

**NORTH RIDGEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
February 20, 2024**

**CALL TO ORDER:**

President Jacobs called the Tuesday, February 20, 2024, Council meeting to order at 7:00 p.m.

**INVOCATION:**

Led by President Jacobs.

**PLEDGE OF ALLEGIANCE:**

Led by President Jacobs.

**ROLL CALL:**

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce Abens, President Pro-Tem Clifford Winkel, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, Law Director Brian Moriarty, City Engineer Christina Eavenson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

**MINUTES - Corrections (if any) and approval:**

1. President Jacobs asked if there were any corrections to the City Council Public Hearing Meeting Minutes dated February 5, 2024, and the City Council Meeting Minutes dated February 5, 2024. No discussion was offered.

The meeting minutes stand approved as submitted.

President Jacobs mentioned the minutes as follows:

Planning Commission Meeting Minutes dated February 13, 2024

**LOBBY:**

President Jacobs opened the lobby session. He reminded everyone that the lobby session was not meant to be an interactive question-and-answer session. However, it was an opportunity for the public to address the City Council and its administration. He asked anyone who would like to speak to come to the podium and state their name and address. He further added that each person is allowed three minutes to speak.

**Property Vacation 2024-25**

Robin Zidek, residing at 35274 Greenwich Avenue, delivered a statement sharing her experience with the City during the process of a property vacation for Elm Street. In her statement, she clarified that she had never expressed any desire or submitted a request for the vacation of Elm Street. Instead, she had initially sought an easement. Ms. Zidek expressed her feeling of being misled by the City and wished to express her frustration.

**36885 Center Ridge Road**

Wayne Fox, residing at 36777 Sugar Ridge Road, addressed the council regarding an issue he encountered. He expressed his frustration and disappointment with the lack of communication from the City regarding a property adjacent to his undergoing improvements and consolidation. Mr. Fox asserted that he had not received any notice or information from the City about these developments. He noted the council members he was able to talk to regarding this issue.

Moved by Swenk and seconded by DeVries to give Mr. Fox an additional 3 minutes to speak during the lobby session.

A voice call vote was taken, and the motion carried.

Yes - 7                      No - 0

Mr. Fox continued with his statement of the council members he was not able to talk to.

### **36885 Center Ridge Road**

Tim Green, residing at 7261 Maddock Road, expressed his concern about not being notified of a property being sold next to his residence. Mr. Green stated that he found this lack of communication suspicious.

Mayor Corcoran responded by explaining that the property was sold through a sealed bid process and was advertised to the public. The bids were opened on bid day in the presence of other individuals to ensure transparency.

Mr. Green continued with his statement. He discussed his review of the property improvement plan for the newly sold property and requested that the owner install a 6-foot privacy fence that spans the entire length of his property. Mr. Green believed that this would help address any potential privacy concerns that may arise from the neighboring property. Additionally, Mr. Green asked for a study to be conducted on the traffic congestion that may occur on Maddock Road.

### **ADMINISTRATORS REPORTS:**

#### **1. Mayor:**

Mayor Corcoran remarked the following.:

- Under the first readings, he requested an emergency passage on several pieces of legislation.
  - 2024-28 - An agreement with Personnel Research & Development Corporation DBA Pradco for conducting a manager development program for up to 10 employees in the amount of \$35,000, plus \$2,100 per each additional participant, along with other expenses pertaining to this program. Requested the dispense of the second and third readings and add the emergency clause to implement this program.
- Master Plan Steering Committee - The Master Plan Steering Committee plans to meet on Wednesday, February 21, 2024, at 6:00 p.m. in the Police Station Training Room to review round 3 public input and the master plan document to discuss the next steps in the adoption process. Information about the Master Plan is available at [RidgevilleReady.com](http://RidgevilleReady.com).
- Active Transportation Plan Connectivity Survey - The City of North Ridgeville, in partnership with the Northeast Ohio Areawide Coordinating Agency (NOACA), is embarking on a public engagement process to gather community input for a citywide Active Transportation Plan. This plan builds upon recommendations from the recent Master Plan process in regard to connectivity and safety. The goal is to develop an interconnected trail and sidewalk network that links residents and workers to local and regional assets. It would help prioritize future trail and sidewalk connections within the city by participating in the survey and attending the various public meetings held throughout the planning

process. The first meeting is Monday, March 25, 2024, at 6:30 p.m. at LCCC Ridge Campus. The survey is on the City's website at [nridgeville.org](http://nridgeville.org).

- North Ridgeville Announces Hometown Heroes Project - The City of North Ridgeville recognizes the great sacrifice that the military members make in serving the country. To honor these men and women, local families can purchase streetscape banners through the Hometown Heroes Project, which will be installed along Bainbridge Road in the vicinity of the new North Ridgeville Veterans Memorial at South Central Park. In celebration of the opening of the memorial in 2024, banners will be hung from Memorial Day through Veterans Day for two years then the banner will be returned to the owner. Residents could visit the City's website to download and complete the application. Due to the limited availability of poles for display, banner applications will be accepted on a first-come, first-served basis.
- Primary Election & Voter Registration - This year's primary election is scheduled for March 19. In order to vote in this election, individuals must be registered to vote by February 20, 2024. The Lorain County Board of Elections has extended its hours to accommodate voter registration. The Lorain Council Board of Elections will be open until 9:00 p.m.
- Two important RENEWAL issues on the ballot for consideration:
  - Issue 7, a proposed 2.25 mill levy renewal, is on the March 19, 2024 ballot, which will provide funds for staffing and equipment needed to operate the City's paramedic service. Because the levy is a renewal, it will not result in any additional taxes to property owners.
    - In 1995, North Ridgeville voters passed the City's first paramedic levy. Those funds were used to hire seven firefighter/paramedics and to equip the Fire Department's ambulances to provide advanced life support care. Since then, each levy renewal has been supported by the community. The department now has 39 state-certified paramedics on staff and every North Ridgeville firefighter is required to be a paramedic at the time of hire.
    - In 2023, the Fire Department responded to 5,269 calls for assistance through 911. Over 85 percent of those calls were for emergency medical assistance. The funds received through the paramedic levy are dedicated to ensuring the Fire Department's ambulances, equipment, staffing and training meet the needs of the growing community.
  - Issue 8, the North Ridgeville Branch Library is a proposed 1.91 mill renewal levy which will provide operating revenues for the North Ridgeville Branch Library. Operating revenues are used for building maintenance and renovation, maintaining and growing the collection of books and other loaned items, program supplies, technology, staffing, and more. These funds make up over 85% of the operating revenues for the North Ridgeville branch and are essential in maintaining the current level of service.

Moved by Mayor Corcoran and seconded by Swenk to go into an Executive Session to consider the appointment and employment of a public employee or official; to consider the purchase of real property.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

Adjourned into Executive Session at 7:17 p.m.

Reconvened into the Regular Council meeting at 7:34 p.m.

Mayor Corcoran concluded his report.

**2. Engineer:**

City Engineer Christina Eavenson provided the following updates:

- Ordinance 2024-26 is brought to revise Chapter 1444 – Building Permits and Fees to remove some of the ambiguity and to remove the Engineering permits from the Building Chapter. These items would be moved to a new Chapter 1010 – Engineering Permits and Fees. Now the Engineering Permits have been piggybacked onto the Building Permits, making it cumbersome for the office staff to process and record their approvals.
- The Root Road closure between Center Ridge and Bainbridge for water line work affiliated with St. Peters was moved to this Thursday starting at 6:00 p.m. until they finish the work. Water will remain on.
- Lorain County Engineer's office oversees the inspection and maintenance of six of city's bridges. Recently, they inspected the bridge over Ridgeway Ditch on Sugar Ridge which is approximately 500 feet west of Maddock Rd. They appraised it as a 3. Therefore, new weight limitations have been posted for the bridge, which only affects special vehicles like garbage trucks and other construction vehicles. The department is notifying local businesses. The area isn't a designated truck route anyway but want everyone in the area to be aware. In recent discussions with the county, they are going to pursue looking for some funding to replace the bridge.
- The City is wrapping up the 2023 Backflow Program. Due to inactivity from the property owners, the department had to issue approximately 15 citations to residential customers who were not compliant with their backflow devices as well as another 15 citations to commercial customers who also did not adhere to the backflow inspection requirements. The department is working on commercial business audits required by the Ohio EPA. The City's consultant, Bulldog Backflow Services, is performing the required inspections for approximately 80 commercial properties.
- It is that time of year again that the city may be losing large chunks out of the roadways due to the freeze-thaw process. If residents notice a new pothole developing, there is a form that can be completed on the City's website which is on the Service Departments homepage with a link on the right-hand side. This form can also be used to submit a variety of issues encountered such as ditch blockages, potential water main leaks, and sewer blockages.
- Lastly, Engineering, with the help of the service garage, identified six drive culvert pipes in roadside ditches that were in disrepair and needed replacement. These pipes were found to be structurally unsound and potentially at risk for the traveling public and a potential for ditch impediment. Notifications were given to the homeowners to replace these culverts and all of them have been replaced.

City Engineer Eavenson concluded her report.

**3. Director of Finance:**

No report was provided.

**4. Other Reports:**

President Jacobs noted the following reports:

January 2024 Water Distribution and EPA Report  
January 2024 Building Division Report

**COUNCIL COMMITTEE REPORT(S):**

There were none.

**CORRESPONDENCE:**

There were none.

**OLD BUSINESS:**

There were none.

**NEW BUSINESS:**

New Liquor Permit Request:

A request from the Ohio Division of Liquor Control for a new permit request from CAPL Retail LLC at 32393 Lorain Road.

(Council action required - move not to request a hearing so that this permit can be sent to the state for final disposition by March 12, 2024)

Moved by Winkel and seconded by Awig to not request a hearing so that this permit can be sent to the state for final disposition by March 12, 2024.

A voice call vote was taken, and the motion carried.

Yes - 7                      No - 0

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of February 13, 2024:

**1. PPZ2024-0242: Liberty Elementary School, 5700 Jaycox Rd, PPN 07-00-020-113-005**

Applicant: North Ridgeville City Schools, 34620 Bainbridge Rd, North Ridgeville, OH. Proposal consists of constructing modular classrooms at Liberty Elementary School. Property zoned R-1 Residence District.

**PC ACTION: by a vote of 4-0.**

Moved by Abens and seconded by Swenk to approve the Planning Commission approval for PPZ2024-0242: Liberty Elementary School.

A roll call vote was taken, and the motion carried.

Yes - 7                      No - 0

**2. PPZ2024-0244: Luai Abuasi, 35970 Center Ridge Rd, PPN 07-00-021-102-040**

Applicant: Khalil Ewais, Pioneer Engineering, 3490 West 46<sup>th</sup> St, Cleveland, OH 44102. Proposal consists of repurposing vacant auto repair shop for retail use. Property zoned B-3 Highway Commercial District.

**PC ACTION: by a vote of 3-1 (Smolik).**

Councilman Abens explained that the owner plans to improve the property and there is enough parking spots for their plan.

Moved by Abens and seconded by Winkel to approve the Planning Commission approval for PPZ2024-0244: Luai Abuasi.

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

**3. PPZ2024-0245: Wink Bell, Inc., 36885 Center Ridge Rd, PPN 07-00-028-103-001, -002**

Owner: Wink Bell, Inc., 5640 Broad Blvd, North Ridgeville, OH 44039. Proposal consists of an addition to existing building, parking expansion and lot consolidation. Property zoned B-5 Architectural Business District.

**PC ACTION: by a vote of 4-0 with the condition that the Administration takes a look at the buffering requirements along the south property line and along the existing dwelling to the east to provide additional buffering with Evergreens and or other planting materials they deem fit.**

Councilman Winkel announced his recusal from the discussion and decision of PPZ2024-0245: Wink Bell, Inc., proposal.

Councilman Abens stated that the new owner of the property in question has taken the initiative to make necessary improvements and ensure that the building is compliant with the Americans with Disabilities Act (ADA).

Councilwoman Swenk expressed concern about property owners not being notified.

Councilwoman Awig acknowledged Mr. Fox's concerns and assured him that she understands the importance of being a good neighbor. She expressed her belief that the property owner likely has good intentions and intends to be a responsible member of the community.

Councilman DeVries apologized to Mr. Fox for not being able to get back to his phone call. He explained that the building had been sitting for a long time, and it is a good thing that abandoned buildings in the city are being improved.

President Jacobs explained that the proposal was reviewed by the Economic and Development Director Kim Lieber, Chief Building Official Guy Furdson, members of the Engineering Division, members of the Fire Department, and members of the Planning Commission. This thorough evaluation by multiple departments and the Planning Commission ensured that the project would bring a positive impact to the community while adhering to all necessary guidelines.

Moved by Abens and seconded by Awig to approve the Planning Commission approval for PPZ2024-0245: Wink Bell, Inc.

A roll call vote was taken, and the motion carried.

Yes – 4                      No – 2 (Swenk and Shaffer)

**4. Ordinance No. 2024-4, An ordinance amending the zoning map of the City of North Ridgeville such that permanent parcel number 07-00-023-101-074 located at 8371 Avon Belden Road be rezoned from R-1 Residence District to I-2 Light Industrial District.**

**PC ACTION: by a vote of 4-0.**

Moved by Abens and seconded by Swenk to approve the Planning Commission approval for **Ordinance No. 2024-4.**

A roll call vote was taken, and the motion carried.

Yes – 7                      No – 0

**RECESS:**

Moved by Winkel and seconded by Swenk to dispense with recess.

A voice vote was taken, and the motion was carried.

Yes - 7      k      No - 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

**Clerk of Council Nicholas Ciofani:**

2024-26      AN ORDINANCE PROVIDING FOR THE AMENDMENT OF CHAPTER 1444 BUILDING PERMITS AND FEES OF THE NORTH RIDGEVILLE BUILDING AND HOUSING CODE AND THE ESTABLISHMENT OF A NEW CHAPTER 1010 ENGINEERING PERMITS AND FEES IN THE STREETS, UTILITIES AND PUBLIC SERVICES CODE.  
(Introduced by Mayor Corcoran)

This ordinance was referred to the Building and Lands Committee.

**Clerk of Council Nicholas Ciofani:**

2024-27      AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH DUNNE MANNING REALTY LP, FOR THE PURCHASE OF REAL PROPERTY IN THE AMOUNT OF \$250,000.00 PLUS CLOSING COSTS.  
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

**Clerk of Council Nicholas Ciofani:**

2024-28      AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH PERSONNEL RESEARCH & DEVELOPMENT CORPORATION DBA PRADCO FOR CONDUCTING A MANAGER DEVELOPMENT PROGRAM FOR UP TO TEN (10) CITY OF NORTH RIDGEVILLE EMPLOYEES IN THE AMOUNT OF \$35,000.00, PLUS \$2,100.00 PER EACH ADDITIONAL PARTICIPANT, ALONG WITH OTHER EXPENSES PERTAINING TO THIS PROGRAM.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2024-28.

A voice vote was taken, and the motion carried.

Yes - 7      No - 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to implement this program.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes - 7      No - 0

Moved by Mayor Corcoran and seconded by Awig to adopt 2024-17 amended with the emergency clause.

Councilman Abens explained that he had difficulty with the legislation needing an emergency. He added that he understands there is a time constraint with the particular program; therefore, he is in support of the legislation.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-28.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

2024-29                      AN ORDINANCE AMENDING ORDINANCE NUMBER 6121-2023 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.  
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-29.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to meet the City's financial obligations in a timely manner.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7                      No – 0

Moved by DeVries and seconded by Awig to adopt 2024-29 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-29.**

Yes – 7                      No – 0

**SECOND READINGS:**

**Clerk of Council Nicholas Ciofani:**

2024-4                      AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT PERMANENT PARCEL NUMBER 07-00-023-101-074 LOCATED AT 8371 AVON BELDEN ROAD BE REZONED FROM R-1 RESIDENCE DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.  
(Introduced by Mayor Corcoran; First Reading on 01-02-2024; Second Reading on 0-16-2024; Planning Commission on 02-13-2024; Public Hearing on 02-20-2024)

This Ordinance moved to third reading.

**Clerk of Council Nicholas Ciofani:**

2024-13                      AN ORDINANCE AMENDING CHAPTER 1480 AND CHAPTER 660 AND REPEALING CHAPTER 1476 AND CHAPTER 650 OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO MAKE IMPROVEMENTS AND CLARIFICATIONS TO REQUIREMENTS FOR PROPERTY MAINTENANCE.



(Introduced by Mayor Corcoran; Formerly known as T 148-2023 for First Reading on 12-18-2023; Building and Lands Committee Meeting on 1-16-2024; Report to Council on 02-05-2024)

This Ordinance moved to third reading.

**Clerk of Council Nicholas Ciofani:**

2024-14 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT(S) FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF CHEMICALS TO BE USED BY THE FRENCH CREEK WASTEWATER TREATMENT PLANT.  
(Introduced by Mayor Corcoran; First Reading on 02-05-2024)

This Ordinance moved to third reading.

**THIRD READINGS:**

**Clerk of Council Nicholas Ciofani:**

2024-7 AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE ULTRASONIC WATER METERS AND APPURTENANCES FROM BADGER METER, INC., NOT TO EXCEED \$200,000.00 FOR CALENDAR YEAR 2024.  
(Introduced by Mayor Corcoran; First Reading on 01-16-2024; Second Reading on 02-05-2024)

Moved by Swenk and seconded by Abens to adopt 2024-7.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-7.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

2024-8 AN ORDINANCE TO AMEND CHAPTER 1062 CEMETERIES OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO REVISE REGULATIONS.  
(Introduced by Mayor Corcoran; First Reading on 01-16-2024; Amended on the floor on 01-16-2024; Second Reading on 02-05-2024)

Moved by Swenk and seconded by Winkel to adopt 2024-8.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-8.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

2024-10 AN ORDINANCE AMENDING CHAPTER 215 LIEN PROCEDURES OF THE NORTH RIDGEVILLE ADMINISTRATION CODE.  
(Introduced by Mayor Corcoran; First Reading on 01-16-2024; Second Reading on 02-05-2024)

Moved by Swenk and seconded by Winkel to adopt 2024-10.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-10.**

Yes – 7                      No – 0

**Clerk of Council Nicholas Ciofani:**

2024-25 AN ORDINANCE VACATING ELM STREET, AN UNUSED, UNDEVELOPED STREET, BETWEEN WALLACE BLVD. AND CORNELL AVENUE AND ABUTTING FOUR PROPERTIES, ONE OF WHICH ENCROACHES INTO ELM STREET, UPON ACTION INITIATED BY CITY COUNCIL.

(Introduced by Mayor Corcoran; Formerly known as T 97-2023 for referral to Planning Commission on 09-28-2023; Building and Lands Committee Meeting on 10-16-2023; Public Hearing on 11-06-2023, Second Reading on 11-20-2023; Tabled on 12-04-2023 Until Land Survey Results Are Complete)

Moved by Swenk and seconded by Winkel to adopt 2024-25.

Councilwoman Swenk acknowledged that she has heard the concerns raised by the resident regarding the 2024-25 legislation during the lobby session. She assured the resident and the public that there have been numerous meetings dedicated to discussing the legislation in question. Adoption is necessary at this point because the legislation has reached its third reading.

President Jacobs confirmed that he has been in touch with Ms. Zidek and acknowledged her frustration. He also mentioned that Ms. Zidek supports the adoption of the legislation to complete the sale of her home.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-25**.

Yes - 7                      No - 0

**MEETING ANNOUNCEMENTS:**

President Jacobs noted the following:

1. The next Regular Council meeting will be on Monday, March 4, 2024, at 7:00 p.m. in Council Chambers.

**ADJOURNMENT:**

President Jacobs adjourned the meeting at 7:50 p.m.

Approval of minutes on March 4, 2024:



Jason Jacobs  
PRESIDENT OF COUNCIL



Nicholas Ciofani  
CLERK OF COUNCIL