

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
March 4, 2024**

CALL TO ORDER:

President Jacobs called the Monday, March 4, 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, Director of Finance April Wilkerson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the City Council Public Hearing Meeting Minutes dated February 20, 2024, and the City Council Meeting Minutes dated February 20, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs mentioned the minutes as follows:

Parks and Recreation Commission Meeting Minutes dated January 24, 2024
Board of Zoning and Building Appeals Meeting Minutes dated February 22, 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.

Economic Growth

John Vrtachnik, residing at 5553 Main Avenue, remarked that he has lived in the city for a long time. He expressed that the important impression is the first impression. He provided examples of areas within the city where trucks are parked on front lawns, old school buses are adjacent to houses, and yards are used for storage. Mr. Vrtachnik referenced the City of Avon's ordinances, highlighting their prohibition of used car lots unless associated with a new car dealership. He advised the City Council and the Administration to review zoning violations and address areas in need of improvement to attract businesses.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under the first readings, he requested an emergency passage on several pieces of legislation.
 - 2024-30, an ordinance authorizing the Mayor to enter into an agreement with a properly certified sludge hauler for transport, beneficial reuse, and disposal of sludge solids from the French Creek Wastewater Treatment Plant. The Mayor requested to dispense of the second and third readings and add the emergency clause in order to continue to keep the sludge removal from the plant on schedule.
- Ridgeville Ready Master Plan - The Ridgeville Ready Steering Committee has been hard at work reviewing the final draft of the North Ridgeville Master Plan. At their meeting on February 21, they reviewed the public input obtained from the last round of community engagement and incorporated comments and suggestions into the final plan recommendations. The Master Plan will be formally presented to the Planning Commission at their meeting on March 12, 2024. The final plan is the result of over a year of hard work which included technical analysis and three rounds of community engagement which yielded over 2,195 pieces of input. The document contains 83 recommendations organized into eight chapters. The plan is available at RidgevilleReady.com.
- Coffee & Conversation - On Tuesday, March 5, 2024, for the Mayor's monthly coffee. This month's coffee is an evening event from 6:00 – 7:00 p.m. in Council Chambers.
- Dementia Friends Community Education Session - North Ridgeville is working toward becoming a dementia-friendly community. Educational sessions will be held throughout the year to help everyone in our community understand how dementia impacts individuals and families, and things the City could do to make a difference in the lives of those affected. Attend this free, one-hour session on Thursday, March 7, 2024, from 6:00-7:00 p.m. at the North Ridgeville Senior Center.
- Primary Election & In-Person Voting - This year's primary election is scheduled for March 19, 2024. As a reminder, the City has Issue 7, a 2.25 mill levy renewal on the ballot, that would provide funds to operate the City's paramedic service. Because this is a renewal of an existing levy, it would not result in any additional taxes to property owners.
- In addition, the North Ridgeville Branch Library has a renewal on the ballot, Issue 8, a 1.91 mill renewal levy to provide operating revenues. This too, is a renewal and would not result in additional property taxes.
- If residents want to cast their vote early in person, residents could visit the Lorain County Board of Elections during their office hours through election day.
- State of North Ridgeville - School Superintendent Roxann Caserio and the Mayor plan to deliver the State of North Ridgeville Address. This is a free event and open to the general public. The State of North Ridgeville is on Thursday, March 21, 2024, at 6:00 p.m. at the North Ridgeville Academic Center. No RSVP is necessary.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following updates:

- Recently contracted with OHM Engineering to provide some onsite engineering services to assist with the Division's workload. Joe Wright is the person that would be helping out and he was the City Engineer for Avon Lake. Mr. Wright will be at City Hall for two days a week – Tuesday and Thursday.
- Added that Lori Birschbach-Tober has been hired as the new Assistant City Engineer and starts on March 18, 2024.

City Engineer Eavenson concluded her report.

3. Director of Finance:

No report was provided.

4. Other Reports:

President Jacobs noted the following report:

February 2024 Parks and Recreation Division Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

There were none.

RECESS:

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

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

Yes – 7 No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

2024-30 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH A PROPERLY CERTIFIED SLUDGE HAULER FOR TRANSPORT, BENEFICIAL REUSE AND

DISPOSAL OF SLUDGE SOLIDS FROM THE FRENCH CREEK WASTEWATER TREATMENT PLANT.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2024-30.

Councilwoman Swenk inquired about the contractor for the sludge removal, asking whether the City would continue with the same contractor or opt for a different one.

Mayor Corcoran clarified that the legislation pertains to annual sludge removal for the use of multiple vendors. He explained that prices fluctuate due to weather conditions and the availability of farm fields for disposal.

A voice vote was taken, and the motion carried.
Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause to remove the sludge as soon as possible.

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 Winkel to adopt 2024-30 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-30**.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-31 AN ORDINANCE AMENDING SECTION 1268.02 OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO ELIMINATE TRUCK TERMINALS FROM THE LIST OF CONDITIONAL USES IN THE B-3 HIGHWAY COMMERCIAL DISTRICT.
(Introduced by Mayor Corcoran)

This Ordinance was referred to the Planning Commission for review.

Clerk of Council Nicholas Ciofani:

2024-32 A RESOLUTION OF THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO, APPROVING AND RATIFYING AN APPLICATION FOR TAX ABATEMENT IN COMMUNITY REINVESTMENT AREA NO. 14 CREATED BY CITY OF NORTH RIDGEVILLE RESOLUTION NO. 768-94 AND SUBSEQUENT AMENDMENTS THERETO, FOR RUF US INC.
(Introduced by Mayor Corcoran)

Mayor Corcoran provided background information on the tax abatement agreement with RUF US INC. The agreement aims to attract a new manufacturing business to the City of North Ridgeville, benefiting both the local schools and the community. The proposed location for RUF US Inc. is a 10-acre property adjacent to Dayton Freight. The company planned to invest over \$5 million in building their facility, with potential expansion in the future. The anticipated 18 jobs with a payroll of about \$1.8 million. Over the next 10 years, this number is expected to grow to 50 jobs.

Mayor Corcoran added that the property currently generates \$239.30 annually of property taxes as it is used for farming - The school receives \$136 of the \$239.30. The proposed tax abatement agreement would significantly increase this contribution, with the schools expected to receive approximately \$43,000 annually. Tax abatements are viewed as long-term investments.

This Ordinance moved to second reading.

SECOND READINGS:

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; First Reading on 02-20-2024)

This Ordinance moved to third reading.

Mayor Corcoran indicated that the administration is still in the process of finalizing the details regarding the purchase of the property.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

Moved by President Jacobs and seconded by Swenk to suspend the bylaws to read Ordinance Number 2024-4 by title only.

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

Yes - 7 No - 0

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; Second Reading on 02-20-2024)

Moved by Swenk and seconded by Abens to adopt 2024-4.

Mayor Corcoran explained that the legislation is needed to bring businesses to the community and cut down on the number of homes.

Councilman Abens expressed that he was surprised that there weren't any negatives from the residents in the area.

President Jacobs remarked that the City is looking at ways to proactively rezone and it is a necessary step to help ensure land use.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-4.**

Yes - 7 No - 0

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; Second Reading on 02-20-2024)

Moved by Swenk and seconded by Abens to adopt 2024-13.

Councilman Shaffer inquired about the length of grass going from 12 inches to 8 inches. Mr. Shaffer noted his findings from other communities. He wanted to know the benefit of lowering the length of grass to 8 inches.

Councilwoman Swenk remarked that the benefit would be for the safety, health, and welfare of the community.

Mayor Corcoran explained that tall grass is a nuisance and it is one of the most popular complaints. The current laws extend the complaint process, so decreasing the height allows the administration to get to complaints quicker.

Councilman Abens remarked that the legislation is also to allow the Building Division to enforce upon the complaints.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-13.**

Yes - 7 No - 0

{Clerk notes: Mayor Corcoran clarified his motion regarding Ordinance Number 2024-30. He indicated that the ordinance was intended to be amended to include retroactive language.}

First Reading:

Clerk of Council Nicholas Ciofani:

2024-30 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH A PROPERLY CERTIFIED SLUDGE HAULER FOR TRANSPORT, BENEFICIAL REUSE AND DISPOSAL OF SLUDGE SOLIDS FROM THE FRENCH CREEK WASTEWATER TREATMENT PLANT.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2024-30.

A voice vote was taken, and the motion carried.

Yes - 7 No - 0

Moved by Mayor Corcoran and seconded by Winkel to rescind the original motion to adopt with emergency clause for Ordinance Number 2024-30.

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

Yes - 7 No - 0

Moved by Mayor Corcoran and seconded by Swenk to amend 2024-30 to add language to make the legislation retroactive back to January 1, 2024.

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

Yes - 7 No - 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2024-30 amended with the emergency clause to remove the sludge as soon as possible.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-30 with amendments.**

Yes - 7 No - 0

Third Readings:

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; Second Reading on 02-20-2024)

Moved by Swenk and seconded by Winkel to adopt 2024-14.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-14.**

Yes - 7 No - 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular Council meeting will be on Monday, March 18, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:32 p.m.

Approval of minutes on March 18, 2024:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL