

**NORTH RIDGEVILLE CITY COUNCIL  
MEETING MINUTES  
SEPTEMBER 16, 2019**

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

President Corcoran called the Monday, September 16, 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, Martin DeVries, Gregg Westover, President Kevin Corcoran, President Pro-Tem Bruce Abens and Robert Chapek.

Councilwoman Michelle Hung was excused.

Also present was Mayor David Gillock, Law Director Brian Moriarty, Safety-Service Director Jeff Armbruster, Auditor Jeff Wilcheck, Assistant Engineer Christina Eavenson 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 September 3, 2019. No discussion was offered. The minutes stand approved as submitted.

President Corcoran noted that Council received the Planning Commission meeting minutes of September 10, 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.

Albert Krage, 37903 Sugar Ridge Road: stated there is no help with the truck traffic in his neighborhood. He noted there are regular trucks that still come down Sugar Ridge Road. He noted the residents are handling the truck issue rather than the civil servants. He also noted Case Road is receiving truck traffic as well. He noted the average speed on Sugar Ridge Road is 50-60 miles per hour. He felt there was no police presence.

Ed Faircheck, Pine Ridge Mobile Home Park, 6610 Lear Nagle Road, #264: stated he lives in the mobile home park in which it has been sold to a new company. He indicated all the fees are

going up and they will be charging for water, sewer and trash. He stated many people cannot afford these increased costs. They have not signed a new lease. The new owners stated they will be back collecting on trash and water, but there are no meters to determine usage. He stated the new company wants to put in new lighting, new gardens and a sports complex. He asked for help as they don't need these things as seniors. Mr. Faircheck stated he did hear from Mr. Gibbs.

Moved by Boose and seconded by DeVries to give Mr. Faircheck up to an additional three minutes to speak.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

Mr. Faircheck stated the previous company did not provide wheelchair access or repair roads. It was promised but it never happened. The new company is increasing rent as well. He noted he cannot afford a home. He asked why the water and trash are not billed through the City.

Steve McDonald, Pine Ridge Mobile Home Park, 6610 Lear Nagle Road: stated he is Ed's neighbor and wanted to add that during the month of August the new company terminated the old lease and asked them to sign a new lease. No notice was given. They increased the rent \$10.00 before signing a new lease. Management stated the old lease is in place for one more year. Management stated they would be back billed for services but it is not on the new lease. He asked if it comes to the City for a decision.

President Corcoran stated there are multiple issues and it sounds like they need legal help. He was not sure if there were ADA compliance issues that the City could assist with.

Assistant Engineer Eavenson stated any new construction should follow ADA compliance. She stated she would need to consult with Guy in the Building Department. If it is an existing condition, it is grandfathered in.

Mayor Gillock stated most of these are civil issues. The Lorain County Department of Health oversees mobile home parks.

Safety-Service Director Armbruster stated there is a master meter at the bottom of the street. He noted no one has contacted the City regarding water or the meter. He also noted the streets in the mobile home park are private and the City does not maintain them. He suggested that he get an attorney as many of the issues raised are civil matters.

President Corcoran stated he would speak to the gentlemen after the meeting.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Mayor Gillock requested that T 97-2019 which is an ordinance authorizing the disposal of vehicles and equipment no longer needed for municipal purposes be adopted with the emergency this evening in order to send the vehicles to auction before the winter months. He stated they would be going to the Greater Cleveland Auto Auction. He added he didn't have the information yet, but there will be an auction at the old fire station in the coming months.

Mayor Gillock stated there will be a ribbon cutting ceremony at 3:00 p.m. on Monday, September 23 for the StoryWalk at South Central Park. Families are invited to enjoy a special story time in Pavilion 1 and then walk along the story trail. StoryWalk was made possible through a grant from North Ridgeville Heart & Sole in partnership with the City's Parks & Recreation Department and the North Ridgeville Branch Library.

The North Ridgeville Chamber of Commerce will be sponsoring a mayoral forum on Wednesday, September 25 at 7:00 p.m. at the Early Childhood Learning Community located at 5490 Mills Creek Lane. This forum will provide the citizens an opportunity to learn more about the two candidates running for office – Kevin Corcoran and Paul Wolanski in order to make an informed decision.

The Senior Center will be hosting a spaghetti dinner on Friday, September 27 from 5:00 to 7:00 p.m. at the Senior Center. The cost is \$7 for adults, \$6 for seniors, and \$4 for children 10 and under. Carry out is also available. The event is sponsored by Seniors, Inc. All proceeds from the dinner will benefit the Office for Older Adults.

The Fire Department will be hosting their annual Health & Safety Fair on Saturday, October 5 from 10:00 a.m. to 2:00 p.m. at the new fire station on Ranger Way. This is a free family-friendly event with tips about healthy living and home fire safety. There's entertainment for the kids including a bounce house, fire safety trailer, Kasey the Fire & Safety Dog Show, and weather permitting, an emergency helicopter will land for tours.

The Lions Club will once again be sponsoring Spookville at South Central Park on Friday, October 4 and Saturday, October 5 from 6:00 to 9:00 p.m. The cost to attend is \$2 and non-perishable food items will be collected to benefit Community Care.

The Parks & Recreation Department is sponsoring the annual Fall Fest on Saturday, October 5 from 4:00 to 6:00 p.m. at South Central Park. It's a free event where families will experience fun games, food vendors, face and pumpkin painting, balloon animals, pumpkin bowling and hay rides-weather permitting.

**B. Safety-Service Director:** Safety-Service Director Armbruster apologized on behalf of the delays created by Windstream for the widening of Center Ridge. He noted that from the north side of Center Ridge from Ranger Way to Main will be completed with curb and gutter and the asphalt. Traffic will be on south side of Center Ridge Road through the winter season. There has been activity to the west on Center Ridge. They will be completing the south side for less chaos at the 83 intersection. There are still temporary poles for Windstream across the street

from St. Peter's Church. This is a work around to work on the bridge. The bridge crew will be on Root Road. The plan is to have the road open in late October or early November. Safety-Service Director Armbruster stated the City is working very hard to get the job done and empathized with the difficulties the businesses were experiencing. He hoped the project will be done by 2020.

**C. Assistant Engineer:** Assistant Engineer Eavenson stated in regard to the Mildred Street Extension Project - it was determined some stabilization measures were needed. After curing, paving should occur next week. It is expected to be complete by October.

The Westfield Plant Decommission Project had 21 feet of underground sewer completed. The pavement milling was completed. The outstanding sanitary lateral work will be completed. Once complete the apron at Waterbury will be replaced and then asphaltting will occur. The project should be complete in the next two weeks.

The Race Road paving from the north side of the railroad tracks to Center Ridge Road has been postponed until Sugar Ridge Road paving is complete. It is scheduled to begin September 30.

Safety-Service Director Armbruster made a correction – the east end of Center Ridge will be complete in 2020. The rest will happen in 2021, hopefully.

**D. Auditor:** Auditor Wilcheck stated the August Financial Report will come this week. He stated he is just coming back from vacation and is catching up on things.

**E. Other Reports:** President Corcoran noted Council received the August 2019 Water Distribution Reports and the 2019 North Ridgeville Visitor's Bureau Financial Report.

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

**CORRESPONDENCE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Liquor permit request(s):**

A request for a new liquor permit for Brian Johnson and Tracy Szczesniak, DBA Night Moves, 39462 Center Ridge Road.

Moved by President Corcoran and seconded by Boose to not request a hearing so that this permit can be sent to the state for final disposition by September 30, 2019.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

**Planning Commission action(s) taken at the September 10, 2019 meeting:**

**APPLICANT:** Gary Smitek, North Ridge Pointe, LLC  
36715 Avalon Court, Avon, Ohio 44011  
**OWNER:** Same  
**REQUEST:** Final plat approval for North Ridge Pointe Subdivision No. 5  
**LOCATION:** East of Stoney Ridge Road, extending Capri Lane to the west; a portion south of Capri Lane; in an R-1 zoning district.  
Permanent Parcel Nos. 07-00-029-000-198; 07-00-030-000-277;  
07-00-031-000-120  
**PC ACTION:** **Approved by a vote of 3-1-1**  
**(Council action required)**

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

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

**APPLICANT:** Matthew Wolf; Matthew Wolf Architecture  
1814 East 40<sup>th</sup> Street, Cleveland, Ohio 44103  
**OWNER:** David Gunn  
8810 Root Road, North Ridgeville, Ohio 44039  
**REQUEST:** Construction of a pavilion  
**LOCATION:** 39421 Center Ridge Road, zoned in an I-3 Heavy Industrial District.  
Permanent Parcel No. 07-00-046-108-005  
**PC ACTION:** **Approved by a vote of 5-0**  
**(Council action required)**

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

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

**RECESS:**

Moved by Boose and seconded by Westover to dispense with the recess portion of the meeting.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

Clerk of Council Linden:

**T 97-2019** AN ORDINANCE AUTHORIZING THE DISPOSAL OF VEHICLES AND EQUIPMENT NO LONGER NEEDED FOR MUNICIPAL PURPOSES.  
**(Introduced by Mayor Gillock)**

Moved by Boose and seconded by Westover to dispense with the second and third readings for T 97-2019.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

Moved by Boose and seconded by Westover to adopt T 97-2019.

Moved by Boose and seconded by Westover to add the emergency clause to T 97-2019 in order to expedite the sale of the equipment.

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

Yes – 6                      No – 0

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried. T 97-2019 now becomes **Ordinance No. 5672-2019**

Yes – 6                      No – 0

Clerk of Council Linden:

**T 98-2019** AN ORDINANCE AMENDING EXHIBITS “A” AND “B” OF DEPARTMENT HEAD ORDINANCE NO. 5596-2018 BY ADDING A JOB POSITION FOR A DIRECTOR OF ECONOMIC DEVELOPMENT AND ESTABLISHING AN ANNUAL SALARY RANGE.  
**(Introduced by President Corcoran)**

President Corcoran referred T 98-2019 to the Administrative Committee.

**SECOND READINGS:**

Clerk of Council Linden:

**T 85-2019** AN ORDINANCE AMENDING CERTAIN PORTIONS OF CHAPTER 1446, REGISTRATION OF CONTRACTORS.  
**(Introduced by Mayor Gillock and Councilwoman Hung; First reading 07/15/2019; Referred to B&L on 07/15/2019; B&L on 08/19/2019; Report accepted on 09/03/2019)**

Moved by Abens and seconded by Boose to amend T 85-2019 by substitution.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

Clerk of Council Linden:

**T 86-2019** AN ORDINANCE AMENDING N.R.C.O. SECTION 1294.01(H), FENCES.  
(Introduced by Councilwoman Hung; First reading 07/15/2019; Referred to B&L on 07/15/2019; B&L on 08/19/2019; Report accepted on 09/03/2019)

President Corcoran referred T 86-2019 to the Building and Lands Committee.

**THIRD READINGS:**

Clerk of Council Linden:

**T 94-2019** 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 THE CITY OF NORTH RIDGEVILLE RESOLUTION NO. 768-94 AND SUBSEQUENT AMENDMENTS THERETO FOR YOUNG EXPLORERS MONTESSORI, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF OHIO.  
(Approved by Tax Abatement Review Board on 08/05/2019; Introduced by Mayor Gillock; First reading 08/19/2019; Second reading 09/03/2019)

Moved by Boose and seconded by DeVries to adopt T 94-2019.

A roll call vote was taken and the motion carried. T 94-2019 now becomes **Resolution No. 1461-2019.**

Yes – 6                      No – 0

**MEETING ANNOUNCEMENTS:**

The next City Council meeting will be Monday, October 7, 2019 at 7:30 p.m. in City Council Chambers.

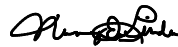
**ADJOURNMENT:**

President Corcoran adjourned the meeting at 8:04 p.m.

Approval of minutes on October 7, 2019:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL