

**NORTH RIDGEVILLE CITY COUNCIL  
MEETING MINUTES  
MARCH 18, 2019**

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

President Corcoran called the Monday, March 18, 2019 Council meeting to order.

**INVOCATION:**

Led by President Corcoran.

**PLEDGE OF ALLEGIANCE:**

Led by President Corcoran.

**ROLL CALL:**

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

Also present was Mayor David Gillock, Law Director Brian Moriarty, Safety-Service Director Jeff Armbruster, Auditor Jeff Wilcheck, Engineer Dan Rodriguez and Clerk of Council Nancy Linden.

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

President Corcoran asked for any corrections to the City Council meeting minutes of March 4, 2019. No discussion was offered. The minutes stand approved as submitted.

President Corcoran noted that Council received the Board of Zoning and Building Appeals meeting minutes of February 28, 2019, the Employee Safety Committee meeting minutes of February 28, 2019 and the Planning Commission meeting minutes of March 12, 2019.

**LOBBY:**

President Corcoran opened the lobby session and stated there would be one lobby session this evening.

He asked anyone that would like to speak to come to the podium and state their name and address for the record. He further added each person will be given three minutes to speak. He requested anyone that wished to speak to fill out a lobby sheet located in the back of the room.

Joan Puianno, 9086 Nesthaven Way: stated she has an issue with Terry Burke on Root Road. He has junk in his yard. She noted she has called the Building Department and they indicated they have been to the property several times. There are several cars and garbage. The land on both sides of Mr. Burke is vacant. The inspector stated he has been cited seventeen times and was told he will not have to pay a penalty. Mrs. Puianno asked what could be done.

President Corcoran stated the lobby session is not a back and forth interaction. He indicated he could forward an email from Paul Blanchette who has been to the property several times. President Corcoran stated he will share the email with the Law Director and he will contact Paul.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Mayor Gillock stated that T 40-2019 is an ordinance cooperating with the director of the Ohio Department of Transportation to place asphalt concrete on various routes in Lorain County. ODOT has identified a section of Lorain Road that was not paved as part of the Urban Paving Program. The section of Lorain Road includes from the turnpike ramp exit lane to where the paving was completed last summer which includes the pavement in front of the new University Hospitals. Construction is tentatively scheduled to begin late this year. Mayor Gillock requested that Council adopt T 40-2019 with the emergency clause because ODOT is looking to sell the project in the coming weeks.

Mayor Gillock also requested that T 10-2019 which is an ordinance creating the full-time position of Human Resource Director be adopted with the emergency clause to allow the Administration to move forward with the hiring of the HR Director.

Moved by Mayor Gillock and seconded by Boose to amend T 10-2019 by substitution which changed the HR Director reporting to the Mayor rather than the Law Director.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Mayor Gillock stated they have identified a candidate and they will bring the person to the next Council meeting to have Council approve the person. The benefits and salary have been established.

Mayor Gillock also requested that T 27-2019 which is an ordinance authorizing the Mayor to enter into a contract with the lowest and best bidder for the construction of the Mildred Street reconstruction and extension project be adopted with the emergency clause to allow the City to begin advertising for bids immediately for the project.

Mayor Gillock reminded residents that the Regional Income Tax Agency agents will be on-site to answer questions and assist with R.I.T.A. municipal income tax return preparation on Thursday, March 21 from noon to 7:00 p.m. in Council Chambers on a first come, first serve basis. This is a free service. Please visit the City's website at [www.nridgeville.org](http://www.nridgeville.org) for a list of documents that will be needed to assist in filing the tax returns.

Mayor Gillock introduced and welcomed Jennifer Winkler. She is the new head librarian at the North Ridgeville Library.

Moved by Mayor Gillock and seconded by Boose to adjourn into executive session at the recess portion of the meeting to discuss litigation.

A roll call vote was taken and the motion carried.

Yes – 7                      No – 0

Mayor Gillock stated on March 11<sup>th</sup>, there was a meeting held to discuss the possibility of a roundabout. Several reasons were given as to why the roundabout was not feasible at Center Ridge and State Route 83. If it were to be built, five lanes would not be possible. This would cause the design to be redone and the excess right-of-way would have to be sold back or federal dollars would need to be reimbursed. The City would have to pay one hundred percent of the cost for the roundabout. The City would be required to obtain additional property. BP and the northwest corner are known to have contaminated soil and the City would have to pay for cleanup. The City would have to pay for any additional relocation of utilities and a study which would probably take up to a year. Mayor Gillock stated two lane roundabouts are \$2 million and above. It would cost the City an additional \$2-\$4 million and delay construction.

**B. Safety-Service Director:** Safety-Service Director Armbruster stated he was disappointed that a roundabout couldn't be constructed. Service crews are out patching but it will take time to get them all filled. The crews are using hot patch.

He noted that GPS has been put on City vehicles.

Mayor Gillock stated it gives accountability. It also allows the City to go back and see where crews were located.

**C. Engineer:** Engineer Rodriguez stated US 20 Center Ridge Road Widening Project has utility relocation happening. There was a meeting today and Windstream reported that they hope to have obstacles relocated in the next three to four weeks. If the dates are met, activity will resume.

The Boulder Drive Water Main has completed their connection of the new main to the existing main on Lear Nagle. The contractor has begun installing service laterals along Boulder and Cary Drive. The project should be completed in the next two to four weeks, weather dependent.

**D. Auditor:** Auditor Wilcheck stated T 34, T 35 and T 36 are ordinances for the issuance of bonds. The proceeds will be used to retire the outstanding notes relating to Center Ridge, Lear Nagle and the new fire station. The transaction will be finalized in early June.

T 36-2019 has a revision sitting at Council's desk this evening. The reason for the change is that it is pledging the \$5.00 license fee for the repayment of the debt related to Center Ridge Road. By doing that it also exempts that debt from the City's legal debt margin. The change is on page fifteen. There are two additional paragraphs.

Auditor Wilcheck stated a year or two ago, there was an ordinance that was passed that directed those dollars to the debt service for Center Ridge widening.

Auditor Wilcheck stated T 37-2019 transfers funds from General Fund to the Center Ridge Construction Fund to meet the anticipated overruns that will be forthcoming.

T 41-2019 is for the creation of the new fund for Safetyville. That is a program offered by the City. The fund needs established to account for the activities.

T 38-2019 is for supplemental appropriations. He noted he emailed City Council last week with an explanation. He stated he could answer any questions anyone may have.

President Corcoran asked if T 34, T 35 and T 36 need adopted this evening with the emergency.

Auditor Wilcheck stated they needed passed with the emergency on April 1.

**E. Other Reports:** President Corcoran noted Council received the February 2019 Water Distribution report.

**COUNCIL COMMITTEE REPORT(S):** None.

**CORRESPONDENCE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

Clerk of Council Linden:

**Planning Commission action(s) taken and the March 12, 2019 meeting:**

**APPLICANT:** Chris Brown; K. Hovnanian Homes, 3296 Columbia Rd, Richfield, OH  
44286

**OWNER:** Same

**REQUEST:** Final plat approval for Waterbury Subdivision Phase No. 10 within  
Waterbury PCD.

**LOCATION:** Southeast corner of Waterbury Boulevard and Shady Drive within  
Waterbury PCD.; Parcel No. 07-00-035-102-178

**PC ACTION:** **Approved 5-0 with the condition that Waterbury Blvd. is extended to  
the southern boundary limit.**

**(Council action required)**

Councilman Abens stated this was the last phase of Waterbury. They will be putting in flood controls which will help the area.

Moved by Abens and seconded by DeVries to accept the Planning Commission action.

A voice vote was taken and the motion carried.

Yes – 7

No – 0

**RECESS:**

Adjourned in executive session at 7:53 p.m.

Reconvened into the regular City Council meeting at 8:15 p.m.

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

Clerk of Council Linden:

**T 32-2019** AN ORDINANCE AMENDING ORDINANCE NO. 5601-2019 WHICH AMENDED CHAPTER 1444, BUILDING PERMITS, TO CORRECT TYPOGRAPHICAL ERRORS.

**(Introduced by Mayor Gillock)**

President Corcoran asked if the ordinance should be moved forward.

Mayor Gillock stated things were deleted from the first version to the final version.

Clerk of Council Linden:

**T 33-2019** AN ORDINANCE ASSIGNING SPECIFIC EMPLOYEE BENEFITS TO THE ASSISTANT ENGINEER.

**(Introduced by Mayor Gillock)**

President Corcoran referred T 33-2019 to the Administrative Committee.

Clerk of Council Linden:

**T 34-2019** AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$880,000 TO PROVIDE FUNDS FOR THE PURPOSE OF CONSTRUCTING, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING A NEW CENTRAL FIRE STATION AND ACQUIRING, PREPARING, EQUIPPING AND OTHERWISE IMPROVING REAL ESTATE AND INTERESTS THEREIN FOR ITS SITE.

**(Introduced by Mayor Gillock)**

Clerk of Council Linden:

**T 35-2019** AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$2,935,000 TO PROVIDE FUNDS TO PAY COSTS OF IMPROVING LEAR NAGLE ROAD, LORAIN ROAD, CHESTNUT RIDGE ROAD AND COOK ROAD BETWEEN CERTAIN TERMINI BY WIDENING, GRADING, DRAINING, CURBING, CONSTRUCTING AND RECONSTRUCTING THE PAVEMENT BASE, SIDEWALKS, DRIVEWAY APPROACHES, STORM SEWERS AND REQUIRED STORM WATER QUALITY STRUCTURES, WATER MAINS, RETAINING WALLS AND CULVERTS ACROSS MILLS CREEK AND ROBINSON DITCH, WHERE NECESSARY, SURFACING AND RESURFACING AND ACQUIRING AND INSTALLING STREET LIGHTING AND TRAFFIC CONTROL SIGNALS AND SIGNAGE, IN EACH CASE TOGETHER WITH NECESSARY APPURTENANCES AND WORK

INCIDENTAL THERETO, AND ACQUIRING REAL ESTATE AND INTERESTS THEREIN IN CONNECTION THEREWITH.

**(Introduced by Mayor Gillock)**

Clerk of Council Linden:

**T 36-2019** AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$2,700,000 TO PROVIDE FUNDS TO PAY COSTS OF IMPROVING CENTER RIDGE ROAD, CERTAIN OTHER DESIGNATED STREETS INTERSECTING CENTER RIDGE ROAD AND A NEW SINTA RUN IN THE CITY'S STREET SYSTEM BETWEEN CERTAIN TERMINI, IN COOPERATION WITH THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF OHIO AND OTHERWISE, BY GRADING, DRAINING, WIDENING, REALIGNING, CONSTRUCTING, RECONSTRUCTING AND REHABILITATING THE PAVEMENT BASE, BRIDGES, CULVERTS, CURBS, GUTTERS, DRIVEWAY APPROACHES, RETAINING WALLS, SIDEWALKS AND BICYCLE PATHS, WATER MAINS AND STORM SEWERS AND OTHER DRAINAGE IMPROVEMENTS, ADJUSTING MANHOLES AND CATCH BASINS, PREPARING THE SURFACE AND SURFACING AND RESURFACING, AND ACQUIRING AND INSTALLING STREET LIGHTING AND TRAFFIC SIGNS, SIGNALS AND SIGNALIZATION, WHERE NECESSARY, IN EACH CASE TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.

**(Introduced by Mayor Gillock)**

President Corcoran stated earlier this evening it was discussed that two additional paragraphs were added in section seven on page fifteen.

Moved by President Corcoran and seconded by DeVries to amend T 36-2019 by substitution.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Clerk of Council Linden:

**T 37-2019** A RESOLUTION AUTHORIZING AND APPROVING THE TRANSFER OF FUNDS.

**(Introduced by Mayor Gillock)**

Auditor Wilcheck asked Council to consider passing T 37-2019 this evening without the emergency.

Councilman Boose asked what the urgency was.

Mayor Gillock stated they can dispense with the second and third readings without a reason.

Auditor Wilcheck stated he has many things that are piling up and he wanted to get it taken care of.

Councilman Boose stated it was due to a timing issue.

Auditor Wilcheck stated yes.

Moved by Boose and seconded by Westover to dispense with the second and third readings for T 37-2019.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Moved by Boose and seconded by Westover to adopt T 37-2019.

A roll call vote was taken on the adoption for T 37-2019 and the motion carried. T 37-2019 now becomes **Resolution number 1450-2019.**

Yes – 7                      No – 0

Clerk of Council Linden:

**T 38-2019**      AN ORDINANCE AMENDING ORDINANCE NUMBER 5595-2018 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019.

**(Introduced by Mayor Gillock)**

Moved by DeVries and seconded by Boose to dispense with the second and third readings for T 38-2019.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Moved by Chapek and seconded by DeVries to adopt T 38-2019.

Moved by DeVries and seconded by Boose to add the emergency clause to T 38-2019 in order to provide for current expenditures for the City.

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

Yes – 7                      No – 0

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried. T 38-2019 now becomes **Ordinance number 5618-2019.**

Yes – 7                      No – 0

Clerk of Council Linden:

**T 39-2019**      PID NO. 98574; PROJECT NAME: LOR SR 0083 10.50  
AN ORDINANCE COOPERATING WITH THE DIRECTOR OF THE OHIO  
DEPARTMENT OF TRANSPORTATION FOR THE RESURFACING OF  
STATE ROUTE 83 FROM LOR-83-10.50 (S. CORP. N. RIDGEVILLE TO  
15.16 (ROUNDAABOUT).  
**(Introduced by Mayor Gillock)**

Mayor Gillock stated there is a deadline of April 15 so it will need adopted with the emergency at the next Council meeting.

Clerk of Council Linden:

**T 40-2019**      PID NO. 98273; PROJECT NAME: LOR-SMOOTH-FY2020  
AN ORDINANCE COOPERATING WITH THE DIRECTOR OF THE OHIO  
DEPARTMENT OF TRANSPORTATION TO PLACE FINE-GRADED  
POLYMER ASPHALT CONCRETE ON VARIOUS ROUTES IN LORAIN  
COUNTY.  
**(Introduced by Mayor Gillock)**

Moved by Boose and seconded by DeVries to dispense with the second and third readings for T 40-2019.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Moved by Boose and seconded by DeVries to adopt T 40-2019.

Moved by Boose and seconded by DeVries to add the emergency clause to T 40-2019 due to project timing issues.

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

Yes – 7                      No – 0

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried. T 40-2019 now becomes **Ordinance number 5619-2019.**

Yes – 7                      No – 0

Clerk of Council Linden:

**T 41-2019**      AN ORDINANCE ESTABLISHING THE SAFETYVILLE FUND.  
**(Introduced by Mayor Gillock)**



Moved by Mayor Gillock and seconded by Boose to dispense with the second and third readings for T 41-2019.

Mayor Gillock stated the program is accepting registration and the City needs to place the dollars in the fund.

Councilman Boose asked if Rotary Club was still involved in collecting money and doing repair and maintenance work on Safetyville.

Mayor Gillock stated he didn't think that has changed. He noted the Police Department runs it; this is to formally account for the money.

Councilman DeVries stated to avoid conflict; he will be abstaining from the proceeding.

A roll call vote was taken and the motion carried.

Yes – 6                      No – 0                      Abstain – 1 (DeVries)

Moved by Mayor Gillock and seconded by Boose to adopt T 41-2019.

Moved by Mayor Gillock and seconded by Boose to add the emergency clause to T 41-2019 in order to create the fund to set the budget for the program.

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

Yes – 6                      No – 0                      Abstain – 1 (DeVries)

A roll call vote was taken on the adoption, with the emergency clause, for and the motion carried. T 41-2019 now becomes **Ordinance number 5620-2019.**

Yes – 6                      No – 0                      Abstain – 1 (DeVries)

**SECOND READINGS:**

Clerk of Council Linden:

**T 10-2019**      AN ORDINANCE CREATING THE FULL-TIME POSITION OF HUMAN  
**Amended**      RESOURCE DIRECTOR.

**(Introduced by Mayor Gillock; First reading 02/04/2019; Referred to Finance on 02/04/2019; Finance on 02/25/2019; Report accepted on 03/04/2019)**

Moved by Boose and seconded by DeVries to dispense with the third reading for T 10-2019 Amended.

A voice vote was taken and the motion carried.

Yes – 7                      No – 0

Moved by Boose and seconded by DeVries to adopt T 10-2019 Amended.

Moved by Boose and seconded by DeVries to add the emergency clause to T 10-2019

Amended in order to hire the HR Director immediately.

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

Yes – 7                      No – 0

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried. T 10-2019 Amended now becomes **Ordinance number 5621-2019.**

Yes – 7                      No – 0

Clerk of Council Linden:

**T 31-2019**      A RESOLUTION TO APPROVE, WITH MODIFICATION, THE APPLICATION MADE BY KURTIS LINDEN AND RW SULLINGER FARM, LLC REGARDING CERTAIN LAND OWNED BY THEM WHICH HAS BEEN DESIGNATED AS AN AGRICULTURAL DISTRICT BY THE OFFICE OF THE COUNTY AUDITOR.

*(Introduced by Petition of Kurtis Linden & RW Sullinger Farm, LLC; First reading 03/04/2019; Public hearing 03/18/2019)*

**THIRD READINGS:**

Clerk of Council Linden:

**T 27-2019**      AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, WITH THE LOWEST AND BEST BIDDER FOR THE CONSTRUCTION OF THE MILDRED STREET RECONSTRUCTION AND EXTENSION PROJECT, NOT TO EXCEED \$726,795.00.

*(Introduced by Mayor Gillock; First reading 02/19/2019; Second reading 03/04/2019)*

Moved by DeVries and seconded by Abens to adopt T 27-2019.

Moved by President Corcoran and seconded by DeVries to add the emergency clause to T 27-2019 in order to begin advertising for bids immediately.

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

Yes – 7                      No – 0

A roll call vote was taken on the adoption of T 27-2019, with the emergency clause, and the motion carried. It now becomes **Ordinance number 5622-2019.**

Yes – 7                      No – 0

**MEETING ANNOUNCEMENTS:**

The next regular Council meeting will be on Monday, April 1, 2019 at 7:30 p.m. in Council Chambers.

There will be a public hearing regarding the final plat for Waterbury Phase 10 in a PCD on Monday, April 15, 2019 at 7:15 p.m. in Council Chambers.

**ADJOURNMENT:**

President Corcoran adjourned the meeting at 8:35 p.m.

Approval of minutes on April 1, 2019:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL