

**NORTH RIDGEVILLE CITY COUNCIL  
MEETING MINUTES  
AUGUST 21, 2017**

**CALL TO ORDER:** 7:30 P.M.

President Corcoran: Calling to order the Monday, August 21, 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, Robert Chapek, Gregg Westover and President Kevin Corcoran.

Roseanne Johnson was excused.

Also present was Mayor G. David Gillock, Law Director Andrew Crites, Auditor Jeffrey Wilcheck, Assistant City Engineer Cathy Becker and Clerk of Council Tara L. Peet.

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

President Corcoran: You have before you the public hearing minutes of August 7, 2017 regarding T 62-2017. Are there any objections or corrections to approving those minutes? Seeing none, those minutes are approved. You also have before you the public hearing minutes of August 7, 2017 regarding T 63-2017. Are there any objections or corrections to approving those minutes? Seeing none, those minutes are approved. Finally, you have the City Council meeting minutes of August 7, 2017. Are there any objections or corrections to approving those minutes? Seeing none, those minutes are approved.

President Corcoran: Please note we received the Employee Safety Committee meeting minutes of July 27, 2017 and the Planning Commission meeting minutes of August 8, 2017.

**LOBBY:**

President Corcoran:

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 – 6

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?

Sandra Williams, 33909 Bainbridge: Ms. Williams thanked President Corcoran, Councilman Boose, Council and the Administration for the Refuse Fund rate holiday legislation and getting it done.

President Corcoran: Sandy, without your efforts I don't know that we would have gotten as far as we have so thank you for your efforts on this.

Mike Babet, 38601 Sugar Ridge Road: Mr. Babet stated he would seek legal counsel and a referendum initiative if the petition to rezone by Triple Seven, LLC is passed. He felt this was spot zoning and did not follow the Master Plan.

Albert Krage, 37903 Sugar Ridge Road: stated this will ruin his neighborhood and there is plenty of commercial land that is vacant. He suggested making the area a high end area.

Cindy Morris, 38625 Sugar Ridge Road: stated she didn't want industry in her front yard and sound, stink and traffic that will come with it.

President Corcoran: Your time has expired...hold on one second...we are going to vote to give you additional time if you would like it...

Pam Madalone, 38390 Sugar Ridge Road: stated Councilman Abens newspaper article was offensive.

Moved by Boose and seconded by Abens to give Ms. Madalone up to an additional three minutes of time.

President Corcoran: All those in favor say yes. Those opposed say no.

Yes – 6                      No – 0

Mr. Madalone continued on explaining the City is losing small retail business. She alleged there may be back door deals happening. She also noted the next election will not be won on a coin toss.

Bradley Baker, 37801 Sugar Ridge Road: asked if T 69 provides the ability for the Administration to revise truck routes.

President Corcoran: This is just to update our codes with the legislation that has been passed over the last year to put it into the electronic format so you can search it online and find out what has been passed. It is something that we have done every year at this time annually.

President Corcoran: Is there anybody else? Thank you all for coming today. Moving on to the Administrator's reports. Mayor, you are up first.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Thank you Mr. President. Join me on Wednesday, August 23<sup>rd</sup> from 7:00 a.m. to 8:00 a.m. at Kim's Restaurant for coffee and conversation. Feel free to ask questions or just listen to get updates on City projects.

The Parks and Recreation Department will be hosting their last movie of the season – Beauty and the Beast – this Friday, August 25<sup>th</sup>. Pack up the family and chairs and a picnic dinner and head over to South Central Park to enjoy the free entertainment.

The Police Department is now accepting registrations for those property owners that wish to allow longbow/crossbow hunting during the 2017-2018 hunting season. You can visit the Police Department to pick up the information or visit the City's website at [www.nridgeville.org](http://www.nridgeville.org) and click on the Police Department's webpage to find more information and registration forms.

You will soon be seeing new tennis and pickle ball courts at South Central Park. Chagrin Valley Paving was recently awarded the project to reconstruct four tennis courts and eight pickle ball courts and will begin construction next month. That project is being partially funded by NatureWorks Grant received from the Ohio Department of Natural Resources.

Jaycox Road extension, which we are now building, will be known as Ranger Way. That road is nearing completion with the City crews making the connection from the new road to Center Ridge Road and will be open for the new school year. We worked with the schools to build that road and make that connection and for recognition in their efforts and their desire to do so, that portion previously called Jaycox Road extension will be known now as Ranger Way.

As a reminder, City Hall offices will be closed Monday, September 4<sup>th</sup> in observance of Labor Day. The next Council meeting will be Tuesday, September 5<sup>th</sup>. That concludes my report.

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

**B. Safety-Service Director:** The roundabout that started just a few weeks ago is moving right along. We are hopeful that the roundabout will be finished in the first part of November or October. Traffic is moving slowly through North Ridgeville and through Avon, but it is moving. Please recognize that 83 is closed at Mills and 83. That concludes my report this evening.

Councilman Boose: Mr. President. To the Safety-Service Director, I just received an email just recently that there is unexpected traffic on Dorchester because there aren't signs that direct people to go to the next street, Westminster, and they actually had a semi-tractor trailer drive down through the cul-de-sac and turn around. Is there a way to put some sort of signage there so

that people who don't know the area don't go down Dorchester by mistake cuz they can go down to Westminister and then get back onto Mills and 83 that way. Thank you.

President Corcoran: Ms. Assistant Engineer.

**C. Assistant Engineer:** Thank you. The construction of the fifty-four inch storm sewer to divert most of the storm water runoff from the seventy-two inch storm sewer under the Ohio Turnpike to the WestPoint Retention Basin began on July 24<sup>th</sup> and is almost complete. The only items left are the landscape restoration and fence. Per the storm sewer study completed in 2013, this improvement is expected to lower the one hundred year flood elevation in the Gina/Pitts area by three inches or so. That concludes my report.

President Corcoran: Thank you. Mr. Auditor.

**D. Auditor:** Thank you. Earlier today, I emailed the financial information for the month of July to all Council members. On your desk tonight is a copy of the Comprehensive Annual Financial Report for 2016. That is hopefully going to be released officially from the Auditor of State's office; once it is released it can be posted to the website. That completes my report for this evening.

**E. Other Reports:** President Corcoran: We have the May, June & July 2017 Building Department reports, the July 2017 Fire Department report, the July 2017 Water Distribution reports, and the June 2017 Support Car report.

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

**CORRESPONDENCE:**

Clerk of Council Peet:

A letter dated August 9, 2017 from Mayor Gillock to Pat Sepesi commending her on her efforts regarding the filing of the OPERS information timely.

**OLD BUSINESS:** None.

President Corcoran: Moving on to new business.

**NEW BUSINESS:**

Clerk of Council Peet:

**Planning Commission action(s) taken at the August 8, 2017 meeting:**

**APPLICANT:** Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road

**OWNER:** Same

**REQUEST:** Final plat approval of Ridgefield Subdivision No. 14. in an R-1 District.

**LOCATION:** Extension of Hummingbird Lane and Longbrook Drive in Ridgefield Subdivision 14; Parcel nos. 07-00-001-000-363 and east of -364

**PC ACTION: Approved, 4-0.**

President Corcoran: I will recuse myself.

Moved by Boose and seconded by Chapek to accept the Planning Commission action.

President Pro-Tem Butkowski: Are there any comments or questions on the motion? All those in favor say yes. Those opposed say no.

Yes – 5                      No – 0                      Recusal – 1 (Corcoran)

Clerk of Council Peet:

**APPLICANT:** Anthony M. Valore, HCAV Investments LLC, 23550 Center Ridge Road #101, Westlake, OH 44145

**OWNER:** Same

**REQUEST:** Final plat approval of Crosscreek Subdivision

**LOCATION:** Greenlawn Drive; west of Aurenson and west of Behm Drive in an R-1 District; Parcel nos. 07-00-027-101-105, 07-00-028-103-132, 07-00-028-103-099, 07-00-028-103-196

**PC ACTION: Approved, 4-0 (conditional upon final plat containing appropriate language to include the dedication of easements to the City).**

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

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

Yes – 6                      No – 0

Clerk of Council Peet:

**APPLICANT:** Jim Alan, Jim Rumbaugh, The Meritage Group, 772 Pine Valley Drive, Pittsburgh, PA 15239

**OWNER:** Winfield Farms Development, LLC, 772 Pine Valley Drive, Pittsburgh, PA 15239

**REQUEST:** Final plat approval of The Reserves at Winfield Farms Subdivision

**LOCATION:** North side of Chestnut Ridge Road, west of Victoria Lane, east of Bender Road and south of Terrell Drive in an R-1 District; Parcel no. 07-00-036-000-001

**PC ACTION: Approved, 4-0 (conditional upon final plat containing appropriate language to include the dedication of easements to the City).**

Moved by Butkowski and seconded by Boose to accept the Planning Commission action.

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

Yes – 6                      No – 0

President Corcoran: I will need to recuse myself for the next one.

Clerk of Council Peet:

**APPLICANT:** Tony Perez, Lemmon and Lemmon, Inc., 1201 S. Main Street, North Canton, OH 44720

**OWNER:** Bagley Lorain Properties, LLC, 9095 Gatestone Road

**REQUEST:** Final site plan approval for Danbury of North Ridgeville Assisted Living and Independent Living.

**LOCATION:** Northeast corner of Lorain Road and Bagley Road in a Special Development District; Parcel nos. 07-00-011-102-149 and -150

**PC ACTION:** **Approved, 4-0.**

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

President Pro-Tem Butkowski: It is going to be a really good thing for the City. It is going to clean up that Bagley/Lorain area where you go up the bridge and that. That will be a much better looking area once this thing is completed. It looks like it is going to be a nice place as far as the planning and everything goes. Are there any comments or questions on the motion? All those in favor say yes. Those opposed say no.

Yes – 5                      No – 0                      Recusal – 1 (Corcoran)

**RECESS:**

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

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

Yes – 6                      No – 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

Clerk of Council Peet:

**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)**

President Corcoran: I will refer that to the Planning Commission.

President Corcoran: That is the end of first readings. Moving on to second readings, we have T 54.

**SECOND READINGS:**

Clerk of Council Peet:

**T 54-2017** AN ORDINANCE ESTABLISHING AN ANNUAL SALARY AND BENEFITS FOR THE NORTH RIDGEVILLE CITY ENGINEER.

**(Introduced by Mayor Gillock; First reading 06/05/2017; Referred to COW on 06/05/2017; COW on 07/17/2017; Report accepted on 08/07/2017)**

Moved by Mayor Gillock and seconded by Butkowski to dispense with the third reading for T 54.

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

Yes – 6                      No – 0

Moved by Mayor Gillock and seconded by Butkowski to adopt T 54.

Moved by Mayor Gillock and seconded by Butkowski to add the emergency clause to T 54 in order to hire a City Engineer as soon as possible.

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

Yes – 6                      No – 0

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

Clerk of Council Peet: The motion carries and becomes **Ordinance number 5477-2017.**

Yes – 6                      No – 0

President Corcoran: T 66.

Clerk of Council Peet:

**T 66-2017** AN ORDINANCE AMENDING EXHIBIT “A” OF THE DEPARTMENT HEAD SALARY ORDINANCE NO. 2725-93 AND SUBSEQUENT AMENDMENTS THERETO.

**(Introduced by Mayor Gillock; First reading 06/05/2017; Referred to COW on 06/05/2017; COW on 07/17/2017; Report accepted on 08/07/2017)**

President Corcoran: Moving on to third readings. We have T 69.

**THIRD READINGS:**

Clerk of Council Peet:

**T 69-2017** AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO APPROVE, ADOPT, ENACT AND PUBLISH NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; AND TO REPEAL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.  
**(Introduced by President Corcoran; First reading 07/17/2017; Second reading 08/07/2017)**

Moved by Butkowski and seconded by Boose to adopt T 69.

President Corcoran: Are there any comments or questions?

Councilman Boose: Mr. President – again, just to explain to the audience and to those at home – all this Ordinance does is take all the recent legislation that we have already approved and placed into our codified Ordinances in a manner that you can search them by name, by code number; things like that so they are easy to find. This does not create anything other than what we have already approved. Thank you.

President Corcoran: Clerk, please call the roll.

Clerk of Council Peet: The motion carries and becomes **Ordinance number 5478-2017.**

Yes – 6                      No – 0

President Corcoran: T 71 Amended.

Clerk of Council Peet:

**T 71-2017** AN ORDINANCE AMENDING THE RATE CHARGED FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE, YARD WASTE, AND RECYCLABLE MATERIALS, AUTHORIZING THE PERIODIC ADJUSTMENT OF THE RATE CHARGED FOR THE SERVICE, THE DECLARATION OF A RATE HOLIDAY, AND THE PROCESS BY WHICH SUCH IS DETERMINED.  
**Amended**  
**(Introduced by Mayor Gillock; First reading 07/17/2017; Second reading 08/07/2017; Amended by substitution on the floor 08/07/2017)**

Moved by Boose and seconded by Butkowski to adopt T 71 Amended.

President Corcoran: Are there any comments or questions?

Councilman Boose: Mr. President, to the Auditor, one of the questions we had on this was we wanted to verify that the Utilities Department, their software, could handle the holiday. I am just checking to see if we made that verification and it can happen.

Auditor Wilcheck: I will defer that to the Mayor.

Mayor Gillock: Mr. President, we have not made a determination yet. We do know that there is a section in here stating that you have to be on four billing cycles before you could receive the rate holiday. If we don't do that, make that requirement, then we can easily make the necessary changes in house. All we have to do is change the rate to zero and everyone will get the rate holiday which is what I would recommend. If we want to wait and see, we are going to have to hire a consultant and pay to buy software to make the adjustments if it is possible to amend or alter this software to make those kinds of changes. As of right now, I've asked Jim Whitlock to check with the software company and he wasn't in today and he has not got back to me and I was out last week. We haven't talked since the week before last.

President Corcoran: Mr. Mayor, at this point, I think that Section 6, for the most part, is creating a little bit of a problem for us. We don't want to spend extra money to return money to people. That just seems like a waste of money. At this point I would like to make an intervening motion.

Moved by President Corcoran and seconded by Boose to remove Section 6 except for the last sentence.

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

Yes – 6                      No – 0

President Corcoran: We have now amended T 71-2017 Amended for a second time. We are now voting on the adoption as it was just amended on the floor. Any final comments or questions? Thank you to Sandy Williams for bringing this up. Thank you Sandy. Clerk, please call the roll.

Clerk of Council Peet: The motion carries and becomes **Ordinance number 5478-2017.**

Yes – 6                      No – 0

**MEETING ANNOUNCEMENTS:**

President Corcoran: Our Committee of the Whole meeting is scheduled for Tuesday, September 5, 2017 at 7:00 p.m. before our Council meeting. Our next City Council meeting will be Tuesday, September 5, 2017 at 7:30 p.m. due to the Labor Day holiday.

**LOBBY SESSION:**

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

President Corcoran: Seeing none, the last bit of business is last time I promised you that I would defend the honor of the City of North Ridgeville. I did that. I beat the County Engineer at the Corn Festival in the Horseshoe Tournament 21-10. You should be proud.

Councilman Boose: Mr. President, congratulations. I just want to mention, recently, a former member of Council passed away, Rosemary Berg. She passed away last week. What made me remember was when the Engineer gave report; she was also presently a member of the Board of Drainage and Flood Control. I had the pleasure to serve on the Board with her. Just wanted to remember all the service that she did for this community over the years, continued that to the very end and wanted to give my best wishes and our best wishes to her family and friends.

Councilman Westover: Thank you for coming and thank you for your passion.

**ADJOURNMENT:**

President Corcoran: This meeting is adjourned. The meeting was adjourned at 8:09 p.m.

Approval of minutes on September 5, 2017:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL