



CITY OF NORTH RIDGEVILLE CITY COUNCIL



Martin DeVries, President
Nancy Linden, Clerk of Council

Holly A. Swenk, Ward 1
Dennis Boose, Ward 2
Bruce F. Abens, Ward 3/President Pro-Tem

Clifford Winkel, Ward 4
Jason R. Jacobs, At-Large
James Maleski, At-Large

AGENDA **REGULAR COUNCIL MEETING** **MONDAY, OCTOBER 18, 2021 at 7:00 P.M.**

You can view this meeting live on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Do you have any comments, questions, or concerns? If so, please share them with us by emailing them to fgallam@nridgeville.org.

- 1. CALL TO ORDER:**
- 2. INVOCATION:**
- 3. PLEDGE OF ALLEGIANCE:**
- 4. ROLL CALL:**
- 5. MINUTES - Corrections (if any) and approval:**

[Committee of the Whole meeting minutes of October 4, 2021](#)
(Council action required)

[City Council meeting minutes of October 4, 2021](#)
(Council action required)

Please note:

[Civil Service Commission minutes of August 23, 2021](#)
[Planning Commission minutes of September 14, 2021](#)

- 6. LOBBY:**
- 7. ADMINISTRATOR'S REPORTS:**
 - A. Mayor**
 - B. Safety-Service Director**
 - C. Engineer**

- D. Auditor
- E. Other Reports

[September 2021 Building Department Report](#)
[September 2021 Mayor’s Court Report](#)
[September 2021 Water Distribution Report](#)

8. COUNCIL COMMITTEE REPORT(S):

[COMMITTEE OF THE WHOLE REPORT dated October 4, 2021 which recommends City Council consider T 107-2021.](#)

(Council action required)

9. CORRESPONDENCE:

10. OLD BUSINESS:

11. NEW BUSINESS:

Planning Commission action(s) taken at the October 12, 2021 meeting:

APPLICANT ONE:

APPLICANT: Ryan Kozak, SLK Capital Holdings, LLC, 28400 Hilliard Boulevard, Westlake, Ohio 44145
 OWNER: Ronald L & Karen E Ware, 7691 Avon Belden Road, North Ridgeville, Ohio 44039
 REQUEST: Preliminary site plan approval for a senior citizen planned residential development consisting of 29 duplex buildings (58) units, clubhouse/community center including parking facilities, public utility and roadway extensions, storm water management, walking trails, sidewalks and site restoration.
 LOCATION: 37501 Center Ridge Rd. in an R1 District; Parcel No. 07-00-034-000-063
 PC ACTION: Approved by a vote of 4-0 with the condition the applicant build a sound barrier.
 (Council action required)

APPLICANT TWO:

APPLICANT: Frank Malawski, Sevan Solutions, 3025 Highland Parkway, Suite 850, Downers Grove, Illinois 60515
 OWNER: Rini Realty Company, 924 Westpoint Parkway, Suite 150, Westlake, Ohio 44145
 REQUEST: Construction of a retail automotive quick oil change on an existing parcel consisting of one (1) 3,064 square foot building
 LOCATION: 34385 Center Ridge Road in a B-3 District; Parcel No. 07-00-016-112-001
 PC ACTION: Approved by a vote of 3-1
 (Council action required)

12. RECESS:

Ordinance and Resolution submittal(s)

13. FIRST READINGS:

[T 124-2021](#) 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)

[T 125-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO LEASE/PURCHASE A NEW SINGLE AXLE DUMP TRUCK WITH ACCESSORIES FROM THE STATE BID LIST, OR STATE CO-OP, OR TO ADVERTISE FOR BIDS AND ENTER INTO A 5-YEAR LEASE/PURCHASE AGREEMENT WITH AN OUTSIDE VENDOR ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, NOT TO EXCEED \$150,000.00.

(Introduced by Mayor Corcoran)

[T 126-2021](#) A RESOLUTION TO OPEN AND MAINTAIN A BANK ACCOUNT(S) WITH THE HUNTINGTON NATIONAL BANK.

(Introduced by Mayor Corcoran)

[T 127-2021](#) A RESOLUTION APPROVING THE USE OF HUNTINGTON NATIONAL BANK COMMERCIAL CREDIT CARD(S).

(Introduced by Mayor Corcoran)

[T 128-2021](#) AN ORDINANCE VACATING PUBLIC ACCESS TO PROPERTY KNOWN AS ROOSEVELT AVENUE FROM 5169 LEAR NAGLE ROAD TO 33593 ADELE STREET IN THE CITY OF NORTH RIDGEVILLE.

(Introduced by Mayor Corcoran)

[T 129-2021](#) AN ORDINANCE PROVIDING ADDITIONAL COMPENSATION FOR AN EMPLOYEE WHO PERFORMED THE DUTIES AND RESPONSIBILITIES OF THE ASSISTANT CLERK OF COUNCIL AFTER AN UNEXPECTED VACANCY.

(Introduced by Mayor Corcoran)

[T 130-2021](#) AN ORDINANCE AMENDING SUBSECTION (C) OF N.R.C.O. SECTION 642.08 POSTING BILLS AND NOTICES; DESTRUCTION OF PUBLIC NOTICES.

(Introduced by Mayor Corcoran)

14. SECOND READINGS:

[T 104-2021](#) AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO, KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE THE FOLLOWING LAND: 8540 ROOT ROAD; PARCEL NUMBER 07-00-014-103-327 AND OWNED BY OSIBAS, LTD. FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT.

(Introduced by petition of Osibas, Ltd. on 08/18/2021; Referred to PC and B&L on 09/07/2021; PC on 09/14/2021; Report approved on 09/20/2021; B&L on 09/23/2021; Report accepted on 10/04/2021; Public hearing on 10/18/2021)

[T 109-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE CITY OF AVON FOR THE CONSTRUCTION OF A TRAFFIC ROUNDABOUT AT THE INTERSECTION OF STONEY RIDGE ROAD, MILLS ROAD, AND AVALON DRIVE.

(Introduced by Mayor Corcoran; First reading 09/07/2021; Referred to COW on 09/07/2021; COW on 09/20/2021; Report accepted on 10/04/2021)

15. THIRD READINGS:

[T 112-2021](#) AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE CENTER RIDGE ROAD SANITARY SEWER EXTENSION, INCLUDING ASSOCIATED WORK AND INSPECTION SERVICES, NOT TO EXCEED \$3,080,000.00.

(Introduced by Mayor Corcoran; First reading 09/20/2021; Second reading 10/04/2021)

16. MEETING ANNOUNCEMENTS:

- The next regular Council meeting will be on Monday, November 1, 2021, at 7:00 p.m. in City Council Chambers.
- Finance Committee will meet on Wednesday, November 3 through Friday, November 5, 2021 beginning at 9:00 a.m. each day to discuss 2022 appropriations in City Council Chambers.

17. ADJOURN: