McGrath encouraged Council to vote no on the rezone.

Kim Stermole, 37872 Sugar Ridge Rd.: stated the Administration is the foundation of the City that should be working with the residents.

Moved by Boose and seconded by Abens to allow Ms. Stermole an additional three minutes to speak.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

Ms. Stermole asked Council to vote no on the rezone Ordinance.

Karen Touche, 36765 Chestnut Ridge Rd.: stated she works for the Board of Revision. She cited an example of a property being zoned commercial and the business never coming to fruition. The lot is now overgrown. She urged Council to vote no on the rezone.

John Prajzner, 6610 Lear Nagle Rd.: stated he was the Chairman of the group SAMP (Stop Abusing The Master Plan) when the PCD's were going in and he was able to get it on the ballot. He urged Council to vote to have a well-balanced community.

Debbie Babet, 38601 Sugar Ridge Rd.: stated she understands growth needs to happen, just not in a residential area. She suggested filling the already zoned commercial areas up first.

Cindy Firak, 38625 Sugar Ridge Rd.: stated if the property is filled, they will get ten years of tax abatement. Ms. Firak attempted to correct rumors she has heard. She stated her group has complied with all the requests to work with the City and given the support to back why this property should not be rezoned.

Brendan McCool, 38733 Sugar Ridge Rd.: stated there are one hundred and twenty acres for sale near the Beckett property and old 83 and zoned I-2 and I-3. He noted Mr. Graham has parcels for sale since 2009. Mr. McCool stated he understands growth but the land isn't the issue, the problem is the lack of attraction to our City.

Albert Krage, 37903 Sugar Ridge Rd.: changing this zoning will make things worse for the residents. He noted he heard hammering all day long. He asked Council to vote against the rezone.

Mike Babet, 38601 Sugar Ridge Rd.: quoted minutes from Planning Commission where the Assistant Law Director stated the only thing before Planning is the rezoning. He asked that that is enforced throughout.

Assistant Law Director Morgan: Just to clarify regarding the Planning Commission and it would also apply to BZBA – they are there to consider a single application and sometimes there are multiple ones in front of them. That is what that statement references. That is different from

Council. When there is an application, a single application in front of them at the time, they are to reference only that application and not take into account what might happen if they bought land somewhere else. That is what that is referencing.

Mr. Babet stated he understood that. He stated the Chairperson then went against that by referencing the Master Plan.

Neil Sullinger, 7927 Race Rd.: stated by voting for this Council would no longer care about what the residents want.

President Corcoran: Anyone else?

RECESS:

Moved by President Corcoran and seconded by Johnson to change the recess to this point.

President Corcoran: There is a reason. Are there comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Recess began at 8:14 p.m. and the Council meeting reconvened at 8:23 p.m.

President Corcoran: We have finished with the lobby session and we are now moving on to Administrator's reports. Mr. Mayor, you are up first.

ADMINISTRATORS REPORTS:

A. Mayor: Thank you. On tonight's agenda under first readings, T 86-2017, is a resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor. We have to do this every year. Mr. President, I am requesting we suspend the By-laws, dispense with the second and third readings and adopt T 86 with the emergency. This is an annual occurrence and is required for levying of property taxes and if you have any other questions, you can ask Mr. Wilcheck.

T 89-2017, is an ordinance authorizing me to advertise for bids and enter into a contract for the construction, furnishing, equipping the new central fire station. We would like to get that one passed this evening also so we can begin construction of the new fire station.

Again, under first readings is T 90-2017, is a resolution to approve expenditure of funds to McMahan Degulis for legal services rendered in connection with the stormwater and Clean Water Act issues. We need to get that passed in order to pay them.

Our Street Department is finishing up this week paving Lewis, and the northern portions of Cornell, Olive and Wallace. This will complete twenty-two streets that were identified for this

year's paving season, the most we have ever done. This was a huge undertaking for our Streets Department and they've done an outstanding job in completing the list in a very professional manner.

This Thursday, October 19 from 8:00 a.m. to 9:00 a.m., join me at Gourme Family Restaurant on Lorain Road for coffee and casual conversation with the Mayor. This is a great way to get your questions answered or just to get updates on City projects and free coffee. I don't buy breakfast.

On Friday, October 27 is the last of the 2017 Senior Center spaghetti dinners from 5:00 p.m. to 7:00 p.m. at the Senior Center. Cost is \$7 for adults, \$6 for seniors, and \$4 for children 10 and under. Carry out is also available. All proceeds from the dinner will benefit the Office for Older Adults.

On Monday, October 30 from 1:00 p.m. to 3:00 p.m. at the Senior Center, the Lorain County General Health District will be administering flu shots. Additional clinics are being held in October and November throughout the county. A complete listing can be found on the City's website at nridgeville.org.

Citywide trick-or-treat will be held on Tuesday, October 31 from 6:00 p.m. to 7:30 p.m. If you will be participating, please turn your porch light on to light the way for the children. Please drive with extra caution. That date is set. We belong to the Lorain County Community Alliance – all the cities and municipalities get together and agree on what day that should be so we are consistent.

Our Parks & Recreation Department will be sponsoring the Fourth Annual Cleveland Stache Dash 5K/1M on Saturday, November 4. If you are interested in participating, you can register by mail, in-person or online at nridgeville.org/parksandrec.

Finally, last but not least, daylight savings time ends Sunday, November 5th. As a reminder, turn your clocks back one hour. Remember spring forward and fall back so it goes back one hour on Saturday night. That concludes my report.

President Corcoran: Thank you Mayor. Mr. Safety-Service Director.

B. Safety-Service Director: Mayor that is a great segway into the next part of it because safe walks to school it has been very difficult as we opened the new school to move traffic throughout the City of North Ridgeville at 7:00 a.m. and at 3:30 in the afternoon. The City and school administration have worked very hard to try and resolve some of the issues. Recently, if you have gone on Center Ridge Road, we actually added additional street lights at Center Ridge and Ranger Way so that you can actually see the intersection now. There were lights that were there, but unfortunately they were removed and not put back up. We got them back up. Ranger Way's lights will be installed. They were backordered. They will be installed here in the next few weeks. As you get to Root and Bainbridge and if you drove through the intersection today –

the City is putting in a left turn lane on Bainbridge going towards Root. There will be a change there. I applaud the Mayor's decision and the Police Chief to actually go to that intersection during the week at 3:00, 2:30 in the afternoon and actually run that light so we can get that school traffic through there as well as other people that need to get throughout the City of North Ridgeville. So, it is still a work in progress, but we have made great strides and we look forward to these improvements and we will continue to improve the traffic during this period. Remember that there is like twenty five hundred kids now that are going to one school or actually more than that – probably twenty-seven hundred people that are over there in that new building. That is a huge undertaking, but I think the community is actually done very well and the school is doing well and the City is doing well. That completes my report.

President Corcoran: Mr. Engineer.

C. Engineer: Thank you Mr. President. In case anybody was wondering why there are a bunch of pipes on Center Ridge near that CVS – there is an underground detention basin that belongs to CVS. It is going to be moved due to the Jaycox Road alignment project and Center Ridge widening project. At this point, they're supposed to begin that work tomorrow. Most of that work occurs on private property but the outlet pipe for that structure will end up in the right-of-way but we will be there to look for that.

An update on a couple of new communities being built or opening – there is Lifestyles #1, K Hovnanian Community, near Hunter Lake Drive and Majestic Drive in Meadow Lakes. That area was recently completed and new homes will soon be built so please be aware of any construction vehicles in that vicinity with this new phase until it is completely built out. Meadow Lakes #14 has kicked off in Meadow Lakes. That is near Freedom Avenue and Roosting Lane. That one broke ground last Friday and they are currently working on the infrastructure improvements. Those improvements take about six to eight weeks to complete and the developer will be working almost every day except probably Sunday as to get that in before winter. Please be aware of all the construction vehicles in that vicinity until that phase is built out.

I have another thing here about the roundabout from my perspective or from what I have seen so far – it seems to be functioning well. From my observations and I drive through it almost every night on my way home – it seems to keep traffic flowing fairly well. The permanent lighting for the roundabout is being installed. It started today and will be finished in the next three days. Weather permitting, I believe the whole project will be completed in the very near future – a couple weeks. That concludes my report for this evening.

Councilman Boose: Mr. President, in regards to the roundabout – I had some residents ask again about the 45 mph area south of the roundabout. The last we heard that was going to be maintain. Again, some residents have cautioned, they have seen, especially at heavy traffic times, vehicles going into the roundabout from the south have to stop and they are concerned that the 45 mph

zone could cause some issues. Again, just want to bring it up to see if any thought had been given to lowering that speed.

Safety-Service Director Armbruster: Mr. President, we tried to lower that speed two years ago to 35 mph and there was a petition that was put forth by residents and we didn't meet the criteria to move it down to 35 mph. I think working with our new Engineer, maybe we should take a look at that and whether it is possible to do that or not. We were forced to move it back from 35 mph to 45 mph by the residents of the City of North Ridgeville.

Mayor Gillock: No ODOT made us move it back.

Councilman Boose: I understand that, but now we have a roundabout - it is a little bit of a different traffic pattern. Again, I want to represent my residents and that is what I have heard.

Mayor Gillock: We will check with ODOT and see if there is anything they will let us do. That is a state route and they control it.

Councilman Boose: Thank you very much.

President Corcoran: Thank you. Mr. Auditor.

D. Auditor: Thank you. I have two items on the agenda tonight. T 87 is supplemental appropriations. That is for the Lorain Road and I-480 project. As I went through the paperwork on it and reviewing the grant document, I found out that we are responsible for accounting and reporting for the entire grant and not just the City's portion. We held up approving the contract and I need the appropriations approved tonight so we can go forward with that project and getting the contract signed.

The second item is T 88 and that is a special fund to account for the grant and the project which is required by state law. Again, that one needs approved tonight so that we can move forward with the project. That concludes my report.

E. Other Reports: President Corcoran: We have the August 2017 Fire Department report, the September 2017 Fire Department report, the September 2017 Support Car report and the September 2017 Water Distribution report.

COUNCIL COMMITTEE REPORT(S):

Deputy Clerk of Council Tjotjos:

BUILDING AND LANDS COMMITTEE report dated October 2, 2017 which recommends City Council adopt T 76-2017 as submitted.

Moved by Butkowski and seconded by Chapek to accept the Building and Lands Committee reported dated October 2, 2017.

Moved by Boose and seconded by Johnson to dispense with the second and third readings for T 86-2017.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Moved by Boose and seconded by Johnson to adopt T 86-2017.

Moved by Boose and seconded by Johnson to add the emergency clause to T 86-2017 in order to get this to the County Auditor by the deadline.

President Corcoran: Are there any comments or questions on the emergency clause? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

President Corcoran: On the adoption now with the emergency clause, any final comments or questions? Clerk, please call the roll.

Deputy Clerk of Council Tjotjos: The motion carries and becomes **Resolution number 1412-2017.**

Yes – 7 No – 0

President Corcoran: T 87.

Deputy Clerk of Council Tjotjos:

T 87-2017 AN ORDINANCE AMENDING ORDINANCE NUMBER 5427-2017 OF
THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING
APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2017
AND ENDING DECEMBER 31, 2017.

(Introduced by Councilwoman Johnson)

Moved by Johnson and seconded by Butkowski to dispense with the second and third readings for T 87-2017.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Moved by Johnson and seconded by Butkowski to adopt T 87-2017.

Moved by Johnson and seconded by Butkowski to add the emergency clause to T 87-2017 in order to get the contract approved.

President Corcoran: Are there any comments or questions on the emergency clause? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

President Corcoran: On the adoption now with the emergency clause, any final comments or questions? Clerk, please call the roll.

Deputy Clerk of Council Tjotjos: The motion carries and becomes **Ordinance number 5486-2017.**

Yes – 7 No – 0

President Corcoran: T 88.

Deputy Clerk of Council Tjotjos:

T 88-2017 AN ORDINANCE ESTABLISHING THE LORAIN ROAD I-480
IMPROVEMENT FUND.

(Introduced by Mayor Gillock)

Moved by Johnson and seconded by Butkowski to dispense with the second and third readings for T 88-2017.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Moved by Johnson and seconded by Butkowski to adopt T 88-2017.

Moved by Johnson and seconded by Butkowski to add the emergency clause to T 88-2017 in order to have proper accounting for grant funds as required by state law.

President Corcoran: Are there any comments or questions on the emergency clause? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

President Corcoran: On the adoption now with the emergency clause, any final comments or questions? Clerk, please call the roll.

Deputy Clerk of Council Tjotjos: The motion carries and becomes **Ordinance number 5487-2017.**

Yes – 7 No – 0

President Corcoran: T 89.

Deputy Clerk of Council Tjotjos:

T 89-2017 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING THE NEW CENTRAL FIRE STATION AND REAL ESTATE INTERESTS NECESSARY FOR THE SITE, NOT TO EXCEED \$7,272,000.00.
(Introduced by Mayor Gillock)

Moved by Boose and seconded by Butkowski to dispense with the second and third readings for T 89-2017.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Moved by Boose and seconded by Butkowski to adopt T 89-2017.

Moved by Boose and seconded by Butkowski to add the emergency clause to T 89-2017 in order to go to bid within thirty days.

President Corcoran: Are there any comments or questions on the emergency clause? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

President Corcoran: On the adoption now with the emergency clause, any final comments or questions? Clerk, please call the roll.

Deputy Clerk of Council Tjotjos: The motion carries and becomes **Ordinance number 5488-2017.**

Yes – 7 No – 0

President Corcoran: T 90.

Deputy Clerk of Council Tjotjos:

T 90-2017 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO MCMAHON DEGULIS, LLP FOR LEGAL SERVICES RENDERED IN CONNECTION WITH THE STORMWATER AND CLEAN WATER ACT ISSUES.
(Introduced by Mayor Gillock)

Auditor Wilcheck: The certification that was originally provided was not sufficient to cover the bill that was submitted to us.

Councilman Boose: Can I ask where we are at with the stormwater utility issue. Earlier this year I heard we would be done by now. I know it is a complicated issue. I know we have gone back and forth. Should we expect more expenditures like this? Where do we see the light at the end of the tunnel?

Mayor Gillock: Hopefully we will have something at the end of the year but I cannot give you something exact. We have been meeting with the engineer, the lawyers and we just haven't got the numbers yet.

Councilman Boose: This is for legal services. In anticipation of future expenditure for legal services which we can guess will likely come forward. Are there also going to be additional expenditures for engineering that we haven't appropriated or are we doing that in house?

Mayor Gillock: I don't believe so at this point that there will be additional billings for the engineering.

Councilman Boose: Thank you.

Moved by Boose and seconded by Westover to dispense with the second and third readings for T 90-2017.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7 No – 0

Moved by Boose and seconded by Westover to adopt T 90-2017.

Deputy Clerk of Council Tjotjos: The motion carries and becomes **Resolution number 1413-2017.**

Yes – 7 No – 0

President Corcoran: We have no second readings. Moving on to third readings.

SECOND READINGS: None.

THIRD READINGS:

Deputy Clerk of Council Tjotjos:

T 74-2017 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 TWENTY-SIX ACRES OF A THIRTY-TWO ACRE PARCEL FROM R-1 RESIDENCE DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT LOCATED AT SUGAR RIDGE ROAD AND BENDER ROAD; PARCEL NUMBER 07-00-047-000-111 AND OWNED BY TRIPLE SEVEN, LLC.

(Introduced by petition of Triple Seven, LLC; First reading 08/21/2017; Referred to PC on 08/21/2017; PC on 09/12/2017; Report accepted on 09/18/2017; Second reading 10/02/2017; Public hearing on 10/16/2017)

Moved by Johnson and seconded by Butkowski to adopt T 74-2017.

President Corcoran: Are there any comments or questions?

Councilman Abens: Mr. President, first I wanted to apologize to all those who are frustrated with me for not making a decision on this issue sooner. However, this is why there are three readings demanded by the differing regulations and By-laws. The three readings allow for careful consideration of all the points of any issue. It allows Council members to investigate and hear the differing views. After all, the decision could affect the future of this area for the next one hundred years - obviously, something requiring deeper considerations. Both sides of Bender, Sugar Ridge have important points to ponder. In essence, it comes down to growth versus status quo. Of course there are finer points to this issue. The local residents want this area to remain as it is and maintain the R-1 zoning. They want the area to maintain its rural, residential flavor. My hope is that they realize when, not if, a developer appears to put in housing, the zoning allows him to do so over the local resident's objections. This residential development will bring more taxes but will also bring more structures, add to the burden of the schools, infrastructure and traffic. On the other hand, the developer has proposed what appears to be a reasonable plan of small business development, not factories nor any heavy industrial businesses. The new taxes they bring will help alleviate the tax burden on the residents of North Ridgeville plus an added benefit of improving the infrastructure in the area. However, it is still light industrial development which will further change the rural/residential flavor of the area; by the way, increasing the short supply of affordable property in North Ridgeville catering to small businesses. I understand from my previous statements, many of you have predicted a yes from me. However, I have taken an oath to represent the voters in Ward 3 seriously. My problem is I have received contacts from both sides of the issue. Both sides basically representing the points previously mentioned. Who do I listen to - the well-organized, vocal Sugar Ridge residents or otherwise concerned citizens? I want to compliment the citizens of the Sugar Ridge neighborhood for getting involved in their government to protect their neighborhood. Your opinions do matter and we hear you. Also, I want to thank Mr. Graham for his continued interest with helping North Ridgeville develop into a vibrant and influential community. I do hope you are able to find other opportunities in North Ridgeville. I look forward to working with you. I have found that both sides of the issue have good hearts and the best of intentions. I have taken the advice of both sides and prayed for guidance. I am still praying for the Wisdom of Solomon. It will fall short for some and be on target for others. Thank you Mr. President.

Councilman Boose: Mr. President, first I want to thank the Sugar Ridge Road neighborhood residents for all of your due diligence, your support in this matter and being involved in your community. Earlier, last week, I wrote my Council Corner for the North Ridgeville Press. It should be published this week, hopefully, if not, it will be next week after this vote. In it, you are prominently mentioned and the all the things that you have done to be involved in your community which I have written about and spoke about publically many times is reassuring to

me. Sometimes we think that you shouldn't have to. That is why you elected us. But, you are part of the process as many you spoke about that earlier. I commend you on that. When I look at this issue, there are many things that pointed to me as to the direction that I need to look. Mr. Babet talked about wanting to join us in the process. That speaks volumes. We shouldn't be alone. We all look for your input because a former Council member who had a quote, I don't take it as my own – he says: “none of us is as smart as all of us” and I do believe that. One of the resident's here talked about that we need more business growth to offset our residential tax base. Yes we do. In fact, I will attribute that to Mr. Graham, but we need to do it smartly and we need to do it without adversely affecting some of the residential areas in our community. Another resident talked about, actually, Mr. Smith, talked about the zoning code and the legal aspects of it which we do have to keep in mind. Brendan talked about some of the evidence that he was able to provide that talked about the detriment to property values, not only market values, but time on market – things we all have to be concerned about. Another individual talked about how this really is a true neighborhood and neighborhoods are important. You have your home, the neighbors on both sides of you, the street – the neighborhood becomes the community. I again give you all the credit in the world for recognizing that and bringing that to our attention and remind us of that fact. Another individual talked about the approved uses in I-2. Again, even though the Assistant Law Director has indicated that we can't think about, as a Council, other uses for the that and Mr. Graham has provided a plan, there is no guarantee that the plan will be approved by the Planning Commission or City Council or if that will ever come to fruition at all. We only have to think about the example of the community partners issue where they rezoned the property, the project didn't come and now that property is rezoned. Once this property is rezoned, if it was, anything within that I-2 - over three hundred and fifty types of businesses could be built there up to sixty feet tall. That is huge. I'm not so much tall, but that is a lot of different things that could go there. Once it is rezoned anything that fits within that can go there. Finally, Kim Stermole spoke about a neighborhood community and I think that sums it up for all of us. When we look at where we live and how we live and the quality of life that we want to, not only give ourselves, but our children and our children's children – that is important. That is why I will be voting no on this issue. Thank you.

Councilwoman Johnson: The question before us is not will this property be developed, because it will be developed. The question is will it be developed completely as residential or a mixture of residential and industrial. My vote tonight on the rezoning question supported by our Planning Commission will address both the City's need for industrial and neighbor's wishes for a residential buffer. I intend to vote yes to support this rezoning plan.

Councilwoman Butkowski: There is someone here tonight that said that they were on the SAMP Committee – I did too so I know exactly what you did with that group because some of you worked with me on that. We were moderately successful. We didn't accomplish everything, but we had our up days and down days. Anyway, we are talking about our valuation of the houses going down if this is rezoned to industrial. Well, a lot of you are now five hundred feet from the property across the road. That is zoned I-2 too. It is probably changing, a few that will be and a few that won't be, but most of you are five hundred feet from that property that is across the street. You are already affected by industrial zoning. It is going to change, it will just add a few

more to those five hundred feet from industrial area along that area where you are. It will affect it and it will affect a few more, but it is not that it is too much change for anybody that lives along there. The stuff that is already zoned industrial; you will have no say over what is built there because it is zoned that way so there is nothing you can do about it when they want to build there.

President Corcoran: It is not often that we have the opportunity to shape the future of our City and rezone property. It is a task that should be given ample consideration and a weighing of the pros and cons of the subject property, surrounding parcels and the impact on the community as a whole. It is always difficult to discuss change as most people do not like change, but change is part of growth. When viewing this request, I attended meetings with the Sugar Ridge Road residents, visited one of the homes on Sugar Ridge and sat with the resident in their kitchen. I had multiple conversations with many of the residents in that area. I also had the opportunity to listen to Mr. Graham. In general, I believe that I have approached this issue in a fair and balanced manner and given both sides an opportunity to tell their stories. I have reviewed the Master Plan and zoning suggestions and its message for our need for additional commercial, retail industrial growth. I've considered that this Council had determined that the untapped economic value of this area was valuable to our future when it passed a TIF on this area in 2015. I have considered our current and future economic needs within our City, especially when our housing growth slows or ends. This is not an easy decision and one that I do not take lightly. It is one that I have struggled with. I have walked throughout our community and have knocked on over a thousand doors and spoken to people both for and against this issue. I appreciate the manner in which those who oppose this issue on how they conduct themselves. I think it is healthy to have an exchange of ideas and have them considered. I appreciate the desire to keep things the same. I have had the awesome responsibility of remembering our past while moving towards our future. I wish we could accommodate the needs of all. As someone who truly understands and sees financial condition and it's overreliance on residential growth, I am deeply concerned about the day when our residential growth slows or is complete. Our residents, as a whole, want new things; they want more services, more recreational opportunities and places for their children to go. They want their roads fixed and their safety forces to arrive when called. The challenge for us – we need money to fund those items. The issue before us is to weigh the needs of all versus the needs of the people who are here and that is a very difficult challenge.

President Corcoran: Is there anybody else that would like to speak? Clerk, please call the roll.

Assistant Clerk of Council Tjotjos: The motion fails.

Yes – 2 No – 4 (Boose, Abens, Chapek, Westover) Abstain – 1 (Corcoran)

President Corcoran: Congratulations and thank you for being apart of this process.

LOBBY SESSION:

President Corcoran: We are now opening our second lobby up for anything you would like to address Council or the Administration on. You will be given three minutes to speak. Would anyone like to speak?

MEETING ANNOUNCEMENTS:

President Corcoran: We have a public hearing – Monday, November 6, 2017 at 7:15 p.m. regarding the final plat of Meadow Lakes Subdivision 14. The next City Council meeting will be Monday, November 6, 2017 at 7:30 p.m.

ADJOURNMENT:

President Corcoran: The meeting was adjourned at 9:00 p.m.

Approval of minutes on November 6, 2017:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL