

**NORTH RIDGEVILLE CITY COUNCIL
MEETING MINUTES
October 16, 2023**

CALL TO ORDER:

President Jacobs called the Monday, October 16, 2023, 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, Frank Toth, President Pro-Tem Bruce Abens, 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 Deputy Clerk of Council Tina Wieber.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the City Council Meeting Minutes dated October 2, 2023. No discussion was offered.

The meeting minutes stand approved as submitted.

President Jacobs noted the following.:

Board of Zoning and Building Appeals Meeting Minutes dated September 28, 2023
Planning Commission Meeting Minutes dated October 10, 2023

LOBBY:

President Jacobs opened the lobby session. He reminded everyone that the lobby session is not meant to be an interactive question and answer session, but it is an opportunity for the public to address the City Council and the City's 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.

No lobby session.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under first readings, he would be requesting emergency passage on several pieces of legislation.
- Master Plan Steering Committee Meeting - The Master Plan Steering Committee meeting is at 6:00 p.m. on Thursday, October 19, 2023, in Council Chambers. The meeting is open to the public.
- Fall Fest - Parks & Recreation is hosting the annual Fall Fest at South Central Park from 4:00 p.m. – 6:00 p.m. on Saturday, October 21, 2023. It was previously scheduled for this past Saturday but because of the anticipated weather conditions, it was postponed. Families would experience fun games, food vendors, face and pumpkin painting, balloon animals, pumpkin bowling, a photo booth, and hay rides (weather permitting). This is a free event.
- Spaghetti Dinner - North Ridgeville Senior Center is hosting a spaghetti dinner on Friday, October 27, 2023, from 5:00 p.m. to 7:00 p.m. at the Senior Center. Tickets are \$8 for adults, \$7 for seniors, and \$5 for children 10 and under. Dinner includes spaghetti and meatballs, side salad, and bread. Drinks and desserts are available for \$1 each. Dine in or take out. Proceeds benefit programs at the Senior Center. Mayor Corcoran Thanked VFW Post 9871 for sponsoring the event.
- Citywide Trick or Treat - Citywide trick or treat is planned to take place on Tuesday, October 31, 2023, from 6:00 p.m. - 7:30 p.m. Residents should turn their street/porch light on if they plan to participate in passing out candy. Mayor Corcoran reminded everyone to drive carefully throughout the city to ensure the safety of our children.
- Annual Cleveland Stache Dash 5K/1 Mile Fun Run-Walk - Parks and Recreation is sponsoring the 10th annual Stache Dash on Saturday, November 4, 2023. Participants could visit the Parks & Recreation Department webpage to register for the event. On race day, Bainbridge Road would be temporarily closed between SR 83 and Mitchell Drive from approximately 8:00 a.m. until 10:30 a.m. to conduct the race.

Moved by Mayor Corcoran and seconded by Swenk to go into Executive Session to discuss the purchase of property and conference with the public body's attorney concerning pending court action.

A roll call vote was taken and the motion carried.

Yes – 7 No – 0

Adjourned into Executive Session at 7:04 p.m.

Reconvened into the Regular Council meeting at 7:45 p.m.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following updates:

- The stripping contractor is ready to commence work, pending acceptable pavement conditions.
- Maddock Road is scheduled to close for about four weeks, beginning on Monday, September 23, 2023, to initiate work on the railroad over the Ridgeway ditch.
- The Engineering Department has welcomed a new inspector, John Bova, to their team.

City Engineer Eavenson concluded her report.

3. Director of Finance:

No report provided

4. Other Reports:

President Jacobs noted the following report:

September 2023 Building Division Report
September 2023 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORT(S):

There was none.

CORRESPONDENCE:

There was none.

OLD BUSINESS:

There was none.

NEW BUSINESS:

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of October 10, 2023:

1. PPZ2023-0223: The Crossing at French Creek Subdivision, 5725 Avon Belden Rd, PPN 07-00-019-000-010, 07-00-020-101-001, -042

Proposal consists of preliminary plan approval for a residential subdivision. Property zoned R-1 Residence District.

PC ACTION: Approved by a vote of 4-0 with the following conditions:

1. All setbacks according to code must be met.
2. If the sanitary sewer can't go to Route 83, the developer must do a sanitary sewer evaluation study in the Ridgeway Blvd area.
3. The developer will provide an updated trip generation analysis.

Councilman Abens provided a comprehensive overview of the Ridgeville Farms Senior Housing project:

1. The Planning Commission thoroughly examined the project and found that it complies with all North Ridgeville zoning and building codes. No variances were requested or granted.
2. The project includes a planned 100-year water management system to ensure minimal impact on the surrounding area. Water from the development would be retained in a retention basin until storm events pass, preventing any adverse effects on drainage systems.
3. The development would draw water from the southern part of the area, effectively reducing water in the present field and addressing water concerns in the area.
4. An easement for a 30-inch stormwater pipe has been set aside for future installation, which would alleviate water issues on the western part of Avon Belden Road.
5. The developer is actively supporting the local schools in their effort to pass a levy for building a new high school.
6. Councilman Abens emphasized that the Ridgeville Farms project, along with the French Creek project, would be a valuable addition to both the immediate area and the city as a whole.
7. The first home in this development is not expected to be available until 2025.

Moved by Abens and seconded by Winkel to approve the Planning Commission's action to approve the Crossing at French Creek Subdivision project.

A roll call vote was taken and the motion carried.

Yes – 6 No – 1 (Swenk)

Boards, Commissions, and Committees:

Moved by Jacobs and seconded by Swenk to appoint Councilwoman Georgia Awig as City Council's Liaison to the Parks and Recreation Commission.

A voice vote was taken and the motion carried.

Yes – 7 No – 0

President Jacobs appointed the following:

Councilman Clifford Winkel was appointed to the Finance Committee
Councilman Frank Toth was appointed to the Streets, Sidewalks & Bridges Committee, chair to the Utilities Committee

RECESS:

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

A voice vote was taken and the motion carried.

Yes – 7 No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

T 105-2023 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for T 105-2023.

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

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to meet the Lorain County Auditors deadline of October 30, 2023.

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

Moved by Mayor Corcoran and seconded by Abens to adopt T 105-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 105-2023 becomes **Resolution number 1609-2023**.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 106-2023 A RESOLUTION DECLARING IT NECESSARY TO RENEW AN EXISTING 2.25-MILL TAX LEVY FOR THE PURPOSE OF PROVIDING FOR AMBULANCE SERVICE AND EMERGENCY MEDICAL CARE AND TO MAINTAIN A PARAMEDIC PROGRAM AND TO EQUIP AND TO OPERATE THE SAME FOR A PERIOD OF FIVE (5) YEARS, PURSUANT TO SECTIONS 5705.03, 5705.19(U) AND 5705.191 OF THE REVISED CODE.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for T 106-2023.

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

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause necessary for the immediate preservation of the public health, safety, and welfare of the City, and for the further reason that this resolution must be effective immediately so that it can be timely filed with the County Auditor and additional proceedings taken in order to submit the question of the levy to the electors at an election on March 19, 2024.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt T 106-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 106-2023 becomes **Resolution number 1610-2023**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 107-2023 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM MARK STANDEN AND MATTHEW STANDEN (PARCEL 12-WD) FOR THE PURPOSE OF CONSTRUCTING A ROUNDABOUT AT THE INTERSECTION OF STATE ROUTE 83 AND CHESTNUT RIDGE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO. **(Introduced by Mayor Corcoran)**

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for T 107-2023.

Mayor Corcoran provided an update on the roundabout project, stating that the finalization of the roundabout was requested from the Ohio Department of Transportation with a deadline of October 15, 2023. He mentioned that this project involved six properties that had to go through the eminent domain process. Out of these six properties, three have successfully reached an agreement.

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 meet the Ohio Department of Transportation's (ODOT) deadline.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt T 107-2023 with the emergency clause.

Councilman Abens expressed that he is excited that this project is moving forward. He believed that the project should alleviate some of the traffic issues.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 107-2023 becomes **Resolution number 1611-2023**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 108-2023 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM EDWARD JOSEPH KARRES AND GERTRUDE H. KARRES (PARCEL 14A-WD) FOR THE PURPOSE OF CONSTRUCTING A ROUNDABOUT AT THE INTERSECTION OF

STATE ROUTE 83 AND CHESTNUT RIDGE ROAD IN THE CITY OF NORTH RIDGEVILLE,
OHIO.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for T 108-2023.

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 meet the Ohio Department of Transportation's (ODOT) deadline.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt T 108-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 108-2023 becomes **Resolution number 1612-2023**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 109-2023 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM SNAPPY GAS MART INC. (PARCEL 14-T1 AND PARCEL 14-T2) FOR THE PURPOSE OF CONSTRUCTING A ROUNDABOUT AT THE INTERSECTION OF STATE ROUTE 83 AND CHESTNUT RIDGE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for T 109-2023.

A roll call vote was taken and the motion carried.

Yes – 6 No – 0 Abstain – 1 (DeVries)

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to meet the Ohio Department of Transportation's deadline.

A roll call vote was taken on the emergency clause and the motion carried.

Yes – 6 No – 0 Abstain – 1 (DeVries)

Moved by Mayor Corcoran and seconded by Swenk to adopt T 109-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 109-2023 becomes **Resolution number 1613-2023**.

Yes – 6 No – 0 Abstain – 1 (DeVries)

Clerk of Council Nicholas Ciofani:

T 110-2023 A RESOLUTION ACCEPTING FUNDS AS PART OF THE AMERICAN RESCUE PLAN ACT
FOR THE OHIO AMBULANCE TRANSPORTATION PROGRAM.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for T 110-2023.

Mayor Corcoran explained that funds would be available for the firefighters.

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 disburse the funds in a timely manner.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt T 110-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 110-2023 becomes **Resolution number 1614-2023**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 111-2023 A RESOLUTION AMENDING RESOLUTION NO. 1568-2022, WHICH AMENDED A
PREVIOUSLY APPROVED AND RATIFIED APPLICATION FOR TAX INCENTIVE IN
COMMUNITY REINVESTMENT AREA NO. 14 FOR YOUNG EXPLORERS MONTESSORI.
(Introduced by Mayor Corcoran)

Moved by President Jacobs and seconded by Swenk to amend T 111-2023, under the 4th Whereas statement, to read, “North Ridgeville Technology Group LLC is maintaining ownership of the property and an affiliate is in the process of selling.....”.

Councilwoman Swenk addressed a matter related to the property owner who owns two parcels in Ward 1. One of the parcels has been described as unkempt, leading to complaints from residents in her ward. Mrs. Swenk requested that the administration examine the unkempt parcel.

A roll call vote was taken and the motion carried.

Yes – 7 No – 0

The amended resolution has been moved to the second reading.

Clerk of Council Nicholas Ciofani:

T 112-2023 A RESOLUTION APPROVING THE GLOBAL SETTLEMENT AGREEMENT WITH THE CITY OF NORTH RIDGEVILLE AND A FORMER EMPLOYEE TO RESOLVE SEVERAL CLAIMS/CHARGES MADE BY THE FORMER EMPLOYEE.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for T 112-2023.

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 settle litigation in a timely manner.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt T 112-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 112-2023 becomes **Resolution number 1615-2023**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 113-2023 AN ORDINANCE AMENDING ORDINANCE NO. 6044-2023, WHICH AUTHORIZED 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 CONSTRUCTION OF A SLUDGE PROCESSING/ STORAGE BUILDING FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, BY INCREASING THE AMOUNT FROM \$900,000.00 TO \$1,300,000.00.

(Introduced by Mayor Corcoran)

Councilwoman Swenk sought an explanation for a dramatic change in a particular situation or project.

Mayor Corcoran provided the reason for the change, explaining that the bids came in at a higher cost primarily because of increased concrete prices.

The resolution has been moved to the second reading.

Clerk of Council Nicholas Ciofani:

T 114-2023 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH MARIA M. COLON, FOR THE PURCHASE OF REAL PROPERTY IN THE AMOUNT OF \$185,000.00 PLUS REALTOR COMMISSION AND CLOSING COSTS.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for T 114-2023.

Mayor Corcoran explained this legislation is a chance to purchase a piece of property that fits in the town center Master plan.

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 conclude the purchase of the property in a timely manner.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt T 114-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 114-2023 becomes **Ordinance number 6107-2023**.

Yes – 7 No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

T 98-2023 A RESOLUTION DECLARING IT NECESSARY TO LEVY A RENEWAL TAX IN EXCESS OF THE TEN-MILL LIMITATION FOR CURRENT EXPENSES OF THE LORAIN PUBLIC LIBRARY SYSTEM, INCLUDING THE OPERATION OF A BRANCH LIBRARY LOCATED IN THE CITY OF NORTH RIDGEVILLE.

(Introduced by Mayor Corcoran; First Reading on October 02, 2023)

Moved by Winkel and seconded by Awig to dispense with the third reading for T 98-2023.

A voice vote was taken and the motion carried.

Yes – 7 No – 0

Moved by Winkel and seconded by Awig to add the emergency clause to meet the Lorain County Auditor's deadline.

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

Yes – 7 No – 0

Moved by Winkel and seconded by Awig to adopt T 98-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 98-2023 becomes **Resolution number 1616-2023**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 101-2023 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 264 CIVIL SERVICE COMMISSION.
(Introduced by Mayor Corcoran; First Reading on October 02, 2023)

The ordinance has been moved to the third reading.

THIRD READINGS:

There was none.

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. A Public Hearing will be on Monday, November 6, 2023, at 6:30 p.m. in Council Chambers to discuss T 97-2023.
2. The next Regular Council meeting will be on Monday, November 6, 2023, at 7:00 p.m. in the Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 8:15 p.m.

Approval of minutes on November 6, 2023:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL