

**NORTH RIDGEVILLE CITY COUNCIL  
MEETING MINUTES  
SEPTEMBER 17, 2018**

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

President Corcoran called the Monday, September 17, 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, Martin DeVries, Michelle Hung, President Kevin Corcoran, President Pro-Tem Bruce Abens, Robert Chapek and Gregg Westover.

Also present was Mayor David Gillock, Law Director Brian Moriarty, Safety-Service Director Jeff Armbruster, Auditor Jeff Wilcheck, City Engineer Daniel Rodriguez, Assistant Clerk of Council Tara L. Peet 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 4, 2018. No discussion was offered. The minutes stand approved as submitted.

President Corcoran noted Council received the Planning Commission meeting minutes of September 11, 2018 and the Utilities Committee meeting minutes of September 4, 2018.

**LOBBY:**

President Corcoran opened the lobby session. He stated there will be two lobby sessions.

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

A voice vote was taken on the motion and it carried.

Yes – 7

No – 0

President Corcoran stated the first lobby session will be for the items on the agenda for the evening. The second lobby session will be at the end of the meeting for any City business anyone wishes to address. 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.

Marty Austin, 34897 Shawn Drive: stated the property the middle school once sat on should be considered for a City Hall building. He noted the citizens already paid for that building.

Mike Babet, 38601 Sugar Ridge Road: stated he would like to see the City explore all options before committing to renovation of the AT&T building. He asked Council vote no on T 78.

Mike Doran, 9334 Nash Lane: he asked if this was a long term plan or a Band-Aid in regard to the AT&T building. He felt there needed to be a long term plan in place.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Mayor Gillock stated the weather has not been favorable for the Service Department when it comes to paving. The streets crew will be finishing up the paving tomorrow in the Mills Creek development on Leafy Mill Lane, Fern Tree Lane and Gate Moss Oval followed by crack sealing.

A crew is also working on prepping West Point to be paved later this week. There are two more streets on the list to be paved – Leslie and Westwood.

On Friday, September 28 the Office for Older Adults will be hosting a spaghetti dinner from 5:00 p.m. 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. All proceeds from the dinner will benefit the Office for Older Adults.

The next Coffee and Conversation will be on September 18 from 4:00 p.m. to 5:00 p.m. in Council Chambers.

**B. Safety-Service Director:** Safety-Service Director Armbruster stated the Park and Rec Director and the Office of Older Adults requested that they be moved to the AT&T building if it is renovated. He stated that will allow them to take down the white house the Park and Rec Department is currently in. He stated the \$219,000 process can be stopped at any point in time in the process if the Ordinance is adopted. He noted many businesses have approached the Administration on purchasing the building. He urged Council to move forward on T 78.

**C. Engineer:** Engineer Rodriguez stated the I-480 EB and Lorain Road Signal Upgrade Project is still in progress. The center median has been excavated and the concrete should have been poured. Once out of cure the only remaining work will be the milling and paving of the new asphalt. Lane closures will remain for at least a couple more weeks. Lane closures will make travel in and around this area difficult during the morning and evening rush hours. It would be advisable to seek out alternate routes.

Engineer Rodriguez stated the US 20/Center Ridge Road Widening project is currently in a delay. There are multiple utility issues. ODOT is preparing for winter. They will shift lanes and get off the temporary lanes. Expect minor delays or temporary closures at intersecting crossing streets and entrances from the work described.

Crews will be finishing up installing the waterline from Lear Nagle to Jaycox Road. They will be flushing and pressure testing the line, once tested and approved, they will start working on service connections. Please note that when hooking up the connection from old to new, service will temporary be out until the line can be reestablished. The contractor will notify residents in advance.

Signal operation at Jaycox Road has been retimed. The timing has been extended traveling east and west with the addition of a cross walk for the school which was not there during the summer months.

Lear Nagle Road's current traffic configuration will remain the same until further notice. Crews are delayed due to a utility line that has to be rerouted from the ground to the pole and then strung overhead.

Crews finished installing the wing walls for the French Creek Bridge construction of the new structure by St. Peters. The traffic pattern has already been marked and should have little to no effect on traffic.

Sinta Run will be constructed before winter. The exact dates to start are still to be determined.

The City received eleven bids for the project on September 7, 2018. The apparent low bidder for the project was Speer Bros., Inc., of Sandusky, with a bid of \$651,455.00. The bid should be awarded in the coming week and a pre-construction meeting can be set up after the award. Once a start date is announced it will be posted to the City's website.

The City's Contractor, FEDEWA, Inc., has begun work on the re-coating of the water tower. Current work is high pressure power washing. The entire project should be completed within forty-five days, weather permitting, and should have no effect on the residents of the City.

Councilman Boose asked Engineer Rodriguez how far Center Ridge Road will be pushed back with the utility delay.

Engineer Rodriguez stated the completion date is still estimated to be October 2019. They will continue to work throughout the winter on what they can. They will try to finish everything on the south side of the road. Once the utilities are removed, they will ramp up their work. The state will pay for extra crews to come in to get the project back on schedule.

Councilman Boose asked if there was something that could be done for the businesses that have temporary drives to remove snow and ice.

Engineer Rodriguez stated the contractor is responsible for that maintenance to a certain degree. Those items have not been discussed yet. He will be meeting on Wednesday this week and he will bring the item up for discussion.

Councilman Chapek asked if the utility was a private company.

Engineer Rodriguez stated they are private utilities and they have talked to the companies. It is an ODOT project but the City continues to put pressure on them.

**D. Auditor:** Auditor Wilcheck stated the August financial report was emailed last week. He noted that T 102 is in regard to merchant service fees from 2017 on credit card transactions. He provided a memo from the Treasurer in regard to the Resolution.

**E. Other Reports:** President Corcoran noted Council received the August 2018 Fire Department report and the August 2018 Water Distribution report.

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

**CORRESPONDENCE:**

Clerk of Council Linden stated a letter received on September 6, 2018 from Christina Doran requesting options be looked at before moving forward with adopting T 78-2018.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

Clerk of Council Linden:

**Planning Commission action(s) taken at the September 11, 2018 meeting:**

**APPLICANT:** Rob Hall, Premier Floor, 33806 Center Ridge Road

**OWNER:** Same

**LOCATION:** 33806 Center Ridge Road in a B-3 District.

**REQUEST:** Approval to construct a 50x100 foot storage building with walkway to an existing building; Parcel No. 07-00-008-117-089

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

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

Councilman Abens stated the applicant is expanding his business.

President Corcoran took a voice vote and the motion carried.

Yes – 7                      No – 0

**RECESS:**

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

President Corcoran took a voice vote and the motion carried.

Yes – 7                      No – 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

Clerk of Council Linden:

**T 99-2018** AN ORDINANCE AMENDING EXHIBIT “A” OF THE DEPARTMENT HEAD SALARY ORDINANCE NO. 2725-93 AND SUBSEQUENT AMENDMENTS THERETO.  
**(Introduced by Finance Committee – DeVries, Abens, Boose; Finance on 08/27/2018; Report accepted on 09/04/2018)**

Clerk of Council Linden:

**T 100-2018** AN ORDINANCE INCREASING THE WHOLESALE RATE OF WASTEWATER TREATMENT SERVICES PROVIDED BY THE FRENCH CREEK WASTEWATER TREATMENT PLANT.  
**(Utilities on 08/06/2018; Introduced by Mayor Gillock)**

Clerk of Council Linden:

**T 101-2018** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH BS&A SOFTWARE FOR NEW SOFTWARE FOR THE CITY BUILDING DEPARTMENT, NOT TO EXCEED \$90,105.00.  
**(Introduced by Mayor Gillock)**

President Corcoran referred T 101 to the Administrative Committee.

Clerk of Council Linden:

**T 102-2018** A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO FIRST DATA FOR MERCHANT SERVICES IN THE AMOUNT OF \$6,683.14.  
**(Introduced by Mayor Gillock)**

Moved by Mayor Gillock and seconded by Boose to dispense with the second and third readings for T 102-2018.

President Corcoran took a voice vote and the motion carried.

Yes – 7                      No – 0

Moved by Boose and seconded by DeVries to adopt T 102-2018.

Moved by Mayor Gillock and seconded by Boose to add the emergency clause to T 102-2018 in order to pay the invoice timely.

President Corcoran asked for any discussion on the emergency clause. No discussion was offered. A voice vote was taken on the motion and it carried.

Yes – 7                      No – 0

President Corcoran asked the Clerk to call the roll on the adoption of T 102-2018 with the emergency clause.

Clerk of Council Linden took a roll call vote and the motion carried making T 102-2018  
**Resolution number 1432-2018.**

Yes – 7                      No – 0

**SECOND READINGS:**

Clerk of Council Linden:

**T 84-2018**      AN ORDINANCE CREATING THE FULL-TIME POSITION OF CIVIL  
ENGINEER II (PE).

**(Introduced by Mayor Gillock; First reading 07/16/2018; Referred to Finance on 07/16/2018; Finance  
on 08/27/2018; Report accepted on 09/04/2018)**

**THIRD READINGS:**

Clerk of Council Linden:

**T 75-2018**      AN ORDINANCE CREATING THE FULL-TIME POSITION OF  
LABORATORY MANAGER.

**(Introduced by Mayor Gillock; First reading 07/02/2018; Second reading 07/16/2018; Referred to  
Finance on 07/16/2018; Finance on 08/27/2018; Report accepted on 09/04/2018)**

Moved by DeVries and seconded by Westover to adopt T 75-2018.

President Corcoran asked the Clerk to call the roll on the adoption of T 75-2018.

Clerk of Council Linden took a roll call vote and the motion carried making T 75-2018  
**Ordinance number 5577-2018.**

Yes – 7                      No – 0

Clerk of Council Linden:

**T 78-2018**      AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A  
CONTRACT WITH EMD STUDIO INC. FOR PROFESSIONAL  
ARCHITECTURAL SERVICES, NOT TO EXCEED \$219,500.00.

**(Introduced by Mayor Gillock; First reading 07/02/2018; Second reading 07/16/2018; Referred to  
Building and Lands on 07/16/2018; Building and Lands on 08/20/2018; Report accepted on 09/04/2018)**

Moved by DeVries and seconded by Abens to adopt T 78-2018.

Councilman Boose thanked the Administration for bringing the topic forward. He stated this was the only option Council has seen. He read from the 2017 Finance Committee minutes when the issue was discussed and stated he stated then that a long term plan needed looked at. He noted a feasibility study was conducted in 2017 for the Senior Center and he was not sure where that study stood. He thought a possibility could be creating a new Senior Center on the property the City already owns. He stated he heard the City could buy the old school property at a reduced rate. Councilman Boose stated that he believe that is not an option as the schools are counting on a fair market value to assist with their current debt on the new school building. He felt a plan for all City buildings and infrastructure should be looked at and put in place. He noted that there

needs to be consideration for the money and work put in on these buildings and what the return would be.

Councilman Chapek stated the City should look at the cost to tear down this complex and what it would cost to construct a new complex. The cost should also be looked at to add additional floors to the AT&T building. It is more economical to go up that construct a brand new building.

Councilman Westover stated he appreciated the vision of the Administration. He stated the seniors are the ones that have built the City. When he first began on Council he wanted to see a new Senior Center. He noted he would like to see other options brought forward to include this legislation. He noted if the City wants progress, money will need to be spent. He stated he will be against the proposal this evening but he is for the idea.

Councilwoman Hung thanked the Administration for the work on the project. She felt this plan didn't offer a solution to the space issue at City Hall. She stated residents tell her they are against this proposal. She felt alternatives need to be looked at as well as a long term plan. She stated she will be voting no but is committed to working on a vision for the future.

Councilman Abens stated the Ordinance is just authorizing a study. He noted that if Council didn't like what was being offered by the architects, the process can be stopped. Councilman Abens felt the AT&T building should be used. He noted that he is not interested in putting a City Hall on prime commercial property in regard to the old middle school property.

Councilman DeVries stated he felt the AT&T building is a great building. He stated passing this legislation is looking at one of the options. Councilman DeVries stated he would like to see other options as well for the AT&T building to include expanding upward and around the building. He stated he will vote yes this evening on T 78. He felt that it was an excellent price on a really good building with an exit strategy if the City so desired. He thanked the residents for coming to the meeting and voicing their opinions.

President Corcoran stated the only option before Council is this project this evening. He felt there are other options that could be looked at. He noted that the school property is looking to be sold to pay the debt down on the new building or to have funds for a new building. They are at their debt levels until 2026. They are not interested in selling anything to the City. That is not a viable option anytime soon. This City relies on income tax revenue. Sixty-five percent of it goes to the schools. He noted he was not interested in putting anything in that spot that would not generate income tax. Studies cost money and the City will spend money. He felt it would be the better choice to spend the money on a study for the current City Hall site.

President Corcoran asked the Clerk to call the roll on the adoption of T 78-2018.

Clerk of Council Linden took a roll call vote and the motion failed.

Yes – 2

No –5 (Westover, Boose, Corcoran, Hung, Chapek)

**MEETING ANNOUNCEMENTS:**

President Corcoran stated the next regular Council meeting will be on Monday, October 1, 2018 at 7:30 p.m. in Council Chambers.

**SECOND LOBBY SESSION:**

President Corcoran stated the second lobby session will be for any City business anyone wishes to address. 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.

Debbie Thorn, 33980 Dodge Avenue: stated she has questions for the Building Department regarding 6949 Fairacres. She stated they don't need a permit for their fence but she does. She said Paul Blanchette told her they don't have a permit for a fence. A few days later a fence was installed. She wanted to know why her neighbor continues to receive special treatment. She requested the issue be looked at.

President Corcoran stated a Council meeting is not the place to get the answers. He suggested working with the Safety-Service Director to get those answers.

Mayor Gillock stated he spoke with the CBO about this. He was told there were permits pulled a few years back.

President Corcoran stated this is an administrative issue and not a back and forth session.

Mayor Gillock stated a trellis does not need a permit. He told Ms. Thorn he would be willing to speak with her.

**ADJOURNMENT:**

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

Approval of minutes on October 1, 2018:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL