

DATE:	<u>January 03, 2023</u>	1 ST READING:	<u>January 03, 2023</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>Dispensed</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>Dispensed</u>
TEMPORARY NO:	<u>T 1-2023</u>	ADOPTED:	<u>January 03, 2023</u>
		EMERGENCY:	<u>January 03, 2023</u>
		EFFECTIVE:	<u>January 03, 2023</u>

ORDINANCE NO. 6032-2023

AN ORDINANCE AMENDING ORDINANCE NO. 5939-2022, WHICH APPROVED THE MAYOR TO ENTER INTO AN AGREEMENT WITH URS CORPORATION FOR PROFESSIONAL ENGINEERING SERVICES FOR THE FRENCH CREEK INTERCEPTOR SEWER INSPECTION, MANHOLE INSPECTION, AND CONDITION ASSESSMENT FOR 2022, NOT TO EXCEED \$170,000.00, BY INCREASING THE AMOUNT TO NOT TO EXCEED \$258,000.00, AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance 5939-2022 was approved and passed on April 4, 2022, for the City to enter into an agreement with URS Corporation for professional engineering services for the French Creek interceptor sewer inspection, manhole inspection, and condition assessment not to exceed \$170,000.00; and

WHEREAS, Ordinance No. 5939-2022 needs to be amended by increasing the amount of the agreement with URS Corporation from \$170,000.00 to \$258,000.00 due to unanticipated conditions and/or conditions that are materially different from those anticipated by URS at the time compensation was agreed upon.

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

SECTION 1. Ordinance No. 5939-2022 is hereby amended by increasing the amount of the agreement with URS Corporation for professional engineering services for the French Creek interceptor sewer inspection, manhole inspection, and condition assessment from \$170,000.00 to not to exceed \$258,000.00.

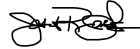
SECTION 2. All other sections, terms, and provisions of Ordinance No. 5939-2022 not specifically modified or affected by this amending Ordinance shall remain in full force and effect.

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 is hereby declared to be an emergency measure, the emergency being in order to continue the services performed by URS for Professional Engineering Services. Wherefore, this Ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: January 3, 2023



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Jan 05, 2023



Kevin Corcoran
MAYOR

DATE:	<u>January 03, 2023</u>	1 ST READING:	<u>January 03, 2023</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>Dispensed</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>Dispensed</u>
TEMPORARY NO:	<u>T 2-2023</u>	ADOPTED:	<u>January 03, 2023</u>
		EMERGENCY:	<u>January 03, 2023</u>
		EFFECTIVE:	<u>January 03, 2023</u>

ORDINANCE NO. 6033-2023

AN ORDINANCE AMENDING ORDINANCE NUMBER 6031-2022 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, December 19, 2022, Council adopted Ordinance 6028-2022 establishing the Department of Finance as a result of the November 8, 2022 General Election and abolishing the Offices of the City Auditor and City Treasurer; and

WHEREAS, the annual appropriations approved as part of Ordinance 6031-2022 Exhibit A for the Offices of the City Auditor and City Treasurer shall be combined and appropriated for the Department of Finance as indicated in section 2 of this amendment.

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

SECTION 1. That to provide for current and other expenditures for the City of North Ridgeville, Ohio, Department of Finance for the period commencing January 1, 2023 and ending December 31, 2023, Ordinance No. 6031-2022 be and the same is hereby amended in the following amounts so that from and after the effective date of the Ordinance, the appropriation Ordinance shall include the following, being adjusted for the similar terms in the preceding appropriation Ordinance.

SECTION 2. That there be appropriated from the respective funds listed below, the amounts as follows:

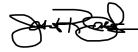
<u>Fund</u>		<u>Personal</u>		<u>Transfers</u>	
<u>Number</u>	<u>Fund Name/Department</u>	<u>Services</u>	<u>Other</u>	<u>and Advances</u>	<u>Total</u>
General Fund					
120	Auditor	(333,500)	(280,700)	-	(614,200)
122	Treasurer	(236,600)	(173,795)	-	(410,395)
121	Department of Finance	570,100	454,495		1,024,595
Total General Fund		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

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 3, 2023



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Jan 05, 2023



Kevin Corcoran
MAYOR

DATE:	<u>December 5, 2022</u>	1 ST READING:	<u>December 5, 2022</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u>December 19, 2022</u>
REFERRED BY:	<u></u>	3 RD READING:	<u>January 03, 2023</u>
TEMPORARY NO:	<u>T 166-2022</u>	ADOPTED:	<u>January 03, 2023</u>
		EMERGENCY:	<u>January 03, 2023</u>
		EFFECTIVE:	<u>February 02, 2023</u>

ORDINANCE NO. 6034-2023

AN ORDINANCE CREATING A NEW *CHAPTER 213 DISPOSAL OF MUNICIPAL REAL PROPERTY* OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES.

WHEREAS, as a result of the November 8, 2022 General Election, North Ridgeville voters approved Issue 31, a Charter amendment adding a new Section 3.18 allowing the Council to make provisions by ordinance for the sale, lease, or disposal of municipal real estate and improvements; and

WHEREAS, it is the desire of this Council to create said regulations regarding the sale, lease, or other disposal of municipal real estate.

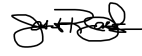
NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. A new *Chapter 213 Disposal of Municipal Real Property* of the Codified Ordinances be adopted which reads in its entirety as set forth in the document attached to this Ordinance as **Exhibit A**.

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

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: January 3, 2023



Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :



Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: Jan 05, 2023



Kevin Corcoran
MAYOR

EXHIBIT A

CHAPTER 213

Disposal of Municipal Real Property

- 213.01 General requirements.
- 213.02 Methods of disposal.
- 213.03 Notice to property owners.
- 213.04 Competitive bidding.
- 213.05 Contract negotiations.
- 213.06 Allocation of funds.

213.01 GENERAL REQUIREMENTS.

- (a) The City may dispose of any municipal real property that is no longer needed for a public purpose, making reasonable efforts to obtain the fair market value for the sale or lease of said property.
- (b) Any real property owned by the City may only be sold, leased or exchanged as authorized by ordinance of Council. Any sale, lease or exchange of real property shall require a determination by the City official or department having supervision or management of such property, that it is no longer needed for any municipal purposes.
- (c) Unless exempted by Council ordinance, the City official or department shall obtain an independent appraisal prior to the sale, lease or exchange of the real property.
- (d) Any contract, deed, lease, easement, right of entry or other conveyance instrument shall be approved to form by the Director of Law and executed on behalf of the City by the Mayor.

213.02 METHODS OF DISPOSAL.

Council shall include within its ordinance the determination whether or not the real property shall be sold, leased or exchanged through a competitive bidding process or by means of contractual negotiations. The City shall not be bound by Ohio R.C. 721.03 as to the procedures utilized for the sale, lease or exchange of its real estate.

213.03 NOTICE TO PROPERTY OWNERS.

Whenever legislation is proposed providing for the disposal of municipal real property, which abuts any real property zoned for residential use, the Clerk of Council shall give notice to those adjoining property owners of the date and time of the Council meeting at which the legislation will be first read. Such notice shall be in writing and shall be sent by regular first class U.S. mail at least ten (10) days prior to the date of the Council meeting at which the legislation is proposed to be first read. For purposes of this section, "adjoining property owner" shall mean the owner of any residentially-zoned real property which either abuts, or is directly across a public street from, the municipal real property proposed to be disposed.

213.04 COMPETITIVE BIDDING.

- (a) Should Council require the real property to be sold, leased or exchanged pursuant to competitive bidding, the authorizing ordinance shall contain any restrictions, terms and conditions of sale specifically required by Council. Council may establish a minimum bid for the real property based on its fair market value.
- (b) The Mayor or his/her designee shall invite bids for a contract and shall advertise the bids for not less than two consecutive weeks in a newspaper of general circulation in the City.
- (c) Any bids received shall be opened and publicly read by the Mayor or his/her designee, at the date and place as specified in the advertisement to bidders.
- (d) Any bid submitted shall contain the full name of every person or business interested in the bid and shall be accompanied by a certified check on a solvent bank as an escrow deposit for the completion of the contract of sale of real estate that will be entered into in an amount as set forth in the bid specifications. Upon closing, the deposit shall be applied towards the purchase price.
- (e) The highest bid that meets any restrictions, terms and conditions of sale required by Council will be deemed to be the successful bid. The City reserves the right to reject all bids in the event the Mayor determines that no bids submitted are acceptable.

213.05 CONTRACT NEGOTIATIONS.

- (a) The City may sell, lease or exchange any real property belonging to it, without advertisement and without the receipt of competitive bids, upon determination by Council that it is in the best interest of the City to do so and upon such terms and conditions as Council may decide. The fact that such advertising and competitive bidding are being eliminated, and the reason why it is in the best interest of the City to do so, shall be stated in the ordinance authorizing such action.
- (b) In the event that the real property to be sold, leased or exchanged is determined to be sold by contractual negotiation, upon the completion of the negotiations by the Mayor or his/her designee, the contract shall be submitted to Council for approval by ordinance.

213.06 ALLOCATION OF FUNDS.

Unless otherwise provided by ordinance, the proceeds of the sale or lease of real property shall be deposited into the City's general fund without restriction on future use.