

**NORTH RIDGEVILLE CITY COUNCIL  
MEETING MINUTES  
JANUARY 19, 2021**

**CALL TO ORDER:** 7:00 p.m.

President DeVries called the Tuesday, January 19, 2021, Council meeting to order.

**INVOCATION:**

Led by President DeVries.

**PLEDGE OF ALLEGIANCE:**

Led by President DeVries.

**ROLL CALL:**

Present were Council members President Martin DeVries, Holly A. Swenk, Dennis Boose, President Pro-Tem Bruce Abens, Clifford Winkel, and James R. Maleski.

Also present were Mayor Kevin Corcoran, Safety-Service Director Jeff Armbruster, Law Director Brian Moriarty, Engineer Dan Rodriguez, Auditor April Wilkerson, Assistant Clerk of Council Shari Ma, Deputy Clerk of Council Lisa Ciofani, and Clerk of Council Nancy Linden.

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

President DeVries asked if there were any corrections to the City Council meeting minutes of January 4, 2021. No discussion was offered. The minutes stand approved as submitted.

President DeVries noted that Council received the Planning Commission meeting minutes for January 12, 2021, and Utilities Commission meeting minutes for January 4, 2021.

**LOBBY:**

President DeVries opened the lobby session. He stated they are utilizing Zoom and YouTube for people to type or ask their questions. There are instructions on the City's website through the City Council tab on how to get questions answered at [www.nridgeville.org](http://www.nridgeville.org). He paused for comments due to the delay in the broadcast. No questions or comments were offered.

President DeVries reminded citizens how to submit comments to City Council.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Mayor Corcoran stated on the agenda is T 4-2021, an ordinance authorizing him, as the Mayor, to purchase ultrasonic water meters from Badger Meter. He stated he would like to dispense the second and third readings and add the emergency clause. Mayor Corcoran provided two reasons for the emergency clause: the City's supply is low; and the time it takes to receive the product.

He went on to explain T 5-2021, an ordinance imposing a moratorium on the operation of any short term residential real estate rentals for a period not to exceed 180 days. Mayor Corcoran stated that he will ask for the dispensing of the second and third readings and to add the emergency clause so that the ordinance will take effect immediately. He stated he will follow-up with more information when that ordinance is under review.

Next, Mayor Corcoran explained Ohio Edison will once again be inspecting the power lines beginning this week, weather permitting. The inspection crews will inspect the lines using helicopters. He informed Council they might see black helicopters in the area inspecting various structures and spans to get a thorough look at each structure. The helicopters will be moving very slowly along each of the transmission lines and will often be seen hovering while carrying out these inspections. It is anticipated to take three to four weeks to complete the inspections.

Mayor Corcoran moved on to speak about Coronavirus vaccines. He stated this week age group 80 and over will receive vaccines at multiple locations including University Hospital, Cleveland Clinic, Giant Eagle Pharmacy, Marcs Pharmacy, and the Lorain County Health Department. Each entity has its own system for making reservations for the vaccine. Over the next several weeks, information will be provided regarding the Coronavirus vaccine schedule. Mayor Corcoran encouraged everyone to get the vaccine and announced the City's Fire Department is scheduled for the second injection on Wednesday, January 20, 2021. Mayor Corcoran stated the most efficient way to get current information about the vaccine is to visit the Lorain County Health Department's website, the State of Ohio's website, and local hospitals' websites.

The Mayor concluded his report.

**B. Safety-Service Director:** Safety-Service Director Armbruster explained how he uses the Lorain County's website regarding the Coronavirus vaccine. As a result of the website's user friendliness, he can see the schedule of who will receive the vaccine. He concluded his report by encouraging everyone that works with the public to get the vaccine when it is offered.

**C. Engineer:** Engineer Rodriguez stated the Mills Road Bridge replacement project is out to bid and is scheduled for a bid opening on January 29, 2021. Engineer Rodriguez stated the Chestnut Ridge Road and alternate State Route 83 roundabout project is out to bid and is scheduled for a bid opening on January 27, 2021. Engineer Rodriguez explained Stoney Ridge Water Main Replacement Project's ongoing work, stating the work began on January 11, 2021, and the contractor is making exceptional progress on this project. The contractor is installing a

water main along Schafer Drive first before moving on to Stoney Ridge in order to help traffic flow. Engineer Rodriguez believes the contractor might finish Schafer Drive this week and begin working on Stoney Ridge next week.

Engineer Rodriguez concluded his report.

**D. Auditor:** Auditor Wilkerson stated T 8-2021 is a resolution on the agenda that exercises the Then and Now Certificate for the emergency repairs to the City's sewer camera. Auditor Wilkerson explained the reason for the emergency clause, to allow the Auditor's Office the necessary resources to pay the invoice.

Auditor Wilkerson concluded her report.

**E. Other Reports:** President DeVries noted City Council received the December 2020 Building Report, December 2020 Fire Department Report, and the December 2020 Water Distribution Report.

**COUNCIL COMMITTEE REPORT(S):** President DeVries noted City Council received the Utilities Committee report dated January 4, 2021.

Clerk of Council Linden:

Utilities Committee Report dated January 4, 2021, which recommends City Council adopt T 129-2020 as amended.

Moved by Boose and seconded by Maleski to accept the Committee of the Whole report.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**APPLICANT:** Tyler Rice, Fabo Architecture, Inc.

1736 Columbus Rd., Cleveland, OH 44113

**OWNER:** Isomer Group, Inc.

211 Commerce Dr., Medina, OH 44256

**REQUEST:** Site plan approval of Discount Drug Mart

**LOCATION:** Bagley Rd., North Ridgeville, OH 44039, in a B-3 District

Permanent Parcel No. 07-00-011-103-084

(Council action required)

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

Councilman Abens stated the community is looking forward to the business coming to North Ridgeville. He also indicated that he has not received any opposition to Drug Mart coming to the City.

Moved by Abens and seconded by Swenk to approve the Planning Commission action.  
No comments were provided.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

**Open nominations for the vacant seat for Council At-Large**

President DeVries opened nominations.

Moved by Maleski and seconded by Boose to nominate Jason Jacobs.

President DeVries asked for any further nominations. No further nominations were offered and nominations were closed.

President DeVries asked Clerk of Council Linden to call the roll vote on the nomination of Jason Jacobs.

Clerk of Council Linden took a roll call vote and the motion carried.

Yes – 6                      No – 0

President DeVries announced that Jason Jacobs was appointed to the vacant At-large seat.

**RECESS:**

Moved by Boose and seconded by Maleski to dispense with recess.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

Clerk of Council Linden:

T 2-2021      AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS  
AND TO ENTER INTO A CONTRACT FOR THE SALE OF REAL  
PROPERTY LOCATED NORTH OF 7427 DYKE AVENUE.

(Introduced by Mayor Corcoran)

T 3-2021 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT 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)

T 4-2021 AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE ULTRASONIC WATER METERS AND APPURTENANCES FROM BADGER METER, INC., NOT TO EXCEED \$200,000.00 FOR CALENDAR YEAR 2021.

(Introduced by Mayor Corcoran)

Moved by Mayor and seconded by Boose to dispense with the second and third readings for T 4-2021.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Moved by Boose and seconded by Winkel to adopt T 4-2021.

Moved by Boose and seconded by Winkel to add the emergency clause to T 4-2021 as the water meters supplies are low.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried. T 4-2021 becomes **Ordinance number 5788-2021.**

Yes – 6 No – 0

T 5-2021 AN ORDINANCE IMPOSING A MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS IN THE CITY OF NORTH RIDGEVILLE FOR A PERIOD NOT TO EXCEED 180 DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE.

(Introduced by Mayor Corcoran)

Mayor Corcoran referenced an article in the newspaper about nearby cities regarding an Ordinance permanently banning short term rental residential real estate. Mayor Corcoran provided a brief history of the systemic issues that nearby cities are dealing with. Mayor Corcoran requests this moratorium to allow the City more time to research the outcomes to see if legislation is further needed.

Moved by Mayor Corcoran and seconded by Boose to dispense with the second and third readings for T 5-2021.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

Moved by Boose and seconded by DeVries to adopt T 5-2021.

Moved by Boose and seconded by DeVries to add the emergency clause to T 5-2021 for the health, safety, and welfare of the City of North Ridgeville residents.

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

Yes – 6                      No – 0

Councilman Abens asked Mayor Corcoran if the party incident in Bay Village was the issue that instigated this legislation.

Mayor Corcoran responded by stating the moratorium was not a result of the party in Bay Village, as that occurred a while ago; but instead, the moratorium is a result of the issues that Avon Lake is currently experiencing. Mayor Corcoran believes that approving the moratorium will benefit the City and give Council time to investigate.

Councilman Abens asked Mayor Corcoran a question regarding B&B(s).

Mayor Corcoran explained the moratorium is specifically for short-term residential rentals and bed and breakfasts are regulated as a business.

Councilman Maleski asked Mayor Corcoran if he is aware of any homes currently being rented short-term as the moratorium will affect regular/current income.

Mayor Corcoran stated he has done research on local Airbnb.com and VRBO.com and did not see any Airbnb being offered in North Ridgeville.

Councilman Boose stated that it is important to be proactive about the potential issues and have a conversation about the legislation that may be needed in the future.

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried. T 5-2021 becomes **Ordinance number 5789-2021.**

Yes – 6                      No – 0

T 6-2021            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 2021 CATCH BASIN REHABILITATION PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$50,000.00.

*(Introduced by Mayor Corcoran)*

T 7-2021 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 2021 CRACK SEAL PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$100,000.00.

(Introduced by Mayor Corcoran)

T 8-2021 A RESOLUTION TO AUTHORIZE THE EXECUTION OF THEN AND NOW CERTIFICATES BY THE FISCAL OFFICER AND THE PAYMENT OF AMOUNTS DUE FOR VARIOUS PURCHASE ORDERS.

(Introduced by Mayor Corcoran)

Moved by Boose and seconded by Maleski to dispense with the second and third readings for T 8-2021.

A voice vote was taken and the motion carried.

Yes – 6                      No – 0

Moved by Boose and seconded by Maleski to adopt T 8-2021.

Moved by Boose and seconded by Maleski to add the emergency clause to T 8-2021 as the Auditor's office will use the reserves to pay for a repair.

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

Yes – 6                      No – 0

A roll call vote was taken on the adoption, with the emergency clause, and the motion carried. T 8-2021 becomes **Resolution number 1509-2021.**

Yes – 6                      No – 0

**SECOND READINGS:** None.

**THIRD READINGS:** None.

**MEETING ANNOUNCEMENTS:**

The next regular Council meeting will be on **Monday, February 1, 2021**, at 7:00 p.m. in City Council Chambers.

**ADJOURNMENT:**

President DeVries adjourned the meeting at 7:25 p.m.

NORTH RIDGEVILLE CITY COUNCIL  
REGULAR MEETING JANUARY 19, 2021

Approval of minutes on February 1, 2021:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL