



Community Connection, Fall 2018

7307 Avon Belden Road, North Ridgeville, OH 44039 Phone: (440) 353-0819 Visit us at www.nridgeville.org

Mayor's Message...

It's hard to believe that summer is coming to a close and we are moving into the fall season. With fall comes Election Day. On November 6th, the City will have two issues on the ballot. Issue #31 will be a twenty-year .45-mill bond issue to build an aquatic center on city-owned property adjacent to the North Ridgeville Branch Library. More information will be outlined next month in a special edition of the *Community Connection*.

Also on the ballot will be Issue #32 to repeal **Section 9.7 Mandatory Referral of Rezoning to Electors** from the City's Charter. This section was added to the Charter in 1973. This article simply attempts to explain the ballot issue in order for voters to make an informed decision at the polls.



There are a couple of reasons the City is asking that this be removed from the Charter. Essentially the section states that an application to rezone property to multi-family, defined as anything more than a duplex, must first be approved by Planning Commission and then City Council. In the event it is approved by City Council, it then has to be placed on the ballot and approved by a majority of the City and in the ward in which the property is located.

The first reason the City is asking for the change is the lack of clarity that the first sentence presents. The first sentence states "No parcel or parcels of land shall be rezoned for multiple family dwellings until the total of multiple family dwelling units equal fifteen percent (15%) of all the dwelling units in the Municipality on land presently zoned for such use." That is a number that is almost impossible to calculate. R-2 Multiple Residence District allows a density of 4.2 families per acre or for two-family or multifamily dwellings, eight families per acre. R-3 Multiple Family Residence District allows a density of eight dwelling units per acre, and R-4 Multiple Family Residence District allows a density of 32 dwelling units per acre. One can easily see that to calculate that elusive 15% number would be quite difficult.

Secondly, this section combined with Ordinance 5174-2014 prohibits residential dwellings as a permitted or conditional use in business districts. Because of this the City cannot consider any "mixed-use" development. Developers have considered the property on Lear Nagle Road, referred to as the Staubach property, and others for mixed-use similar to Crocker Park or One Lakewood Place. Developments such as these which combine retail with residential and/or open space are currently not allowed in North Ridgeville. This type of development could be considered as a good use for the Staubach property, the former middle school location on Center Ridge Road and others. The new owner of the Field Sweet School on Root Road would like to convert that building into condominiums but the property would have to be rezoned to multifamily requiring a ballot issue.

I hope you find this information useful in casting your vote on November 6th! If you have any questions, please contact my office at (440) 353-0811.

Sincerely,

Mayor G. David Gillock



NEWS FROM THE FIRE DEPARTMENT

Status of the New Headquarters Fire Station

The new headquarters fire station on Ranger Way is on schedule and taking shape! The slowest moving portion of the project which is the foundation ground-work and utilities is mostly complete. The masons are currently working on building the apparatus bay, elevator shaft, front stair tower, training tower and first floor walls. The plumbers and electricians are also working hard at running all of the power, data, water and gas lines. The plan is to have the building completely under roof sometime in November and finish the building in February 2019. The move-in date for the Fire Department is expected to be sometime in March 2019. Check out the Fire Department's webpage at nridgeville.org/NewFireStationVideo.aspx for a biweekly update using a flyover video of the construction site.



Fire Department to Host Annual Health & Safety Fair



On **Saturday, October 6th from 10 AM-2 PM** (rain or shine), the Fire Department will host its annual Health and Safety Fair in observance of National Fire Safety Awareness Month. The fair is held at Fire Station #1 located at 7090 Avon Belden Road and is organized so that residents can enjoy a fun-filled family-friendly day of tips about healthy living and home fire safety. There will be local businesses, hospitals, charitable organizations and city departments on hand to offer information and giveaway items. There is entertainment for the kids including a bounce house, fire safety trailer and Kasey the Fire and Life Safety Dog show. All residents are invited to attend.

Prevention of Algae Growth in Ponds and Lake Erie

Phosphorous is a major source of pollution that ends up in your local stream and can cause algae blooms on Lake Erie. Sources of phosphorous include leaves, lawn fertilizers, grass clippings and animal waste. Storm water washes leaves and grass clippings that have been placed in the street into our waterways, and they break down and increase the phosphorous level and algae growth in our ponds and Lake Erie. This fall you can help limit the amount of phosphorous that enters our waterways by keeping your leaves and grass clippings out of the streets. Try adding your leaves to your compost pile or mulching them with your lawn mower. You can also help prevent storm water pollution and flooding by removing any leaves that have accumulated on top of street inlets in front of your house.

Special Leaf Collection, October 30-November 27

Leaves may be placed at the curb in **plastic bags** beginning October 30 through November 27 on regular trash pick-up day. After November 27, leaves in plastic bags can only be left out as extra trash the first full week of each month during bulk pick-up. From April through October each year, yard waste must be placed in brown yard waste bags for weekly collection. Please call the Utilities Department at (440) 353-0841 with any questions.



NEWS FROM THE ENGINEERING DEPARTMENT

Lorain Road/I-480 Interchange Improvements Project

Construction is underway and is expected to be completed in October for the Lorain Road/I-480 Interchange Improvements. The private drive to Leppo Rents has been installed. Project highlights include reconstructing the median on Lorain Road to accommodate a new northbound left turn lane, replacing a traffic signal at the ramp to provide a 4-way operation and installation of curbs and sidewalks. Travel lanes will be reduced from two lanes to one lane in each direction from I-480 eastbound ramp to Lear Nagle Road during the remainder of the project.

Luanne Drive Pump Station Replacement

The project will consist of the removal and replacement of a sanitary pump station including installation of a backup generator, generator pad, 377 linear feet of 6-inch sanitary force main, electrical service, telemetry, temporary bypass pumping, sidewalk and pavement restoration, and 6-foot privacy fence. Work is to begin mid-September and is expected to be done by the end of November 2018.

Boulder Drive Water Main Replacement Project

After several water main breaks over the last few years, the water main on Boulder Drive will be replaced beginning in early October with an expected completion date of spring 2019. The work will consist of replacing 2,673 linear feet of existing 8" waterlines with a new 8" waterline including 62 water service replacements, fire hydrant installation, drive apron replacement and restoration of concrete roadway.

Water Tower Rehabilitation Project

The work will consist of exterior high pressure water clean and application of a three-coat epoxy urethane system. The foundation will receive water clean and two-coat epoxy system. In addition, miscellaneous repairs to include installation of a handhold at the wet interior roof hatch, an overflow flap gate, a mud valve, a fall protection device on the dry interior column ladders, a roof painter's rail and replacement of dry interior and aviation light bulbs. Construction is to begin September 10 with an expected completion date of November 2, 2018.

Center Ridge Road Reconstruction Project – That Was Then, This Is Now!



A work crew spreads oil on Center Ridge Road in Ridgeville Township in 1915 to keep down the dust.

Photo courtesy of the North Ridgeville Historical Society



Fast forward to present day, Fechko Excavating contracted by the Ohio Department of Transportation, is laying permanent asphalt on the south side of Center Ridge Road.

Photo courtesy of the Ohio Department of Transportation

Oh my, how times have changed...now that's progress!

Community Calendar

- September 4, 17** **City Council Meeting** at 7:30 PM in Council Chambers at City Hall, 7307 Avon Belden Road.
- September 5** **Bulk/Extra Trash Collection Day**
- September 8** **Garden Club of North Ridgeville Plant Sale** to be held from 9 AM-1 PM at the Giant Eagle Plaza. Perennial plants dug from members' gardens will be sold at great prices. For more information contact (440) 365-8522.
- September 18** **Coffee & Conversation with Mayor Gillock** from 4-5 PM at City Hall in Council Chambers. Stop in to enjoy a cup of coffee and casual conversation with the Mayor.
- September 19** **Big Band Dance and Concert** from 7-10 PM at the Emerald Event Center, 33040 Just Imagine Drive, Avon. Featuring the music of Dan Zola Orchestra. Advance tickets are \$10 and can be purchased at the Senior Center.
- September 20** **Disney Institute** from 8 AM-5 PM at LaCentre in Westlake. Gain insight into the strategies that drive the Disney organization in the areas of leadership, culture, quality service, brand loyalty and innovation. Space is limited; to purchase tickets contact the Chamber of Commerce at (440) 327-3737.
- September 28** **Spaghetti Dinner** at the Senior Center from 5-7 PM. Cost: \$7 adults, \$6 seniors and \$4 children 10 and under. Take-out available.
- October 1, 15** **City Council Meeting** at 7:30 PM in Council Chambers at City Hall, 7307 Avon Belden Road.
- October 2** **Bulk/Extra Trash Collection Day**
- October 5, 6** **Spookville** is a wooded ¼-mile trail that makes you feel like you are part of a horror movie set in the woods. Appropriate for all ages. The event is presented by North Ridgeville Lions Club and will take place at South Central Park from 6-9 PM. Cost is \$2 per person. Non-perishable food items will be collected to help benefit Community Care.
- October 6** **Fire Department Health & Safety Fair** from 10 AM-2 PM at Fire Station #1, 7090 Avon Belden Road. The fair features healthy living and home fire safety tips and giveaways. There will be free entertainment for the kids including bounce houses, fire safety trailer and Kasey the Fire and Safety Dog Show. Admission is free.
- Fall Fest** is a free event held from 4-6 PM at South Central Park. Families will experience fun games, food vendors, face and pumpkin painting, balloon animals, straw fight and hay rides (weather permitting).
- October 22** **Coffee & Conversation with Mayor Gillock** from 8-9 AM at City Hall in Council Chambers. Stop in to enjoy a cup of coffee and casual conversation with the Mayor.
- October 26** **Tots Trick-or-Treat** at 1 PM at City Hall. Bring your little witches and goblins to march in a parade and receive ghoulish treats donated by city employees. This is a free event for ages up to 5 years old. Please pre-register by visiting the Parks & Recreation Department's webpage at www.nridgeville.org/parksandrec.
- Spaghetti Dinner** at the Senior Center from 5-7 PM. Cost \$7 adults, \$6 seniors and \$4 children 10 and under. Take-out available.
- October 29** **Lorain County Public Health Flu Shot Clinic** from 1-3 PM at the Senior Center. For more information call (440) 322-6367.
- Oct. 29-Dec. 7** **Holiday Food and Toy Drive** to benefit North Ridgeville Community Care. Non-perishable food items and toys in original packaging may be dropped off at City Hall, Senior Center and Parks & Recreation Department.
- Oct. 30-Nov. 27** **Special Leaf Collection** - Leaves may be placed at the curb in plastic bags on regular trash collection days.
- October 31** **Trick-or-Treat** will be observed 6-7:30 PM – citywide.
- November 4** **Daylight Savings Time Ends.** As a reminder, turn your clocks back one hour.
- November 5, 19** **City Council Meeting** at 7:30 PM in Council Chambers at City Hall, 7307 Avon Belden Road.
- November 6** **Bulk/Extra Trash Collection Day**
- Election Day** – Exercise your right to vote. Polls open at 6:30 AM and close at 7:30 PM.
- November 12** **Veterans Day** – City Hall closed in observance of the holiday.
- November 14** **Coffee & Conversation with Mayor Gillock with special guest Dr. Marcia Ballinger, President of Lorain County Community College** from 8-9 AM at City Hall in Council Chambers. Stop in to enjoy a cup of coffee and casual conversation with the Mayor and Dr. Ballinger.
- November 22, 23** **Thanksgiving Holiday** – City Hall closed in observance of the holiday.
- December 1** **Holiday on the Ridge** is the city's kick off to the holiday season. The self-guided tour takes you to multiple craft shows, business open houses and special events. Sponsored by the North Ridgeville Visitors Bureau.
- Christmas Tree Lighting Ceremony** at South Central Park Gazebo at 5 PM. This is an annual tradition where local scouts decorate the tree, High School Choir will lead the spectators in festive songs of the season while Mayor Gillock lights the community tree.
- December 3, 17** **City Council Meeting** at 7:30 PM in Council Chambers at City Hall, 7307 Avon Belden Road.
- December 4** **Bulk/Extra Trash Collection Day**