

**NORTH RIDGEVILLE CITY COUNCIL  
REGULAR MEETING MINUTES  
March 18, 2024**

**CALL TO ORDER:**

President Jacobs called the Monday, March 18, 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, 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 Meeting Minutes dated March 4, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs mentioned the minutes as follows:

Civil Service Commission Meeting Minutes dated March 4, 2024  
Building and Lands Committee Meeting Minutes dated March 4, 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.

**Roosters Complaint**

Bill Eichler, residing at 36485 Schafer Dr, voiced his concerns regarding roosters in his neighborhood and the disturbing noise they produce. He expressed his belief that the presence of roosters is a nuisance and inquired about the possibility of implementing or revisiting a noise ordinance to address this issue.

**ADMINISTRATORS REPORTS:**

**1. Mayor:**

Mayor Corcoran remarked the following.:

- Opening of Police Station - The North Ridgeville Police Department is now officially at their new station on Ranger Way. A ribbon cutting and open house are scheduled at their new facility on Saturday, April 27, 2024, from 11:00 a.m. to 1:00 p.m.
- As of Monday, March 18, 2024, all City Hall, including Police, Fire, and Public Works phone numbers changed with the implementation of a new phone system. A postcard was mailed out last week to alert residents of this change. Please visit the city's website at [nridgeville.org](http://nridgeville.org) to obtain the list of all new departmental numbers. City Hall's main number is (440) 490-2042; Police Non-Emergency (440) 490-2001; Fire Non-Emergency (440) 490-2040 and Public Works (440) 490-2094.
- Primary Election – March 19, 2024, is Election Day. Polls are open from 6:30 a.m. until 7:30 p.m. The City has two important issues on the ballot. Issue 7, a 2.25 mill levy renewal, that will provide funds to operate the city's paramedic service. Because this is a renewal of an existing levy, it will 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 will not result in additional property taxes.

- State of North Ridgeville - School Superintendent Roxann Caserio will be joining the Mayor as they deliver the State of North Ridgeville Address. This is a free event and open to the general public. The Address is on Thursday, March 21, 2024, at 6:00 p.m. at the North Ridgeville Academic Center. No RSVP is necessary.
- Easter Egg Hunt - The Rotary Club of North Ridgeville will be hosting its annual Easter Egg Hunt, on Saturday, March 23, 2024, at the Ranger Stadium. Gates open at 12:30 p.m. and the egg hunt starts at 1:00 p.m. The Egg Hunt is for ages 1-9.
- Active Transportation Plan Meeting - The Active Transportation Plan Connectivity Survey is still on the City's website. 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. The plan is to help prioritize future trail and sidewalk connections within the city by participating in the survey, available on the City's website, and by attending the various public meetings held throughout the planning process. The first meeting will be on Monday, March 25, 2024, at 6:30 p.m., at LCCC Ridge Campus.

- Cemetery Spring Clean Up - In an attempt to beautify the city's cemeteries, the North Ridgeville Cemetery Department asked for help in clearing all plastic and artificial flowers and any other winter holiday-weathered decorations by Sunday, March 24, 2024. All items left will be disposed of beginning Monday, March 25, 2024, and will not be able to be retrieved.
- City Hall Offices Closed - City Offices will be closed on Friday, March 29, 2024, in observance of Good Friday.

Moved by Winkel and seconded by Awig to discuss the purchase of property and pending or imminent court action.

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

Yes – 7                      No – 0

Adjourned into Executive Session at 7:09 p.m.

Reconvened into the Regular Council meeting at 7:35 p.m.

Moved by Jacobs and seconded by Swink to reconvene into the Regular Council meeting.

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

Yes – 7                      No – 0

Mayor Corcoran concluded his report.

## **2. Engineer:**

City Engineer Christina Eavenson provided the following updates:

- Engineering Division has four ordinances before Council: Traffic paint striping, Catch Basin rehabilitation, Rehabilitation of crack sealing, and Full-depth concrete pavement replacement.
- Complaint logs and pavement condition reports will be posted on the North Ridgeville Facebook page once finalized.
- The City received a NOACA grant of \$2 million for the Sugar Ridge Road rehabilitation project.
- On March 20, 2024, the outside eastbound lane on Center Ridge Road will be closed from 8:00 p.m. to 5:00 p.m. Drivers will not be able to make a right-hand turn on State Route 83 during those times.
- The city's engineering contractor is addressing the contaminated soil issue on the city-owned property at the southwest corner by conducting borings in the pavement and on the property.

City Engineer Eavenson concluded her report.

### **3. Director of Finance:**

April Wilkerson, the Finance Director, requested the inclusion of an emergency clause to ensure that the Finance Department has the required resources to reach its financial obligations for the following legislation.

- Ordinance No. 2024-40 – 2024 Appropriations Amendment
- Ordinance No. 2024-21 – Execute of Then and Now Certificates.

Finance Director April Wilkerson concluded her report.

President Jacobs noted the following report:

February 2024 Financial Report

### **4. Other Reports:**

President Jacobs noted the following report:

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

### **COUNCIL COMMITTEE REPORT(S):**

BUILDING AND LANDS COMMITTEE REPORT dated March 4, 2024 – The committee reviewed and considered 2024-26. The Committee motioned to send 2024-26 back to the City Council for consideration.  
(Council action required)

Moved by Winkel and seconded by Awig to accept the Building and Land Report dated March 4, 2024.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

### **CORRESPONDENCE:**

There were none.

### **OLD BUSINESS:**

There were none.

### **NEW BUSINESS:**

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of March 12, 2024:

#### **2024 Master Plan**

**PC ACTION: Approved by a vote of 5-0**

Moved by Abens and seconded by Swenk to the Planning Commission approval for the 2024 Master Plan.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

**Ordinance No. 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.

(Referred by Council to Planning Commission on March 4, 2024)

**PC ACTION: Approved by a vote of 4-1 (Ali).**

Councilman Abens noted that the legislation only affects B-3 Highway Commercial Districts.

Moved by Abens and seconded by Swenk to approve the Planning Commission Approval for Ordinance 2024-31.

A voice vote was taken, and the motion carried.

Yes – 7                      No – 0

**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)**

**Assistant Clerk of Council Fijabi Gallam:**

2024-33                      AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND NEGOTIATE CONTRACT(S) FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF ROADWAY MATERIALS TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

**(Introduced by Mayor Corcoran)**

This Ordinance moved to the second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-34                      AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW FOR THE RENTAL OF EQUIPMENT AND RELATED SERVICES FOR ROAD REPAIR AND MAINTENANCE TO BE USED BY THE SERVICE DEPARTMENT.

**(Introduced by Mayor Corcoran)**

This Ordinance moved to the second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-35 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2024 TRAFFIC PAINT STRIPING AND OTHER APPURTENANCES, NOT TO EXCEED \$180,000.00.  
(Introduced by Mayor Corcoran)

This Ordinance moved to the second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-36 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2024 CATCH BASIN REHABILITATION PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$150,000.00.  
(Introduced by Mayor Corcoran)

This Ordinance moved to the second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-36 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2024 CATCH BASIN REHABILITATION PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$150,000.00.  
(Introduced by Mayor Corcoran)

This Ordinance moved to the second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-37 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2024 CRACK SEAL PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$150,000.00.  
(Introduced by Mayor Corcoran)

This Ordinance moved to second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-38 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2024 FULL DEPTH CONCRETE PAVEMENT REPLACEMENT PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$900,000.00.  
(Introduced by Mayor Corcoran)

This Ordinance moved to second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-39            A RESOLUTION ADOPTING THE RIDGEVILLE READY 2024 MASTER PLAN.  
(Introduced by Mayor Corcoran)

This Resolution moved to second reading.

**Assistant Clerk of Council Fijabi Gallam:**

2024-40            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 2024-40.

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 provide the Department of Finance with the necessary financial resources.

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 2024-40 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-40.**

Yes – 7            No – 0

**Assistant Clerk of Council Fijabi Gallam:**

2024-41            A RESOLUTION AUTHORIZING THE EXECUTION OF THEN AND NOW CERTIFICATES  
BY THE CITY FISCAL OFFICER AND THE PAYMENT OF AMOUNTS DUE FOR VARIOUS  
PURCHASE ORDERS.  
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-41.

Finance Director Wilkerson noted that the amount that is due was appropriated for 2024.

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 provide the Department of Finance with the necessary financial resources.

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 2024-41 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-41.**

Yes – 7                  No – 0

**Assistant Clerk of Council Fijabi Gallam:**

2024-42                  A RESOLUTION ACCEPTING GRANT FUNDS FROM THE OHIO ENVIRONMENTAL PROTECTION AGENCY FOR THE 2024 WATER BOTTLE REFILLING STATION GRANT, REFERRED TO AS THE 2024 WBRSG.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-42.

A voice vote was taken, and the motion carried.

Yes – 7                  No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to accept a grant before the required deadline.

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 Swenk to adopt 2024-42 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2024-42.**

Yes – 7                  No – 0

**SECOND READINGS:**

**Assistant Clerk of Council Fijabi Gallam:**

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; First Reading 03-04-2024; Planning Commission on 03-14-2024)

This Ordinance moved to the third reading.

**Assistant Clerk of Council Fijabi Gallam:**

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; First Reading 03-04-2024)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the third reading for 2024-32.

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

Moved by Mayor Corcoran and seconded by Swenk to adopt 2024-32.

A roll call vote was taken on the adoption, and the motion carried for **Resolution Number 2024-32**.  
Yes – 7                      No – 0

**THIRD READINGS:**

**Assistant Clerk of Council Fijabi Gallam:**

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 02-20-2024; Second Reading 03-04-2024)

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to finalize the negotiations for the purchase of the property.

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

Moved by Swenk and seconded by Winkel to adopt 2024-27 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-27**.  
Yes – 7                      No – 0

**MEETING ANNOUNCEMENTS:**

President Jacobs noted the following:

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

President Jacobs reminded everyone to exercise their right to vote in the primary elections.

**ADJOURNMENT:**

President Jacobs adjourned the meeting at 7:55 p.m.

Approval of minutes on April 1, 2024:



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Jason Jacobs  
PRESIDENT OF COUNCIL



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Nicholas Ciofani  
CLERK OF COUNCIL