

DATE:	<u>December 4, 2023</u>	1 ST READING:	<u>December 4, 2023</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>December 18, 2023</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>January 2, 2024</u>
TEMPORARY NO:	<u>T 135-2023</u>	ADOPTED:	<u>January 2, 2024</u>
		EFFECTIVE:	<u>February 1, 2024</u>

ORDINANCE NO. 2024-1

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE MADDOCK ROAD BOX CULVERT OVER WATSON DITCH AND OTHER APPURTENANCES IN AN AMOUNT NOT TO EXCEED \$440,000.00.

WHEREAS, the City of North Ridgeville has been awarded a grant/loan combination through the Ohio Public Works Commission as part of the Round 37 funding cycle for the Maddock Road Box Culvert over Watson Ditch Project and other appurtenances; and

WHEREAS, the total estimated cost of construction including construction inspection is \$440,000.00. The City of North Ridgeville has received a grant/loan combination funding from the Ohio Public Works Commission in the amount of approximately \$400,000.00, therefore leaving the local share for which the City of North Ridgeville is responsible for at approximately \$40,000.00; and

WHEREAS, the City of North Ridgeville has budgeted and appropriated its local share in the capital projects budget for the year 2023; and

WHEREAS, plans and bidding documents will be available through the City of North Ridgeville Engineering Department for the construction of the Maddock Road Box Culvert over the Watson Ditch Project.

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 advertise for bids and enter into contract according to law and in a manner prescribed by law with the lowest and best bidder for the Maddock Road Box Culvert over Watson Ditch Project and other appurtenances associated with the Ohio Public Works Commission Funding Round 37, in an amount not to exceed \$440,000.00.

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

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 Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: January 2, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Jan 08, 2024



Kevin Corcoran
MAYOR

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Introduced on the floor on 12-04-2023
Planning Commission on 12-11-2023
Tabled on 12-18-2023
Public Hearing on 01-02-2024

ORDINANCE NO. 2024-2

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT PERMANENT PARCEL NUMBERS 07-00-046-108-012 AND 07-00-046-108-113 LOCATED AT 39097 CENTER RIDGE ROAD BE REZONED FROM B-3 HIGHWAY COMMERCIAL DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcels are situated in a B-3 Highway Commercial District; and

WHEREAS, Parcel 1 and Parcel 2, the subject property, as described in the attached **Exhibit A** are owned by Vacancy Holding, LLC, who has filed a petition to rezone said parcels to I-2 Light Industrial District; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of December 11, 2023, and by formal motion recommended that the ordinance be approved; and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the 2nd day of January 2024; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

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

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that Permanent Parcel Numbers 07-00-046-108-112 and 07-00-046-108-113 located at 39097 Center Ridge Road, as particularly described in **Exhibit A** as Parcel 1 and Parcel 2 be hereby changed from B-3 Highway Commercial District to I-2 Light Industrial District.

SECTION 2. 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 reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

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.

PASSED: January 2, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Jan 08, 2024



Kevin Corcoran
MAYOR

DATE:	<u>January 2, 2024</u>	1 ST READING:	<u>January 2, 2024</u>
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		EMERGENCY:	<u>January 2, 2024</u>
		EFFECTIVE:	<u>January 2, 2024</u>

ORDINANCE NO. 2024-5

AN ORDINANCE AMENDING SECTION 878.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO TO CLARIFY THE GENERAL INCORPORATION PROVISION OF SECTION 878.01(c), AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of North Ridgeville, County of Lorain, State of Ohio, that:

Section 1. Section 878.01 of the Codified Ordinances of the City of North Ridgeville, Ohio, as established by Ordinance No. 5502-2018, passed January 16, 2018, as amended by Ordinance No. 5535-2018, passed April 2, 2018, is hereby further amended to read as follows:

“878.01 AUTHORITY TO LEVY TAX; PURPOSE OF TAX.

(a) To provide funds for the purposes of general municipal operations, maintenance, new equipment, extension and enlargement of municipal services and facilities and capital improvements, the City of North Ridgeville hereby levies an annual municipal income tax on income, qualifying wages, commissions and other compensation, and on net profits as hereinafter provided.

(b) (1) The annual tax is levied at a rate of one percent (1.0%). The tax is levied at a uniform rate on all persons residing in or earning or receiving income in the City of North Ridgeville. The tax is levied on income, qualifying wages, commissions and other compensation, and on net profits as hereinafter provided in Section 878.03 and other sections as they may apply.

(2) Allocation of Funds. The funds collected under the provisions of this chapter shall be deposited as directed by City Council in the following order:

A. Not more than eighty-five percent (85%) of the gross City income tax receipts shall be receipted to the General Fund and used to defray operating expenses of the City.

B. At least fifteen percent (15%) of the gross City income tax receipts shall be receipted to the Capital Projects Fund and used for capital improvements for the City and the Income Tax Debt Service Fund to be used to pay principal and interest on debt pledging income tax revenue, which proceeds were used for capital improvements. Capital Improvements shall include, but not be limited to, development and constructing of storm sewers and street improvements, public buildings, parks and playgrounds and for equipment necessary for the Police, Fire, Street, Traffic and Safety Departments.

The allocation of income tax for capital improvements shall first be made to the Income Tax Debt Service Fund with the remaining amount to the Capital Projects Fund. The amount allocated for debt shall be determined as part of the annual budget.

C. Cost of Collections. The General, Capital Projects and Income Tax Debt Service Funds shall bear the costs of income tax collections in the same proportion as the allocation of revenue.

(c) The taxes levied under this Chapter 878 are authorized by Article XIII, Section 3 of the Ohio Constitution and Article XII of the North Ridgeville City Charter and shall be levied in accordance with the provisions and limitations set forth in Chapter 718 of the Ohio Revised Code to the fullest extent required for the City to continue to levy those taxes. The required provisions and limitations of Chapter 718 of the Ohio Revised Code are hereby incorporated into this Chapter 878, and those required provisions or limitations of Chapter 718 of the Ohio Revised Code shall control to the extent there is a conflict between a provision or limitation of this Chapter 878 and an express provision or limitation of Chapter 718 of the Ohio Revised Code.

(d) As used herein, all references in this Chapter 878 to provisions or limitations of Chapter 718 of the Ohio Revised Code and to any Section of that Chapter 718 shall include those provisions or limitations of that Chapter or Section as in effect on January 1, 2016, of any successor statute, and of any subsequent amendment to that Chapter or Section or a successor statute in effect from time to time to the fullest possible extent required for the City to continue to levy the taxes specified under this Chapter 878. All references in this Chapter 878 to "ORC" are to the Ohio Revised Code."

Section 2. Effective January 1, 2024, Section 878.01 of the Codified Ordinances of the City of North Ridgeville, Ohio, as it has heretofore existed, is hereby repealed. Provided, however, that no provision of this ordinance, including the repeal of Section 878.01 of the Codified Ordinances of the City of North Ridgeville, Ohio, as it has heretofore existed, shall in any way affect any rights or obligations of the City, any taxpayer, or any other person, official or entity, with respect to the one percent municipal income tax assessed by Chapter 878 of the Codified Ordinances of the City of North Ridgeville, Ohio, as it has heretofore existed and shall remain in effect until January 1, 2024.

Section 3. The Council finds and determines that all formal actions of this Council and of any of its committees concerning and relating to the passage of this ordinance were taken, and all deliberations of this Council and of any of its committees that resulted in such formal action were held, in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance is hereby declared to be an emergency measure, the emergency being in order to provide the Department of Finance with the necessary financial resources. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: January 2, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Jan 08, 2024



Kevin Corcoran
MAYOR

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ORDINANCE NO. 2024-6

AN ORDINANCE AMENDING ORDINANCE NUMBER 6043-2023 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2023, AND DECLARING AN EMERGENCY.

WHEREAS, it is necessary to amend the appropriations for certain funds and appropriate other amounts for the operations of the City of North Ridgeville, Ohio.

WHEREAS, Ordinance 6043-2023 included an amendment for French Creek WWTP as part of the adoption of the rate study alternative 4a(1), presented and accepted by Council at the January 23, 2023 meeting. The amendment reflected incorrect figures due to an erroneous error.

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

SECTION 1. Council hereby replaces the figures provided in Ordinance 6043-2023, Section 2, and authorizes the Director of Finance to make the appropriate adjustments and report the same as required retroactively to February 6, 2023.

SECTION 2. The appropriation amendment is hereby replaced with the amounts as follows:

Fund Number	Fund	Personal Services	Other	Transfers and Advances	Total
General Fund					
101	General Government	13,900	121,000	-	134,900
Total General Fund		13,900	121,000	-	134,900
Special Revenue Funds					
250	Law Enforcement Trust		10,000		10,000
258	Clk Court Comp Serv		2,500		2,500
263	Paramedic Levy		8,050		8,050
268	Federal Grants		300		300
270	Cemetery		8,000		8,000
275	Park & Recreation Trust		1,142		1,142
Total Special Revenue Funds		-	29,992	-	29,992
Enterprise Funds					
610	Water		9,150		9,150
640	Sewer		10,900		10,900
660	Sewer Improvement		105,000		105,000
670	French Creek	8,200	437,689	(862,000)	(416,111)
680	French Creek R&I		(1,043,500)		(1,043,500)
691	Storm		500		500
Total Enterprise Funds		8,200	(480,261)	(862,000)	(1,334,061)
Total All Funds		22,100	(329,269)	(862,000)	(1,169,169)

SECTION 3. That the Director of Finance of the City of North Ridgeville is hereby authorized to draw warrants on the treasury of the City of North Ridgeville for payments on any of the foregoing appropriations, upon receiving proper certification and vouchers therefore, approved by officers authorized by law to approve the same or by an ordinance or resolution of Council to make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were 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.

SECTION 5. This Ordinance is hereby declared to be an emergency measure, the emergency being in order to provide the Department of Finance with the necessary financial resources. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: January 2, 2024



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

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Kevin Corcoran
MAYOR