

**NORTH RIDGEVILLE CITY COUNCIL  
MEETING MINUTES  
FEBRUARY 20, 2018**

**CALL TO ORDER:** 7:30 p.m.

President Corcoran called the Tuesday, February 20, 2018 Council meeting to order.

**INVOCATION:**

Led by President Corcoran.

**PLEDGE OF ALLEGIANCE:**

Led by President Corcoran.

**ROLL CALL:**

Present were Council members Dennis Boose, Bruce Abens, Robert Chapek, Gregg Westover, Martin DeVries, Michelle Hung and President Kevin Corcoran.

Also present was Law Director Brian Moriarty, Safety-Service Director Jeff Armbruster, Deputy Auditor April Wilkerson, City Engineer Daniel Rodriguez and Clerk of Council Nancy Linden.

**MINUTES - Corrections (if any) and approval:**

President Corcoran asked for any corrections or objections to approving the February 5, 2018 Council minutes. No corrections or objections were noted. The minutes stand approved.

President Corcoran noted Council received the Finance Committee meeting minutes of February 5, 2018 and the Safety Committee meeting minutes of February 5, 2018.

**LOBBY:**

President Corcoran stated the first lobby session is for the items that are on the agenda this evening. He stated if anyone would like to address Council or the Administration on any of those items, please step up to the podium and state your name and address for the record. President Corcoran further stated if anyone had another item they wanted to speak about, they would have the opportunity at the second lobby session toward the end of the meeting.

No discussion was offered.

President Corcoran moved on to the Administrator's reports.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Absent.

**B. Safety-Service Director:** Safety-Service Director Armbruster stated Mayor Gillock is attending a NOPEC Conference in Columbus and is unable to be here this evening.

Safety-Service Director Armbruster asked Council to consider adopting T 25-2018 with the emergency clause. It is an ordinance authorizing the Mayor to enter into a contract with the

Fraternal Order of Police, Ohio Labor Council, North Ridgeville Division. The FOP contract expired at the end of 2017 and the contract has been settled. Safety-Service Director Armbruster asked that the emergency be added in order for the patrolmen, dispatchers and promoted units to receive the pay increase that they deserve retroactive to January 1, 2018.

Safety-Service Director Armbruster introduced Brian Keller and his wife, Jessica. Brian most recently served as Finance Director for the City of Vermilion and prior to his appointment at Vermilion worked at the Ohio Turnpike Commission. He has over 12 years of finance and accounting experience that will serve our community well.

Moved by Acting Mayor Armbruster and seconded by Boose to appoint Brian Keller as the City Treasurer.

President Corcoran asked for any comments or questions.

The motion carried and Brian Keller was appointed the new City Treasurer.

Yes – 7                      No – 0

Safety-Service Director Armbruster stated that the Parks & Recreation Department will be hosting a Summer Job Fair this Saturday, February 24 from 9:00 a.m. to 1:00 p.m. in Council Chambers. The Department is looking for summer employees to fill a number of positions ranging from grounds maintenance laborer, umpires, summer camp staff and concession staff. For more information, visit the Parks & Recreation department's webpage at [nridgeville.org/parksandrec](http://nridgeville.org/parksandrec).

Safety-Service Director Armbruster invited everyone to Coffee and Conversation with the Mayor on Wednesday, February 28 from 8:00 a.m. to 9:00 a.m. in the Mayor's Conference Room.

Safety-Service Director Armbruster stated that NeighborhoodScout is a web-based platform from Location, Inc., that compares the safety of cities with at least 25,000 people based on the total number of property and violent crimes per 1,000 residents. NeighborhoodScout released their latest analysis ranking the 100 safest cities in America based on crime stats from 2016. North Ridgeville was ranked as the 13th safest city in the nation and the safest city in the state. Safety-Service Director Armbruster thanked the safety forces and also the residents for being vigilant in keeping the community safe.

**C. Engineer:** Engineer Rodriguez noted the U.S. 20/Center Ridge Road Bridge US 20/Center Ridge Road Widening will have a preconstruction meeting on Monday, February 26, 2018. At this meeting there should be a time line schedule submitted for the project. That information can then be shared with the community once received.

Engineer Rodriguez stated there will be a kick-off meeting for the Mildred Street Reconstruction and Extension project with the design consultant in early March. Once that meeting has occurred, the City will have a better feel for the timeline of the project.

The Engineering Department has reviewed in depth the submitted engineering plans and calculations for phase 9 of Waterbury. The Engineering Department has forwarded five pages of review comments to K. Hovnanian and its design consultant. The City of North Ridgeville has not received a revised set of engineering drawings or calculations at this point in time. From an engineering standpoint, the subdivision has not received approval. The Planning Commission final plat approval meeting held on February 13, 2018 was solely for the approval of zoning and planning requirements.

**D. Auditor:** Deputy Auditor Wilkerson stated her office sent out the January 2018 Financial report last Friday.

**E. Other Reports:** President Corcoran noted that Council received the January 2018 Fire Department report, the January 2018 Water Distribution report and the Treasurer's 2017 year-end report.

**COUNCIL COMMITTEE REPORT(S):**

FINANCE REPORT dated February 2, 2018 which recommends City Council adopt T 5-2018 as amended, adopt T 6-2018 as submitted and adopt the income tax allocation as will be submitted to City Council. T 4-2018 was tabled for further discussion and fact gathering.

Moved by DeVries and seconded by Boose to approve the Finance Committee report.

President Corcoran asked for any comments or questions.

The motion carried and the Finance Committee report was accepted.

Yes – 7                      No – 0

**CORRESPONDENCE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

Clerk of Council Linden:

**Planning Commission action(s) taken at the February 13, 2018 meeting:**

**APPLICANT:** Cody Bruce, K. Hovnanian Waterbury, LLC, 3296 Columbia Road, Richfield, OH 44286

**OWNER:** K. Hovnanian Waterbury, LLC, 3296 Columbia Road, Richfield, OH 44286

**REQUEST:** Final plat approval for Waterbury Subdivision 9

**LOCATION:** South side of Sugar Ridge Road and extension of Shady Drive in Waterbury Planned Community Development District; Parcel nos. 07-00-035-900-003, 07-00-035-102-128 and 07-00-035-102-024

**PC ACTION:** **Approved by a vote of 5-0.**

Moved by Abens and seconded by President Corcoran to approve the Planning Commission action.

President Corcoran asked for any comments or questions.

Councilman Boose asked for a summary of what happened at the meeting.

Councilman Abens stated this was the final plat approval for subdivision 9. They are putting in two streets, in which one will connect to Sugar Ridge. They will be putting in detention ponds. The houses are not in the flood plain. The only concern is any flooding issues, but the Engineering Department is addressing that issue.

Councilman Boose stated he is guessing there is no opposition as he heard none at the lobby session. He further asked about the construction truck traffic through the subdivision and if there has been discussion on how the traffic will be maintained.

Engineer Rodriguez stated the traffic will come in State Route 83 to Sugar Ridge, Sugar Ridge to Shady and down into the subdivision. If there is an issue, please let the Police and the Engineering Department know.

Councilwoman Hung stated many of her questions were answered today by the Engineer and if residents have questions, they should ask him.

Engineer Rodriguez stated he has no problem answering questions for anyone that has them. Come into the office during business hours, 8:00 a.m. to 4:30 p.m. and he will get the questions answered.

The motion carried and the Planning Commission action was accepted.

Yes – 7                      No – 0

**RECESS:**

Moved by Boose and seconded by DeVries to dispense with the recess.

President Corcoran asked for any comments or questions.

The motion carried and the recess portion was dispensed.

Yes – 7                      No – 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

Clerk of Council Linden:

**T 25-2018** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO TO ENTER INTO A CONTRACT WITH THE FRATERNAL ORDER OF POLICE, OHIO LABOR COUNCIL, INC. NORTH RIDGEVILLE DIVISION (DISPATCHERS, PATROLMEN, & PROMOTED UNITS).

**(Introduced by Mayor Gillock)**

Moved by Boose and seconded by DeVries to dispense with the second and third readings for T 25-2018.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Moved by Boose and seconded by Chapek to adopt T 25-2018.

Moved by Boose and seconded by Chapek to add the emergency clause to T 28-2018 in order to put the contract in place as soon as possible.

A voice vote was taken on the emergency clause and the motion carried.

Yes – 7                      No – 0

President Corcoran asked the Clerk to call the roll on the adoption with the emergency clause.

Clerk of Council Linden stated the motion carried and becomes **Ordinance number 5516-2018.**

Yes – 7                      No – 0

President Corcoran: T 26.

Clerk of Council Linden:

**T 26-2018** 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.

**(Introduced by Mayor Gillock)**

Councilman Boose asked if on page six, section three, it states the owner is paying on delinquent tax and has filed a petition for bankruptcy which conflicts with the paragraph above it. He asked for an explanation.

Law Director Moriarty asked Tony Perez with Lemmon and Lemmon to come to the podium.

Tony Perez with Lemmon and Lemmon stated he is not paying delinquent taxes and has not filed bankruptcy.

Law Director Moriarty stated that paragraph would need to come out and he will amend it.

President Corcoran: T 27.

Clerk of Council Linden:

**T 27-2018** A RESOLUTION APPROVING ADVANCES FROM THE GENERAL FUND OF THE CITY OF NORTH RIDGEVILLE, OHIO.  
**(Introduced by Finance Chairman Martin DeVries)**

Councilman DeVries stated T 6 was budgeted for and discussed during Finance Committee meetings. This is a better way to keep track of the maintenance and service to City vehicles. The software is in place and the City can properly bill the departments for labor and parts.

Moved by DeVries and seconded by Boose to dispense with the second and third readings for T 27-2018.

Councilman Boose noted this is just an initial deposit for a start. There may be more needed to be transferred later through the year.

Deputy Auditor Wilkerson stated that was correct.

Safety-Service Director Armbruster stated they are using the software currently.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Moved by DeVries and seconded by Boose to adopt T 27-2018.

Moved by DeVries and seconded by Boose to add the emergency clause to T 27-2018 in order to advance the funds immediately in order to operate since the software is in place.

A roll call vote was taken on the emergency clause and the motion carried.

Yes – 6                      No – 1 (Westover)

President Corcoran asked the Clerk to call the roll on the adoption with the emergency clause.

Clerk of Council Linden stated the motion carried and becomes **Resolution number 1419-2018.**

Yes – 7                      No – 0

**SECOND READINGS:**

President Corcoran noted that the second readings are all the materials that the City purchases on an annual basis.

Clerk of Council Linden:

**T 14-2018** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF CHEMICALS TO BE USED BY THE FRENCH CREEK WASTEWATER TREATMENT PLANT.

**(Introduced by Mayor Gillock; First reading 02/05/2018)**

President Corcoran: T 15.

Clerk of Council Linden:

**T 15-2018** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, TO FURNISH AND/OR DELIVER CONCRETE TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

**(Introduced by Mayor Gillock; First reading 02/05/2018)**

President Corcoran: T 16.

Clerk of Council Linden:

**T 16-2018** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF LIMESTONE AND SAND TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

**(Introduced by Mayor Gillock; First reading 02/05/2018)**

President Corcoran: T 17.

Clerk of Council Linden:

**T 17-2018** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE RENTAL OF EQUIPMENT AND RELATED SERVICES FOR ROAD REPAIR AND MAINTENANCE TO BE USED BY THE SERVICE DEPARTMENT.

**(Introduced by Mayor Gillock; First reading 02/05/2018)**

President Corcoran: T 18.

Clerk of Council Linden:

**T 18-2018** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF ASPHALT AND RELATED MATERIALS TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

**(Introduced by Mayor Gillock; First reading 02/05/2018)**

President Corcoran: T 19.

Clerk of Council Linden:

**T 19-2018** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, TO FURNISH AND INSTALL FULL DEPTH CONCRETE PADS AND REPAIR SERVICES TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

**(Introduced by Mayor Gillock; First reading 02/05/2018)**

**THIRD READINGS:**

Clerk of Council Linden:

**T 1-2018** 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 LUANNE DRIVE PUMP STATION REPLACEMENT PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$285,000.00.

**(Introduced by Mayor Gillock; First reading 01/16/2018; Second reading 02/05/2018)**

Moved by Boose and seconded by Abens to adopt T 1-2018.

President Corcoran asked the Clerk to call the roll on the adoption.

Clerk of Council Linden stated the motion carried and becomes **Ordinance number 5517-2018.**

Yes – 7

No – 0

**MEETING ANNOUNCEMENTS:**

President Corcoran stated there will be Council meeting on Monday, March 5, 2018 at 7:30 p.m. in Council Chambers. There will also be a public hearing on Monday, March 19, 2018 at 7:15 p.m. in Council Chambers for the final plat approval of Waterbury Subdivision 9.



**2<sup>nd</sup> LOBBY (Non-agenda items)**

President Corcoran asked anyone who would like to speak to step up to the podium and state their name and address for the record. They will be given three minutes to speak.

Albert Krage, 37903 Sugar Ridge Road: expressed his dislike for the tax abatement agreement on the agenda stating the City was giving away tax dollars and slighting the schools their fair share. He also noted the income tax won't cover the money the City is losing for a decade.

Law Director Moriarty stated that the tax abatement agreement requires the property owner to pay the schools directly. Mr. Moriarty also stated the company coming in will be bringing in roughly forty full-time jobs and forty part-time jobs. Law Director Moriarty wanted to correct Mr. Krage's incorrect information.

Brendan McCool, 38733 Sugar Ridge Road: asked Mr. DeVries pointed questions about getting some of the tax dollars back eventually for the City.

Councilman DeVries stated he does not sit on the Tax Abatement Review Board, but he is the Finance Chair which are two different things. The spreadsheet numbers are just a forecast and he presumed that the numbers are on the conservative side. He offered Mr. McCool to talk to him after the meeting to discuss.

Constance Prok, 4961 Somerset Court: expressed her continued concerns about the high volume of traffic and speed on Avalon Drive. She stated she saw a car go by a school bus with the stop sign out. She expressed her fear that a child will be hit by a car.

Moved by Boose and seconded by DeVries to allow Ms. Prok up to an additional three minutes to speak.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Ms. Prok continued on about the amount of traffic that is coming through Avalon and how she asks Council and the Administration to keep an open mind on solutions to address their concerns. She suggested parking police officers on Avalon Drive all of the time. She told Council they run the Police Department.

Councilman DeVries stated he empathizes with Ms. Prok. He further stated the City is working on coming up with solutions. He anticipates the signage coming soon. The City doesn't have the manpower to park a police officer there all of the time. He noted that if anyone sees a person pass a bus, contact the Police Department. He also noted that the Safety Committee is trying to work on the issues as well with Sugar Ridge Road truck traffic.

Councilman Boose stated he empathizes as well, but noted Council does not run the Police Department. He asked Safety-Service Director Armbruster how much one signage unit costs.

Safety-Service Director Armbruster stated \$3,400.

Councilman Boose asked that four be purchased and the money be found. He also noted there are speeding issues throughout the City and there are only so many officers. He noted he would be in favor of finding the money to buy additional signage.

Safety-Service Director Armbruster stated the first two are at the Service Garage and he anticipates them being ready next week. The first place they will go will be Waterbury. Once the data is retrieved from the machines, they will be moved. They will not be permanently installed. It will go to Hampton Place next. He further stated if a citizen saw a car passing a school bus, snap a picture of the license plate and give it to the Police Department.

Councilman Chapek asked for four signs instead of two. He is willing to find more money as he receives complaints about Lear Nagle and the speed.

Mary Newick stated she spoke with the Police Chief and he stated he would get no trucks signage for Avalon Drive. She noted that she did call Ryan Homes and told them their construction trucks are not permitted to come down Avalon. She also noted that people are parking on the road between 2:00 a.m. and 6:00 a.m. which slows the snowplows.

Councilman Abens suggested Ms. Newick call the Police Department at the time she sees cars parked on the roadway at the restricted hours.

Safety-Service Director Armbruster stated the restriction is there to prevent thieves from robbing houses and to allow the snowplows to plow the streets if there is snow.

Councilman Westover stated the Safety Committee has met and ideas were shared. His belief is progress is being made. He also stated the Committee is working on the issues of truck traffic on Sugar Ridge Road.

Cathy Seleski, Sugar Ridge Road: stated she almost had a semi on Sugar Ridge hit her twice. She felt enough was not being done.

Albert Krage, 37903 Sugar Ridge Road: stated he witnessed the truck almost hit Ms. Seleski. He noted that the driver came back down the road twice on Saturday. He also noted the guy was “colored”. He also asked the Engineer to send someone down to his neighbor’s house when there is a lot of rain stating the ditch almost tops out.

**ADJOURNMENT:**

President Corcoran adjourned the meeting at 8:30 p.m.

Approval of minutes on March 5, 2018:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL