



CITY OF NORTH RIDGEVILLE LEGISLATIVE BULLETIN

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The City of North Ridgeville Legislative Bulletin contains Ordinances and Resolutions acted upon by City Council. If noted within Ordinance or Resolution text, supplemental and supporting documents, such as exhibits, are available, upon request, by contacting Tara L. Peet, MMC at the Clerk of Council's office, 7307 Avon Belden Road, North Ridgeville, OH 44039, (440) 353.1508.

ORDINANCE(S)

(The following Ordinance(s) were adopted by City Council on November 2, 2015)

5293-2015 AN ORDINANCE AMENDING ORDINANCE NO. 5254-2015, WHICH AUTHORIZED THE CENTER RIDGE ROAD WIDENING SANITARY SEWER PROJECT AND OTHER APPURTENANCES, BY INCREASING THE AMOUNT FROM \$1,000,000.00 TO \$1,600,000.00 AND DECLARING AN EMERGENCY.

WHEREAS, portions of Center Ridge Road from Stoney Ridge Road to McKinley Avenue do not have a sanitary sewer; and

WHEREAS, the sanitary sewer needs to be constructed prior to the widening of Center Ridge Road; and

WHEREAS, the City advertised this project for bid in July 2015 and the bid received was in excess of \$1,500,000.00; and

WHEREAS, plans and bidding documents will be available in the City of North Ridgeville Engineering Department for construction of the Center Ridge Sanitary Sewer Project.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Ordinance No. 5254-2015 is hereby amended by increasing the amount appropriated from \$1,000,000.00 to \$1,600,000.00.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in

5293-2015 Continued

meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance is hereby declared to be an emergency measure, the emergency being the need to get the contract started on this prior to the Center Ridge Road widening for the health, safety and welfare of the citizens of North Ridgeville. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

**5294-2015 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
CONTRACT WITH CENTER CLEANING SERVICES, INC. FOR CUSTODIAL
SERVICES, NOT TO EXCEED \$70,000.00.**

WHEREAS, the City has advertised for bids according to law and in a manner prescribed by law for custodial services; and

WHEREAS, the lowest and best bidder is Center Cleaning Services, Inc.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH
RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:**

SECTION 1. The City has advertised for bids according to law and in a manner prescribed by law for custodial services; the lowest and best bidder is Center Cleaning Services, Inc.

SECTION 2. The Mayor is hereby authorized to enter into a contract with Center Cleaning Services, Inc., not to exceed \$70,000.00.

SECTION 3. The areas to be serviced are: Parks and Recreation (South Central Park concession stand, Community Cabin, Safetyville, 3 Shady Drive restrooms, Soccer Complex, Frontier Park, and the Parks and Recreation office); Service Department (office areas, washrooms, locker room and cafeteria); Office for Older Adults (5 washrooms, craft room, offices, lobby, kitchen and multi-purpose rooms); Police Department (lobby, washrooms, hallways, cells and holding areas, day room, public areas, offices, training room, break room shower rooms and stairwells); City Hall (all offices, lunch kitchen, washrooms, Building Dept., Engineering Dept., hallways, entranceways, lobby, conference room and Council chambers).

SECTION 4. The contract shall commence on December 1, 2015 and conclude on November 30, 2016 and will have an option for one additional year extension as provided in the advertised specifications.

SECTION 5. The cost for said custodial services shall be paid from the appropriate fund(s).

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in

5294-2015 Continued

meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 7. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

5295-2015 AN ORDINANCE AUTHORIZING THE MAYOR TO NEGOTIATE AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH SIXMO INC. FOR PROFESSIONAL ENGINEERING SERVICES, NOT TO EXCEED \$250,000.00, TO UPGRADE THE PROCESS PUMP SYSTEM AT THE FRENCH CREEK WASTEWATER TREATMENT PLANT AND DECLARING AN EMERGENCY.

WHEREAS, the existing process pump system requires improved pumping capacity; and

WHEREAS, there is a need to add reserve capacity by adding one pump station, upgrade influent valves and relocate the process flow meter; and

WHEREAS, Sixmo Inc. will provide plans, bidding documents and construction management for an upgraded process pump system.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to negotiate and enter into a contract according to law and in a manner prescribed by law with Sixmo Inc., not to exceed \$250,000.00, for professional engineering consulting services for the French Creek Wastewater Treatment Plant upgraded process pump system.

SECTION 2. The cost of this project shall be charged to and paid from the appropriate fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance is hereby declared to be an emergency measure, the emergency being the immediate necessity to keep the project moving to upgrade the sewer plant. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

5296-2015 AN ORDINANCE AUTHORIZING THE MAYOR TO EVALUATE BIDS PREVIOUSLY ADVERTISED AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE PURCHASE OF A GRIT REMOVAL SYSTEM, ANCILLARY EQUIPMENT AND GRIT BUILDING IMPROVEMENTS FOR UPGRADING THE ROLLING GRIT REMOVAL SYSTEM AT THE FRENCH CREEK WASTEWATER TREATMENT PLANT, NOT TO EXCEED \$1,300,000.00 AND DECLARING AN EMERGENCY.

WHEREAS, the current rolling grit removal system at the French Creek Wastewater Treatment Plant is ineffective and passed 80% of the inorganic grit waste in the influent to the complete mix aeration tanks; and

WHEREAS, the resulting grit sludge accumulates in the bottom of the aeration tanks and is costly to remove, dewater and dispose of at a sanitary landfill; and

WHEREAS, there is a need to replace the rolling grit system with an alternative grit removal system, ancillary equipment and grit building improvements; and

WHEREAS, the City previously authorized the engineering for this project in an amount not to exceed \$183,500.00.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor of the City of North Ridgeville, Ohio, is hereby authorized to evaluate bids submitted in response to public advertisement and enter into a contract according to law and in a manner prescribed by law with the lowest and best bidder for the purchase of a grit removal system, ancillary equipment, and grit building improvements for the French Creek Wastewater Treatment Plant, not to exceed \$1,300,000.00. The City reserves the right to reject any and all bids as is deemed appropriate to serve the best interest of the municipality as owner and operator of the wastewater treatment plant.

SECTION 2. The cost of the grit system, ancillary equipment and building improvements shall be paid from the appropriate City fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance is hereby declared to be an emergency measure; the emergency being the immediate necessity to upgrade the sewer plant in a timely manner. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

5297-2015 AN ORDINANCE CREATING A PENALTY IN N.R.C.O CHAPTER 1294, SUPPLEMENTAL REGULATIONS, FOR FAILING TO CALL FOR BUILDING INSPECTIONS.

WHEREAS, the City of North Ridgeville adopted the Residential Code of Ohio and the Ohio Building Code (the Building Codes) and prior to that their predecessors and regulations contained in the North Ridgeville Codified Ordinances, have consistently required specified building inspections; and

WHEREAS, it is not uncommon for persons or entities to circumvent the efficient and effective application of the Building Codes and the North Ridgeville Codified Ordinances by failing to call for inspections, but are obligated to do so by the Building Codes and by Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. No person, company, corporation or other responsible entity shall fail to call for or cause to be called for required, appropriate, and timely inspections for either permitted or non-permitted building structures and/or building systems, including but not limited to HVAC, plumbing, electrical and so forth, as set forth in the applicable Building Codes and the North Ridgeville Codified Ordinances.

SECTION 2. Because the duty to request appropriate building inspections falls to the person or to the entity and not to the City of North Ridgeville, no notice of violation from the City is required before issuance of a citation of violation.

SECTION 3. The requirement for inspections has always been part of the City's adopted Ordinances and by the Building Codes and the necessity to ensure safe structures is vital for the health, safety and general welfare of the community; therefore, this section applies equally to existing structures, additions to existing structures, to new structures and additions to new structures.

SECTION 4. Structure is defined broadly to encompass the several definitions contained in the North Ridgeville Codified Ordinances and in the applicable Building Codes. Structures for which permits have been obtained and structures for which the person or entity failed to obtain proper permits are covered equally by this section.

SECTION 5. Violation of this section is a misdemeanor of the fourth degree punishable by a fine of up to Two Hundred Fifty Dollars (\$250.00) and/or imprisonment of up to thirty (30) days. A citation may be issued for failure to call for a single required inspection or may encompass multiple inspections as a single violation. If any inspection for which a person or entity has been cited is not called for within thirty (30) days, the person or entity may receive an additional citation as a continuing violation.

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

5297-2015 Continued

SECTION 7. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

5298-2015 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 THE FOLLOWING LAND: LOCATED AT THE INTERSECTION OF MEADOW LAKES BLVD. AND CENTER RIDGE ROAD; PERMANENT PARCEL NUMBERS 07-00-040-000-005, 07-00-040-000-015, 07-00-040-000-018, 07-00-033-102-024 AND 07-00-033-102-025 (AS SHOWN BY LEGAL DESCRIPTION ATTACHED); FROM B-2 CENTRAL BUSINESS DISTRICT AND R-1 RESIDENCE DISTRICT TO R-2 MULTIPLE RESIDENCE DISTRICT AND OWNED BY RIDGE MINERALS, LLC.

WHEREAS, by the present official zoning map and zoning Ordinance of the City of North Ridgeville, County of Lorain and State of Ohio, the following described land is situated in a B-2 Central Business District and an R-1 Residence District; and

WHEREAS, the parcels described in the attached **Exhibit “A”** is owned by Ridge Minerals, LLC, an Ohio Limited Liability Company; and

WHEREAS, City Council has considered the affirmative written and oral representations of both the parcels’ owner and their prospective developer that any development on the subject parcels, which have no Center Ridge Road frontage, are accessed solely by a single residential collector street, and are surrounded on three sides by single-family and/or multi-family residentially-developed properties, shall be engineered and constructed to be compatible and harmonious with the land use environment in the properties’ vicinity and in accordance with sound land planning objectives concerning transitional land uses; and

WHEREAS, The City of North Ridgeville’s Chief Building Official has conducted a survey of residential units currently existing in all districts of the municipality zoned for multifamily use and has concluded that eighty (80) percent of these existing units are multifamily dwellings; accordingly, the requisite condition stated in Section 9.7 of the City Charter for the presentation of a rezoning Ordinance to the electorate for ratification has been met.

WHEREAS, in the opinion of City Council, and upon the recommendation of the North Ridgeville Planning Commission, it would be conducive to the public welfare and safety and not detrimental to the community to have said real estate parcel rezoned from B-2 Central Business District and an R-1 Residence District to R-2 Multiple Residence District.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

5298-2015 Continued

SECTION 1. City Council finds that the requisite condition stated in Section 9.7 of the City Charter for the presentation of a rezoning Ordinance to the electorate for ratification has been met.

SECTION 2. That Section 1240.01 of the Codified Ordinances of the City of North Ridgeville, Ohio, being the zoning Ordinances of said City, and the official zoning map appended thereto in Sections 1248.01 and 1248.02, be and the same is hereby amended so as to provide that from and after the effective date of this Ordinance, the lands owned by Ridge Minerals, LLC and located at Meadow Lakes Blvd. and Center Ridge Road; permanent parcel numbers 07-00-040-000-005, 07-00-040-000-015, 07-00-040-000-018, 07-00-033-102-024 and 07-00-033-102-025 as described in Exhibit “A” shall and hereby is changed from B-2 Central Business District and an R-1 Residence District to R-2 Multiple Residence District.

SECTION 3. That upon the effective date of this Ordinance, the Chief Building Official shall cause the official zoning map to be changed and corrected so as to show the R-2 Multiple Residence District created.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

RESOLUTION(S)

(None)

CITY COUNCIL MEETING DATES FOR 2015

January 5, 2015	January 20, 2015	February 2, 2015
February 17, 2015	March 2, 2015	March 16, 2015
April 6, 2015	April 20, 2015	May 4, 2015
May 18, 2015	June 1, 2015	June 15, 2015
July 6, 2015	July 20, 2015	August 3, 2015
August 17, 2015	September 8, 2015	September 21, 2015
October 5, 2015	October 19, 2015	November 2, 2015
November 16, 2015	December 7, 2015	December 21, 2015

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