

**NORTH RIDGEVILLE CITY COUNCIL  
MINUTES OF REGULAR MEETING JUNE 15, 2015**

**CALL TO ORDER:** 7:30 P.M.

President Corcoran: Calling to order the Monday, June 15, 2015 regular Council meeting.

**INVOCATION:**

Led by President Corcoran.

**PLEDGE OF ALLEGIANCE:**

Led by President Corcoran.

**ROLL CALL:**

Present were Council members Dennis Boose, Bernadine Butkowski, Robert Olesen, Roseanne Johnson, Dr. Ronald Arndt, Terrence Keenan and President Kevin Corcoran.

Also present was Mayor G. David Gillock, Safety-Service Director Jeffry Armbruster, City Engineer Scott Wangler, Auditor Chris Costin and Clerk of Council George E. Smith.

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

President Corcoran: You have before you the Council meeting minutes of June 1, 2015. Are there any corrections or objections to approving those minutes? Seeing none, those minutes are approved.

President Corcoran: Please note the Board of Zoning and Building Appeals minutes of May 28, 2015, the Planning Commission minutes of June 9, 2015, the Special Civil Service Commission minutes of June 4, 2015, the Special Civil Service Commission minutes of June 4, 2015, the Utilities Committee minutes of June 1, 2015 and the Workers Compensation Safety Committee minutes of May 28, 2015.

Moved by President Corcoran and seconded by Arndt to bifurcate the lobby session to have two separate lobby sessions – the first designed to allow people to speak on items that are on the agenda this evening and a second lobby session before adjournment to allow for interaction between participants in the lobby session and the Council and Administration.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No - 0

**LOBBY (REGARDING AGENDA ITEMS ONLY):**

President Corcoran: We are at the first lobby session. If you wish to speak to one of the items on the agenda for this evening, now is your opportunity to do so. This lobby session will be used for the items that are on the agenda this evening. Please come to the podium; state your name and address for the record. You will be given three minutes to talk about the topic that is on the agenda. There won't be any interaction at this session, but if you want interaction there will be

plenty of time at the other lobby session. Is there anybody that would like to address Council during this first lobby session?

President Corcoran: Seeing none, we will move on then to the Administrator's reports.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Thank you Mr. President. Councilman Keenan had asked for an update on several items and I have a few things to report on so I want to go over those with you this evening.

First item which Jeff will talk about is the status of the sanitary EQ basin study.

The second one is the storm water utility study. If you recall, during appropriations, we agreed to issue BAN's to fund the storm water utility study which cost approximately \$293,000. We just recently sold those BAN's and we are now in a position that we are preparing the legislation which we will be bringing back to you to enable us to hire an engineering firm to complete that study and that study will take approximately six months.

Next item is the demolition of buildings on Center Ridge Road. These are scheduled to be completed by August 15<sup>th</sup>. The contractor first needs to actually...the demolition contractor has a sub-contractor, I believe, from the Dayton area that has to complete the asbestos surveys. If there is any asbestos there, it will then have to be removed and cleaned up and then all the utilities have to be disconnected before they can do the demolition. It is scheduled for all of them to be gone by August 15<sup>th</sup>.

Mr. Valore and Aurensen Road – after several emails and phone calls, I finally made contact with Mr. Valore. He indicated he is working on an alternative plan that would not include going through Aurensen but would require City assistance – whatever that means – and would satisfy his concerns regarding safety. His engineer, Sam Suhail, was to have finished the drawings around 3:00 P.M. today according to what Mr. Valore had indicated to me. They should be presented to the Administrator sometime this week. This is not a formal application to the Planning Commission – he is already approved. He wants to bring an alternative to us that we can look at and do our own assessment as to what might be required on the City's part and where he might be. He may actually have to go back to Planning depending on what he brings up. Hopefully we will see that sometime this week.

Status of our paving – our Service Department has been extremely busy. They have a lot more to do. Stoney Ridge Road is done except for the striping. If you are interested, we used 2,250 tons of asphalt on that approximately one mile stretch – about 5,000 linear feet. The total cost to pave Stoney Ridge, including the equipment rental and the asphalt was \$144,500. This also included the intersection of Mills and Stoney Ridge. The crews are now working on Case Road which is similarly, although due to some soft spots, we have to add another skim coat and fabric because we did last year on Mills, to make sure the repaving holds up. I have another item later about where we are going next.

Mr. Keenan had asked about the status of our dye testing. We don't have any results back from that yet. We will get a formal book report when that is done that we can look at. So we don't have anything to discuss there.

The French Creek Wastewater Treatment Plant – we recently opened three bids, all within the parameters of the Ordinance. We approved and signed contracts. I believe they are signed - first the Abbe Road interceptor for \$835,000 and secondly, for the tank cleaning project for \$205,000 and for the UV disinfection project upgrade for \$1,449,793.00. If you remember when we were discussing the BAN's and the size of them, a huge part of that were these items for French Creek.

Next I would like to point out that the City received the second largest recycle incentive grant from Lorain County from Lorain County Solid Waste Management District. This year we received \$50,601.18. Over the years that we have been doing this, we have garnered approximately \$1,800,000.00. These will be used for recycling brochures. We buy a lot of the black pipe that you see put in the ditches for storm water – we buy that. That is recyclable material. We buy hundreds of cases of copy paper and envelopes which are stacked in the hallway downstairs. We buy picnic tables and benches and parking stops. One time we bought a waste heater used at the Service Department garage which burns used oil. We recycled two ways there. We bought a wood chipper for tree branches, countless signs, barrels and barricades, and the orange cones that you see. It has really been a successful program. North Ridgeville has always been a leader. We have always been in the top three. This year we are second. Obviously we are not near as big as Elyria or Lorain, but we usually beat them. We do a great job. Our residents do a great job with recycling.

As I mentioned, paving - the Street Department, depending on weather, when Case Road is finished this week will be moving to North Lear Nagle and will be working from Adele to not quite to Center Ridge Road where the curve stops that when we did the Wal-Mart we put that concrete section in. We will go from Adele to there. That is to be scheduled because it depends on the weather when we get done with Case.

I would like to remind residents of the North Ridgeville Heart and Sole Challenge. We had our first event June 3<sup>rd</sup>. This week, June 17<sup>th</sup>, we will again be back at South Central Park. Come and join us if you can. It is a casual thirty minute walk preceded by a brief informational talk by local health professionals and City officials. So that is this Wednesday at South Central Park. The next one following that will be July 1<sup>st</sup> at Sandy Ridge and John Reese, our Fire Chief, will be speaking at that. These are at 6:00 P.M. in the evening.

The next conversation with the Mayor is scheduled for June 24<sup>th</sup> at 8:00 A.M. at Gourme Family Restaurant. If you are out and about – come and visit with the Mayor and ask questions.

Finally, we have an opening on the Planning Commission, Jim Hurst, who is a long time member who has been on there for many years and did a great job, but for health reasons has asked to step down.

Moved by Mayor Gillock and seconded by Boose to appoint Larry Pierce to fill the unexpired term of Jim Hurst for the Planning Commission which expires on December 31, 2018.

Larry has a risk management background and has been involved in the City and is known to many of you. He would like to be more involved.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: Congratulations to Mr. Pierce.

Mayor Gillock: Thank you and that concludes my report.

President Corcoran: Thank you Mr. Mayor. Mr. Safety-Service Director.

**B. Safety-Service Director:** Well, in your opening prayer you asked for no flooding – there hasn't been any flooding that I am aware of in the City of North Ridgeville in the last few weeks that we have had the rain. I am very pleased that it has rained. With regards to the EQ basin and the information that we are accumulating through these rain events: I was with AECOM or formally URS. URS was bought out by AECOM so the company is now AECOM. Scott Bells and Scott sent me an email this afternoon – we have recorded several significant rains, however we would like to keep the meters in through the remainder of June to hope to capture more intense rains that may cause near flooding conditions to best calibrate the model. As it continues, as we get this...I probably have been here a long time in Cleveland, but I have never experienced a day like yesterday where it would rain hard and the sun would come out and then it would rain hard – I thought I was in Florida or Bermuda or someplace else. I have been in Cleveland a long time – since the 70's and I have never seen an event like that. The more rain we get the better off we are, but we certainly don't want flooding. We have made significant progress in the ditching and stuff that is going on there and the residents honestly have taken heed in a lot of areas including the Northborough area where they actually placed things in their sewers that will not allow for the backup. We are making very good progress when it comes to that.

Today we did have, as the Mayor, switching gears, the kickoff meeting for the Abbe Road interceptor was today, this morning. We were there with Mayor Hunter from Sheffield Village and their Safety-Service Director to discuss the process. It means Abbe Road is going to be closed for a significant amount of time to through traffic for twenty-one days. That sewer down there is thirty to forty feet deep. They are going to be down in solid rock. It is a significant construction project with an awful lot of pumping of the affluent that is from North Ridgeville and Avon over across and into the plant. Whatever is underground is going to be coming over ground on Abbe Road. This is a very intricate challenge not only for both communities or all three communities, but certainly from the contractor and all those involved in the process

because you have to keep those pumps running twenty-four hours a day to keep the wastewater from going from one side of the street, underground, thirty feet to the other side, up and down again. The intent is to have Abbe Road finished prior to the school opening in Sheffield Village which is August 10 or 15 – I don't know the exact date. I know that after today's meeting, there are some, not concerns, but Mac Industries is going to have to design a different style manhole as to the corner that it is going in so we get a straight flow rather than a flow that comes down and cascades where the acid would come up. They are working through those issues with the engineering and hopefully in two weeks I will be able to report that they discovered; and I believe that they have discovered, the way to do that and the process. So look forward to that project concluding by school in August.

I'm going back to the EQ basin. We need the rain and we need some more studying time. By the end of June, the rain should be over with. We should be able to bring back the reports to City Council just exactly where it should be placed. That completes my report.

Councilman Arndt: Mr. President, if I may address Mr. Armbruster? As I recall, we were waiting for two inches of rain so that those... three inches? Okay, that has not happened yet though?

Safety-Service Director Armbruster: 2.8 – getting close.

Councilman Arndt: Okay.

President Corcoran: Thank you.

Safety-Service Director Armbruster: Another couple weeks of rain. I mean, I don't know what a rain today that over the two or three days; I would think that; I didn't check with the rain gage people today, but I would think that there was more than two inches of rain.

President Corcoran: Okay. Thank you Mr. Armbruster. Mr. Engineer.

**C. Engineer:** Thank you Mr. President. I would like to address the issue of storing things adjacent to ditches. Storage adjacent to ditches especially floatables puts those things at risk of being swept away in heavy storms. Things such as firewood, pallets and some children's playground equipment should be kept a safe distance back from the top of the bank. Beyond the risk of losing these things, once these things start moving downstream, they can potentially become lodged in culverts which in turn create a high risk for flooding. We diligently work every day to keep our drainage waste clear so they service well when we need them, but as floatables move downstream and create obstructions during a storm event, there is little we can do to address the problem until after the storm event has passed. That concludes my report.

President Corcoran: Thank you Mr. Wangler.

President Corcoran: Mr. Auditor.

**D. Auditor:** Mr. President. I just have two things on the agenda today: first of all is the May report that Council should have already received and second is a reminder that at the next meeting, the Mayor will have his budget which we are in the process of assisting him with. As the calendar falls, we actually have to pass it at the first meeting of July since it is due by state law on July 20<sup>th</sup> which is the date of our second meeting of July. That will be coming to you in the near future - watch for it. There are some requirements including the public hearing that the Mayor will announce, but just be prepared that it will be available for you to review and hopefully pass at the July 6<sup>th</sup> meeting. That concludes my report and my comments. I would like when you read T 96 that is on the agenda regarding the City's investment policy; I would like to make a comment about that at that time. That concludes my comments for this evening.

President Corcoran: Thank you Mr. Costin.

**E. Other Reports:**

President Corcoran: We have the May 2015 Fire Department report and the May 2015 Support Car report.

President Corcoran: There are no Council committee reports.

**COUNCIL COMMITTEE REPORT(S):** None.

President Corcoran: We do have a piece of correspondence.

**CORRESPONDENCE:**

Clerk of Council Smith:

Certificates of Result of Election received from the Lorain County Board of Elections on June 1, 2015 from the May 2015 election.

President Corcoran: We have no old business.

**OLD BUSINESS:** None.

President Corcoran: Moving on to new business.

**NEW BUSINESS:**

**Liquor Permit requests/renewals/transfers**

Clerk of Council Smith:

A request for a liquor permit transfer from Bradcent, Ltd., DBA Our Place Restaurant & Lounge to Our Place Restaurant, Ltd., DBA Our Place Restaurant, 34160 Center Ridge Road, North Ridgeville, Ohio.

Moved by Butkowski and seconded by Johnson to not request a hearing as stated in the application so that this permit can be sent to the state for final disposition by July 6, 2015.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: Moving on to the Planning Commission report.

**Planning Commission action(s) taken from the June 9, 2015 meeting:**

Clerk of Council Smith:

**APPLICANT:** Jeremy Fry, PE, Cypress Engineering, 9049 Dover Road, Apple Creek, OH 44606

**OWNER:** City of North Ridgeville, 7307 Avon Belden Road

**REQUEST:** Approval to construct a building to include six retail units and one athletic area unit in an I-2 District.

**LOCATION:** 7777 Victory Lane in an I-2 District; permanent parcel no. 07-00-003-102-084

**PC ACTION:** Approved by a vote of five to zero.

Moved by Olesen and seconded by Johnson to accept the Planning Commission action.

President Corcoran: Are there any comments or questions?

Councilman Olesen: Mr. President, this has already been recommended for approval by Council's Building and Lands Committee.

President Corcoran: Thank you. Anybody else? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: The action has been accepted. Moving on to T 99.

**Ordinance and Resolution Submittals**

Clerk of Council Smith:

**T 99-2015** A RESOLUTION DECLARING THE CITY'S SUPPORT OF THE PRESERVATION OF COMMERCIAL USE AND VIABILITY OF PARCELS OF REAL PROPERTY EFFECTED BY THE U.S. RT. 20 (CENTER RIDGE ROAD) IMPROVEMENT PROJECT IN CIRCUMSTANCES WHERE

GOVERNMENTAL ACQUISITION OR APPROPRIATION OF REAL  
PROPERTY INTERESTS RENDER ANY PARCEL NONCONFORMING  
UNDER THE NORTH RIDGEVILLE CODIFIED ORDINANCES ZONING  
AND BUILDING REGULATIONS.

(Introduced by Mayor Gillock)

President Corcoran: I am going to refer that to the Planning Commission and to Building and Lands.

President Corcoran: T 100.

Clerk of Council Smith:

**T 100-2015** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN  
AGREEMENT TO AMEND A LEASE WITH PMJ PARK HOLDINGS, LLC.

(Introduced by Mayor Gillock)

Law Director Crites: Mr. President, can I speak briefly on this piece of legislation as to this piece of legislation I should say?

President Corcoran: Yes, please.

Law Director Crites: As Council likely recalls, this is the proposed amendment of our lease with the operators of the sports park, at Victory Park, the sixty-seven acre parcel that the City owns. On the agenda tonight under first readings is T 63, which is the actual purchase agreement by which it is proposed that the City will sell a three acre parcel, of that sixty-seven acres to a private business entity for the purpose of building a sports training facility.

T 100 represents the necessary condition precedent to that sale, meaning, we can't sell three acres that we are now leasing to someone else. We need to pass T 100 before we can pass T 63. It is my suggestion that Council consider advancing the process, or advancing the procedure to which these get passed. I am not a policy maker; I am the City's lawyer. Perhaps, Council could weigh in on this. I am also the one that talks to the buyer's lawyer as well as the attorney's representing the sports park. Both the sports training facility are buying the property and the sports park are very excited about making this happen and bringing in to Victory Park is a shot in the arm for the nature of the economic activity there. I would open it up to Council of course. It is my suggestion as the one that is representing the City and handling the deal that this be advanced as soon as possible; that Council consider waiving the readings on T 100 this evening or at least giving it; waiving the first or second reading – or how about this – this is up to Council to do – give it two weeks and pass them both the next time we come here. We don't want to hold these people up. This is a very... again, I am opining like I said I wouldn't be as a policymaker, but it seems like this is a very positive prospect for the City. It serves the City's best interest to not stand in the way of getting it done.



President Corcoran: Thank you.

Law Director Crites: Any thoughts Council?

Councilman Keenan: Mr. President? I think Council has been kept abreast of the issues related to this piece of land, the nature of the sale, the nature of the need to release from the lease – things of that nature. For me personally, I am very comfortable expediting this piece of legislation. I don't know what constraints we have or what demands we have in order to make the deal happen, but this doesn't bother me to expedite this and forego the readings and get this piece passed because I am familiar with these types of transactions. We have to do several things to make it happen and Planning Commission has already seen the development and likes it. We understand it and so I am just in support of expediting.

Councilman Olesen: Yes, I am too Mr. President. This is a really dynamic project. The old sports park is developing rapidly. They do a lot of other things. They had a paintball tournament there last week and they drew over 5,000 entrances to that thing. Maybe that is not your forte, paintball, but teams came from all over the world to that tournament from Russia, from Czechoslovakia; they bring a lot of people in. There is a lot of money spent in this City for hotel/motel reservations, for food, lodging, etc. The more we can do for that little park, the better off we are going to be.

President Corcoran: Anybody else?

Councilwoman Johnson: Is that a motion to suspend...

Moved by Johnson and seconded by Butkowski to suspend the By-laws to give T 100 a first reading.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: T 100 will have a first reading. T 101.

Clerk of Council Smith:

**T 101-2015** A RESOLUTION OF SUPPORT FOR THE OHIO PUBLIC WORKS COMMISSION PRIORITIES.

(Introduced by Mayor Gillock)

Councilman Boose: Mr. President, can I ask if there is a deadline or a timing issue with this particular piece of legislation to make sure our Resolution gets ... hopefully be successful in obtaining these two projects?

Engineer Wangler: We should be okay to let this go the normal route.

Councilman Boose: Thank you.

President Corcoran: That is the end of new business.

**RECESS:**

President Corcoran: Would anyone like a recess?

Moved by Arndt and seconded by Butkowski to dispense with the recess.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: Moving on to first readings. First up we have T 61.

**FIRST READINGS:**

Clerk of Council Smith:

**T 61-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ENTER INTO AN AGREEMENT WITH THE NORTH RIDGEVILLE SCHOOL DISTRICT FOR THE DEVELOPMENT OF THE JAYCOX ROAD EXTENSION, THE NEW 3<sup>RD</sup> - 8<sup>TH</sup> GRADE SCHOOL, AND RELATED IMPROVEMENTS.

(Introduced by Mayor Gillock; Referred to B&L on 04/20/2015; B&L on 4/20/2015; B&L on 05/18/2015; Report accepted on 06/01/2015)

(\*This will need a motion to amend by substitution to accept changes from the Committee\*)

President Corcoran: As you can see from the note there – there is a note to amend by substitution.

Moved by President Corcoran and seconded by Keenan to amend T 61 by substitution.

President Corcoran: Are there any comments or questions?

Councilman Keenan: Mr. President, I would like to just make a comment – this came to a Committee that I was sitting on. I received a lot of input and a lot of comments and it went back to the Law Director. The Law Director sat with the district's legal representative and it came back to us in a much better form. One that was consistent and easy to understand with new attachments and exhibits. I just wanted everybody to know what we saw the first time needed some work. The work has been done and that is why the entire document is being substituted.

President Corcoran: Any other comments? All those in favor say yes. Those opposed say no.  
Yes – 7                      No – 0

Moved by President Corcoran and seconded by Olesen to dispense with the second and third readings for T 61 Amended.

President Corcoran: At this point, as Mr. Keenan has pointed out, there is been a lot of discussion on this issue and really at this point, there is no reason to delay the passage of this Ordinance.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.  
Yes – 7                      No – 0

Moved by President Corcoran and seconded by Olesen to adopt T 61 Amended.

President Corcoran: Any comments or questions?

Councilman Keenan: Mr. President, is there a reason for an emergency on this item?

President Corcoran: I don't believe so.

Councilman Boose: Mr. President, just a comment, it would be good if the Clerk of Council would be able to provide a copy of the amended by substitution version of this Ordinance on our iPad so that we can have it because the one we have is the old one. That way, there is no confusion as to what has been approved. Thank you.

President Corcoran: Thank you. Any other comments? Clerk, please call the roll.

Clerk of Council Smith: The motion passed unanimously and becomes **Ordinance number 5257-2015**.

Yes – 7                      No – 0

President Corcoran: T 63.

Clerk of Council Smith:

**T 63-2015**      AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT WITH BLUE MARBLE REALTY, LLC FOR THE SALE OF REAL PROPERTY LOCATED ON VICTORY LANE.

(Introduced by Mayor Gillock; Referred to B&L on 05/04/2015; B&L on 05/18/2015; Report accepted on 06/01/2015)

(\*This will need a motion to amend by substitution to accept changes from the Committee\*)

Moved by Olesen and seconded by Butkowski to dispense with the second and third

readings for T 63.

President Corcoran: Are there any comments or questions?

Councilman Keenan: Yes, Mr. President, do we first need to amend by substitution?

President Corcoran: We do. You can make that into a motion right now.

Moved by Keenan and seconded by Boose to amend T 63-2015 by substitution.

President Corcoran: Are there any comments or questions on the substitution?

Councilwoman Johnson: I just wanted to make a note that the suspension is for the third reading because we already had two readings. April 6 and April 20, is that right?

Councilwoman Butkowski: Is that because they didn't work on the amended; this is an amended thing that we have to do – do the suspension of the second and third?

Law Director Crites: Mr. President, if I recall it was introduced, referred to Committee, studied in Committee; Council accepted the Committee report...

President Corcoran: I believe I waited until the third reading to send it to Committee.

Law Director Crites: So it appears it was erroneously under first readings. It is actually, once Council suspends its By-laws to waive the additional readings...we are okay, but it is a good point to make for clarification...

President Corcoran: So technically, it should have appeared under third readings or old business. One of the two?

Law Director Crites: You could have done either.

President Corcoran: The motion to substitute is still on the floor and that is necessary and that can be done at this point. Although, we are not at the right spot for the Ordinance itself. On the substitution, any comments or questions?

President Corcoran: All those in favor say yes. Those opposed say no.

Yes – 7                      No – 0

President Corcoran: I'll ask you to withdraw the dispensing of the second and third readings because we don't need to.

Law Director Crites: I think it is adequate to leave the motion on the floor, or even a motion to suspend the By-laws to dispense with any requisite readings period because you are doing the same thing. You are basically suspending your By-laws and once you suspend your By-laws to

say you want to pass it now. There is no legal defect to say if you are suspending the second or third readings. You can say we would like to suspend the By-laws to dispense with any further readings. That works.

President Corcoran: On the motion to dispense with the second and third readings, any comments on that? All those in favor say yes. Those opposed say no.

Yes – 7                      No – 0

Moved by Olesen and seconded by Butkowski to adopt T 63 Amended.

President Corcoran: Are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The measure passed unanimously and becomes **Ordinance number 5258-2015**.

Yes – 7                      No – 0

President Corcoran: T 96.

Clerk of Council Smith:

**T 96-2015**      AN ORDINANCE AMENDING ORDINANCE NO. 4980-2012 REGARDING  
THE CITY’S INVESTMENT POLICY.

*(Introduced by Mayor Gillock)*

President Corcoran: Mr. Costin, you had mentioned that you wanted to make a comment on this one.

Auditor Costin: Yes, thank you. This was a recommendation from our Treasurer which I concur; it is a good one. The only change is in Exhibit A attached to the Ordinance and the change is under 7.0(G) it reads: “any other investment allowed by Section 135 of the Ohio Revised Code for municipalities subject to the provisions therein.” The purpose of the loss - from time to time there are new investments that surface. The last of which were CDARS which were groups of CD’s and they were authorized by Revised Code which recommended at that time we change our investment policy, which we did. What he is recommending here is if Council passes this new investment policy with item G, it will cover any potential investments that might arise in the future without having to come back to Council for authorization.

President Corcoran: Are you aware of any investment opportunities right now where we would need to pass this?

Auditor Costin: Not that I can think of. The only thing that we can invest in but I don’t know if we would be any further economically ahead would be investments of other municipalities or other local governments. I don’t believe that our Ordinance covers that at this time but I also don’t believe that we would knock them dead with the return on investment either. It is just something for moving forward.

President Corcoran: Thank you Mr. Costin. T 97.

Clerk of Council Smith:

**T 97-2015** AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS  
LOCATED IN THE HAMPTON PLACE SUBDIVISION, PHASE 2, AND  
DEDICATING THEM FOR PUBLIC PURPOSES.

(Introduced by Mayor Gillock)

President Corcoran: T 100.

Clerk of Council Smith:

**T 100-2015** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN  
AGREEMENT TO AMEND A LEASE WITH PMJ PARK HOLDINGS, LLC.

(Introduced by Mayor Gillock)

Councilman Olesen: Mr. President, this relates to what we just passed.

Moved by Olesen and seconded by Johnson to dispense with the second and third  
readings for T 100.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those  
opposed say no.

Yes – 7

No – 0

Moved by Olesen and seconded by Johnson to adopt T 100.

President Corcoran: Are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motion passed unanimously and becomes **Ordinance number  
5259-2015**.

President Corcoran: That is the end of first readings. We have no second readings.

**SECOND READINGS:** None.

President Corcoran: Moving on to third readings – we have T 65 Amended.

**THIRD READINGS:**

Clerk of Council Smith:

**T 65-2015** AN ORDINANCE AMENDING N.R.C.O. CHAPTER 1294, *SUPPLEMENTARY*  
**Amended** *REGULATIONS*, BY EXEMPTING SERVICE STATION AND OTHER  
SIMILAR COMMERCIAL OR BUSINESS-USE CANOPIES FROM  
SETBACK REQUIREMENTS.

(Introduced by CBO Guy Fursdon; Referred to B&L on 04/06/2015; B&L on 04/20/2015; Report accepted  
on 05/04/2015; First reading 05/18/2015; Amended by substitution 05/18/2015; Second reading 06/01/2015)

Moved by Olesen and seconded by Butkowski to adopt T 65 Amended.

President Corcoran: Are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motion passed unanimously and becomes **Ordinance number 5260-2015.**

Yes – 7

No – 0

President Corcoran: T 91.

Clerk of Council Smith:

**T 91-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE OR HIS DESIGNEE TO PUBLICLY ADVERTISE AND RECEIVE BIDS FOR THE SALE OF CERTAIN ITEMS/EQUIPMENT THAT NO LONGER SERVE A MUNICIPAL PURPOSE; TO SEEK QUOTES FOR THE PURCHASE OF A NEW KUBOTA RTVX1100 CW UTILITY VEHICLE AND ANY AUXILIARY EQUIPMENT TO BE USED AT THE FRENCH CREEK WASTEWATER TREATMENT PLANT; TO HAVE THE SELLING PRICE OF THE 2010 KUBOTA RTV1100 X UTILITY VEHICLE BE CREDITED AGAINST THE PURCHASE PRICE OF THE KUBOTA RTVX1100 CW UTILITY VEHICLE; AND TO ENTER INTO AN AGREEMENT WITH THE LOWEST AND BEST BIDDER, NOT TO EXCEED \$20,000.00 (GROSS SALE PRICE).

*(Introduced by Mayor Gillock; First reading 05/18/2015; Second reading 06/01/2015)*

Moved by Johnson and seconded by Butkowski to adopt T 91.

President Corcoran: Are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motion passed unanimously and becomes **Ordinance number 5261-2015.**

Yes – 7

No – 0

President Corcoran: T 93.

Clerk of Council Smith:

**T 93-2015** PID NO. 82632; PROJECT NAME: LOR USR 20-22.19  
AN ORDINANCE COOPERATING WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION TO WIDEN 2.32 MILES OF CENTER RIDGE ROAD FROM THREE LANES TO FIVE LANES FROM STONEY RIDGE ROAD TO LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.

*(Introduced by Mayor Gillock; First reading 05/18/2015; Second reading 06/01/2015)*

Moved by Johnson and seconded by Butkowski to adopt T 93.

President Corcoran: Are there any comments or questions?

Mayor Gillock: Mr. President, I would like to take a few minutes to go over this Ordinance a little bit. I think it is very important that the public know what is in this. This is the cooperative statement between the City and ODOT to widen Center Ridge Road. I think it is important that the public have an understanding of the federal and state dollars that are going into this job.

Very briefly, ODOT agrees to administer the described work. ODOT agrees to assume and bear \$15,515,000.00 of construction and associated costs. NOACA agrees to assume and bear \$500,000.00 of construction and associated construction engineering costs associated with new traffic signals. ODOT agrees to assume and bear ninety percent of construction and associated engineering costs capped at \$5,000,000.00. The City agrees to assume and bear ten percent of the construction associated costs. The City share is \$555,556.00. NOACA agrees to assume and bear eighty percent of the construction associated costs capped at \$5,000,000.00. The City agrees to assume and bear twenty percent of the construction and associated engineering costs of STP funds. The City share is \$1,250,000.00. The City agrees to assume and bear one hundred percent of the construction and associated costs for the additional water line and detention basin work estimated at \$164,540.00. The City agrees to assume and bear one hundred percent of the actual construction and construction costs above the cap funds inclusive of matches of \$26,000,519.00 construction and \$1,120,036.00. The City share is currently estimated at zero dollars.

I think it is important that we recognize that the City's portion on Center Ridge Road is \$556,000.00 plus \$1,200,000.00 which is about \$1,800,000.00 plus the work on detention ponds puts us right around \$2,000,000.00 which is what we estimated with the license plate fee. We are receiving almost \$30,000,000.00 in construction funds from state and federal to complete this road. Our portion is a very small percentage for a huge project that is well needed within the City. Thank you.

President Corcoran: Any other comments?

Councilwoman Johnson: I agree with the Mayor and I also think it is important that the public...there is a public description in there in section one. If you don't mind, I think this is important that the public knows that it takes widening Center Ridge from three lanes to five lanes from Stoney Ridge Road to Lear Nagle Road. The project also includes constructing all new pavement, curb and gutter, sidewalks, shared-use path – which we don't have; storm sewers which is important, extremely important – new storm sewers – new traffic signals, the addition of turn lanes where needed and access management. This project will reline Root Road and Ridgeview Blvd. It is a safety factor. It will replace two structures carrying U.S. 20 and Root Road over French Creek. This project also includes improvements to side roads Garden Street and construction of a new named street named Sinta Run. It is not just a road. It is a bit more. We are getting a heck of a bargain.

President Corcoran: Thank you.



Councilwoman Butkowski: Mr. Chairman, we have to remember that all the money we are getting is tax dollars that we handed over to them over the years and we are finally getting some of our tax dollars back.

President Corcoran: Anybody else? Thank you. Clerk, please call the roll.

Clerk of Council Smith: The motion passed unanimously and becomes **Ordinance number 5262-2015**.

Yes – 7

No – 0

President Corcoran: That is the end of third readings.

**MEETING ANNOUNCEMENTS:**

President Corcoran: The next regular Council meeting will be on Monday, July 6, 2015 at 7:30 P.M. in Council Chambers.

President Corcoran: This brings us to our second lobby session of the meeting.

**LOBBY (Q&A - REGARDING ANY CITY BUSINESS):**

President Corcoran: This is your opportunity to address the items of your concerns within the City to Council. This gives us an opportunity to respond to your concerns. If you wish to address Council, please approach the podium and state your name and address for the record and ask away. You will still be given three minutes to speak on the topic of your choice.

President Corcoran: Is there anybody else that would like to address Council this evening?

John Vrtachnik, 5553 Main Avenue: asked about the sale of the three acres at Victory Park and who determined the price and if it was fair.

Mayor Gillock: Mr. President, if I might respond: we are selling three acres to this new company; it is not a new company – it is an existing company and it is new to North Ridgeville. It will bring six retail units along with the fast pitch training facility. We are selling the three acres for a cost of \$10,000.00 which we bought a few years ago for \$900.00 for the three acres. We bought it for \$300.00 an acre. It is on a fly ash pit so it is limited to what you can do with it. In addition, we had to reach an agreement with the other company that leases the sixty-seven acres because legally it is their property for the next fifty years. We reached an agreement with them where they will release the three acres. For them to do that, they are also going to receive funding which will enable them to complete the restaurant facility that is on the property that we have long wanted done. By selling the property at \$10,000.00, which we bought for \$900.00; we are going to get basically eight new businesses. I think that is a pretty good return. Thank you.

Councilman Boose: Mr. President, just to also note – in the amended legislation that we just passed, we also made what I consider a very important addition to the legislation in that because we are doing this sale for economic development purposes which is what we are trying to do, we

did put a caveat in there that the buyer of this property cannot sell that property to somebody else and make a profit prior to them improving that property. That was one of my concerns. At \$10,000.00, I didn't want them to turn around and sell that for \$20,000.00 because that is the City's property. They can't do that. If they want to sell it prior to the improvements being done, they have to allow the City to have a right of first refusal to buy that back at the same price that we sold it to them. I think that is very important. Thank you.

President Corcoran: Is there anybody else that would like to address Council?

Pat Wysocki, 7480 Noll Drive: asked if the meeting coming up with Mr. Valore was open to the public.

Mayor Gillock: This will just be between the Administration and Mr. Valore until we see what he is offering. At this point, I have no idea what he is bringing to the table.

President Corcoran: Anybody else?

Councilman Keenan: Mr. President, I would like to make a comment: in the Mayor's opening comments, he nominated and Council approved the nomination to Mr. Pierce for the Planning Commission. I would just like to recognize Mr. Hurst who is leaving the Planning Commission. I attend Planning Commission meetings and I would just like people to know; if Jim is listening, I would like him to know – as I sit as an audience member, Jim Hurst has contributed so much to that Planning Commission. He is a long retired engineer, but he didn't forget his training. He provided a lot to this City when he sat on that Commission. Jim I thank you. Mr. Pierce, you have a big seat to fill. I wish you well in that. Thirdly, on that same subject – what I wouldn't give to see a couple of thirty-five year olds jump up and say what about me; look at me. We know you are out there. This is a plea to be recognized. Please submit some paperwork on yourself. You can send it to me or anybody. Please pick up a phone and call. I would love to engage in that phone conversation and interview and meet people who are young, raising their families here and get involved. Try to let yourself be known so that when an opportunity presents itself, we can think of you. The fact of the matter is, we say that, but we get very few volunteers. To Mr. Pierce, thank you. To Mr. Hurst, thank you very much. To anybody out there, please call.

Councilman Boose: I just also need to say, to reiterate what Mr. Keenan said about Mr. Hurst; I have been to many of Planning Commission meetings myself and he will be truly missed. Because of his background, he was able to ask some pointed questions on a number of issues brought before the Planning Commission. I can't thank him enough. He always was prepared; always did his due diligence and was never queasy about asking pointed questions. For that, I want to thank him. He will be truly missed on that Commission.

President Corcoran: Anybody else?

Councilwoman Johnson: How about a round of applause for Mr. Hurst because I also agree.  
Thanks.

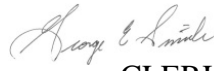
**ADJOURNMENT:**

President Corcoran: Seeing no other business to bring before the City this evening, the meeting is adjourned. The meeting was adjourned at 8:29 P.M.

Approval of minutes:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL