

**NORTH RIDGEVILLE CITY COUNCIL
MEETING MINUTES
NOVEMBER 21, 2016**

CALL TO ORDER: 7:30 P.M.

President Corcoran: Calling to order the Monday, November 21, 2016 regular Council meeting.

INVOCATION:

Led by President Corcoran.

PLEDGE OF ALLEGIANCE:

Led by President Corcoran.

ROLL CALL:

Present were Council members Gregg Westover, Dennis Boose, Bruce Abens, Bernadine Butkowski, Roseanne Johnson and President Kevin Corcoran.

Councilman Bob Chapek was excused.

Also present was Mayor David Gillock, Safety-Service Director Jeffry Armbruster, Law Director Andrew Crites, City Engineer Scott Wangler and Assistant Clerk of Council Tara L. Peet.

MINUTES - Corrections (if any) and approval:

President Corcoran: You have before you the City Council meeting minutes of November 7, 2016. Are there any objections or corrections to approving those minutes? Seeing none, those minutes are approved.

President Corcoran: Please note we received the Worker's Comp Safety Committee minutes of November 3, 2016, the Planning Commission minutes of November 8, 2016 and the Planning Commission minutes of November 14, 2016.

LOBBY (REGARDING AGENDA ITEMS ONLY):

Moved by President Corcoran and seconded by Boose to bifurcate the lobby session into two parts.

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

Yes – 6

No – 0

President Corcoran: The first lobby session is dedicated to the items on the agenda this evening, the second lobby for items of general concern. We are opening up lobby session right now. It is strictly for the items that are on the agenda for this evening. If you would like to speak on any of those issues, please step up to the podium. You will be given three minutes to speak on those topics. If you would like to speak on something else, we will have a second session later on in

the evening. Would anybody like to speak on the agenda items right now? Moving on then to the Administrator's reports. Mr. Mayor, you are up first.

ADMINISTRATORS REPORTS:

A. Mayor: Thank you Mr. President. At our last Council meeting I reported that NOPEC was in negotiations with suppliers to provide electricity to our residents in the wake of First Energy Solutions announcement to terminate its contract three years early. I am happy to report that NOPEC entered into a contract with NextEra Energy Services of Ohio effective January 1, 2017. NOPEC is required to mail out opt-out notices to customers every three years. NOPEC is scheduled to mail these notices this week to all their customers. If you would like to remain in the NOPEC program, you need to do nothing. Just throw your mailer out. You will automatically remain in the aggregate program and receive the discounted pricing under the current supplier as well as NextEra supplier program. If you wish to opt out and go to a different aggregator, now is the time to do that. Fill out that card and opt out. Now is the time if you want to stay with NOPEC, you don't have to do anything.

In observance of the Thanksgiving holiday, City Hall will be closed this Thursday and Friday. May you and your family be blessed on Thanksgiving. Count your blessings and enjoy your family. Enjoy the time off.

Next Tuesday, November 29 from 4:00-5:00 p.m. we are having an afternoon addition at City Hall in the Conference Room for coffee and casual conversation. It is a good way to get your questions answered or to get updates on City projects. All are welcome.

North Ridgeville Visitor's Bureau is sponsoring the 16th Annual Holiday on the Ridge on Saturday, December 3rd. Experience the magic of Christmas while visiting craft shows, multiple business open houses and special events such as the pancake breakfast at the high school and the tree lighting ceremony at South Central Park. For a complete list of activities stop by City Hall or the Chamber of Commerce to pick up a pamphlet or visit the Chamber of Commerce website.

A Gift of Lights – you may want to consider visiting Victory Park Ohio this holiday season. They are hosting the Gift of Lights holiday display. It is open daily from 5:00-10:00 p.m. through January 1st. Gift of Lights is the largest drive-thru holiday lights display in northeast Ohio which is 1.3 miles and includes a variety of holiday scenes to delight people of all ages. The cost is \$20.00 per car. You can put as many in the car as you like as long as they all have a seatbelt. A portion of the proceeds will benefit University Hospitals Rainbow Babies and Children's. Tickets can be purchased online at giftoflights.com or by visiting Victoryparkohio.com. The Gift of Lights officially opened last Friday and they had four hundred cars through Friday evening; five hundred on Saturday and two hundred fifty or so yesterday. We are getting a really good response and people are enjoying the show. That concludes my report. Thank you.

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

B. Safety-Service Director: Every three weeks we meet with regards to Lear Nagle Road. The three-lane was successful in the pouring. Traffic is moving back and forth fairly easily at this point. By this coming Wednesday night, the turning lanes at Chestnut Ridge will be open if everything goes appropriately. You will come down from Lorain and be able to have a turning lane there where there is not necessary one that is a full lane. As they are heading south on Chestnut Ridge the turning lane would be there.

Terrace Construction will be working all winter long weather permitting to do as much as they can this winter to fill in those voids around the catch basins and if they can pour concrete they will and if they can't they won't do that. The intent is to finish Lear Nagle as soon as possible in the spring or early summer of 2017. This is well ahead of schedule which I believe was due to be done September or October 2017 to finish that. That concludes my report.

President Corcoran: Is there any chance that the new lane that they just poured – is it going to reopen anytime soon?

Safety-Service Director Armbruster: From Chestnut up to Lorain, help me Scott; I believe they will be actually open at that point.

Engineer Wangler: The initial discussion we had, I was hopeful we would get the third lane completely open but that conflict with our goal of them working as late into the winter as possible. They would have to keep setting up safe zones to work and breaking it down. Considering you have two lanes going fine and we are only going to miss a turn lane, we opted to leave that third lane north of Chestnut blocked off so they can keep working. You don't think that moving barrels is a big deal, but if you have a mountain of barrels it is a big headache for setup and costly. Thank you. Mr. Engineer.

C. Engineer: Thank you, Mr. President. I'm sure you all knew this was going to come. It happened over the weekend – this is my water quality deicer speech. The deicing materials are a valuable tool to keep our roadways, sidewalks and driveways free from ice and safe for use. In the course of doing their job, the icing crystals drain away with the melted snow into our water courses. There are several options to use for deicing materials. The City has experimented with a special blend that allows us to use less. Take a moment to read on the packaging for the proper application rates and use the minimum amount to be effective. This simple step will preserve water quality and save you money at the same time. That concludes my report.

President Corcoran: Thank you, Mr. Engineer.

D. Auditor:

President Corcoran: We have the October 2016 financial report.

E. Other Reports:

President Corcoran: We have the October 2016 Fire Department report, the October 2016 Mayor's Court report, the October 2016 Support Car report and the October 2016 Water Distribution report.

COUNCIL COMMITTEE REPORT(S): None.

CORRESPONDENCE: None.

OLD BUSINESS: None.

NEW BUSINESS:

Assistant Clerk of Council Peet:

Planning Commission action(s) taken at the November 8, 2016 meeting:

APPLICANT: Ed Pivcevich, 263 Cherry Lane, Avon Lake, OH 44012

OWNER: Same

REQUEST: Approval to construct a 50 foot by 80 foot cold storage building in an I-2 District.

LOCATION: Vacant land on Maddock Road in an I-2 District; Parcel no. 07-00-034-000-101

PC ACTION: **Approved by a vote of four yes and zero no.**
(Council action required)

Moved by Butkowski and seconded by Abens to accept the Planning Commission action.

President Corcoran: Are there any comments or questions?

Councilwoman Butkowski: Mr. Chairman – this is called a cold storage building but it is just a building without heat. I just wanted to explain what cold storage was.

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

Yes – 6

No – 0

President Corcoran: That action has been accepted. Next.

Assistant Clerk of Council Peet:

APPLICANT: Bob Yost, Millridge Development, LLC, 38642 Center Ridge Road

OWNER: Same

REQUEST: Extension on preliminary plat approval granted by Planning Commission on August 12, 2014 of Millridge Subdivision.

LOCATION: South side of Mills Road; East of Stoney Ridge Road and West of Avon Belden Road in an R-1 District; Parcel nos. 07-00-031-000-040, 07-00-031-000-061, and -062

PC ACTION: **Approved by a vote of four yes and zero no.**
(Council action required)

Moved by Butkowski and seconded by Boose to accept the Planning Commission action.

President Corcoran: Are there any comments or questions?

Councilwoman Butkowski: This is just an extension of something that was already approved.

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

Yes – 6 No – 0

President Corcoran: That action has been accepted. Next.

Assistant Clerk of Council Peet:

APPLICANT: Bob Yost, Millridge Development, LLC, 38642 Center Ridge Road

OWNER: Same

REQUEST: Final plat approval for Millridge Subdivision, Phase One to include 22 Cluster lots and 15 Single Family lots

LOCATION: South side of Mills Road; East of Stoney Ridge Road and West of Avon Belden Road in an R-1 District; Parcel nos. 07-00-031-000-040 and 07-00-031-000-061

PC ACTION: **Approved by a vote of four yes and zero no with condition that sidewalks are taken into consideration.**

(Council action required)

Moved by Butkowski and seconded by Abens to accept the Planning Commission action.

Are there any comments or questions?

Councilwoman Butkowski: There was a discussion about putting sidewalks along Mills Road and it wasn't included in the plan. I thought it should be. They are going to put sidewalks in along part of Mills Road.

Councilman Boose: I am glad they added the sidewalks because I agree with you, they needed to be there. Thank you.

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

Yes – 6 No – 0

President Corcoran: That action has been accepted. Next.

Assistant Clerk of Council Peet:

APPLICANT: Michael Lipowski, Perspectus Architecture, 13212 Shaker Square – Suite 204, Cleveland, OH 44120

OWNER: University Hospital Health Systems, 2047 Cornell Road, Cleveland, OH 44016

REQUEST: Site plan and building approval for the construction of a medical building and parking
LOCATION: 32800 Lorain Road in a B-4 District; Parcel nos. 07-00-003-101-020, 07-00-010-107-048, 07-00-003-101-021
PC ACTION: **Approved by a vote of four yes and zero no.**
(Council action required)

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

President Corcoran: Are there any comments or questions?

Councilwoman Butkowski: This is just to approve University Hospitals health system which will be built in our City.

President Corcoran: Yes, it is a very welcome addition.

President Corcoran: All those in favor say yes. Those opposed say no.
Yes – 6 No – 0

President Corcoran: That action has been accepted. Next.

Assistant Clerk of Council Peet:

APPLICANT: Anthony M. Valore, Valore Properties, Inc., 23550 Center Ridge Road, Westlake, OH 44145
OWNER: Same
REQUEST: Final plat approval for Hampton Place Subdivision, Phase 4 in an R-1 District.
LOCATION: East of Stoney Ridge Road, West of Hampton Place Subdivision, Phase 3. Parcel nos. 07-00-029-000-003, -004, -006 and part of 07-00-029-000-152 and -195
PC ACTION: **Approved by a vote of four yes and zero no.**
(Council action required)

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

President Corcoran: Are there any comments or questions?

Councilwoman Butkowski: Yes Mr. Chairman, Mr. Valore is including sidewalks on Stoney Ridge.

President Corcoran: All those in favor say yes. Those opposed say no.
Yes – 6 No – 0

President Corcoran: That action has been accepted. Next.

Assistant Clerk of Council Peet:

Planning Commission action(s) taken at the November 14, 2016 special meeting:

APPLICANT: Tom Aubry, WOW Internet & Cable, 105 Blaze Industrial Parkway,
Berea, OH 44017
OWNER: City of North Ridgeville, 7307 Avon Belden Road
REQUEST: Approval to install a cable provider optical hub cabinet in a B-3 District
LOCATION: Corner of Lorain and Cook Road in a B-3 District; Parcel no. 07-00-004-
110-051
PC ACTION: **Approved by a vote of five yes and zero no.**
(Council action required)

Moved by Butkowski and seconded by Boose to accept the Planning Commission action.

President Corcoran: Are there any comments or questions?

Councilman Boose: Mr. President – this is a welcome addition and I would like to publically thank you. I know early on you were very involved in working with them and it is great to see them expand into our City.

President Corcoran: It was approximately two years ago that I just randomly reached out to the guy that was running the system for Wow. I set up a meeting and met with them a couple times and brought the City in after a little bit. Unfortunately there was a little hiccup on their end of not expanding like they had originally planned. It is great to see them here and it is great to have competition in our City.

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

Yes – 6 No – 0

President Corcoran: That action has been accepted.

President Corcoran: Before we go into recess, how about we take care of the other new business we have for this evening.

Appointment of City Auditor

Moved by Butkowski and seconded by Johnson to appoint Jeffrey Wilcheck as the Auditor of North Ridgeville for a two year term commencing December 5, 2016.

President Corcoran: Are there any comments or questions? I'll add that Mr. Wilcheck has decades of experience in addition to working for a variety of communities in different finance and auditing capacities including the state Auditor's office. We are very fortunate to have him here. Did I mention he is a C.P.A. Just another feather in his cap and we are very fortunate to have him here with us.

Mayor Gillock: Yes, I was going to mention that Mr. Wilcheck does have a C.P.A. and comes highly recommended by references I checked with the state. I want to add my congratulations and welcome Mr. Wicheck to the City. I am glad to have you. I look forward to you being here.

President Corcoran: Any other comments or questions? All those in favor say yes. Those opposed say no.

Yes – 6 No – 0

President Corcoran: Congratulations sir. Welcome.

RECESS:

President Corcoran: Would anybody like a recess?

Moved by Johnson 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 – 6 No – 0

President Corcoran: Now first readings, we have T 120.

FIRST READINGS:

Ordinance and Resolution submittal(s)

Assistant Clerk of Council Peet:

T 120-2016 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO HD
SUPPLY WATERWORKS IN THE AMOUNT OF \$29,783.32.

(Introduced by Mayor Gillock)

Moved by Butkowski and seconded by Boose to dispense with the second and third reading for T 120.

President Corcoran: Are there any comments or questions?

Councilman Boose: Mr. President, the funds were already appropriated. The work has already been done. We should do our best to pay it.

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

Yes – 6 No – 0

Moved by Butkowski and seconded by Boose to adopt T 120.

Moved by Butkowski and seconded by Boose to add the emergency to T 120 in order to pay the invoice timely since the work has already been completed.

President Corcoran: On the emergency clause, are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 6 No – 0

President Corcoran: On the adoption now with the emergency, Clerk, please call the roll.

Assistant Clerk of Council Peet: The motion carries, 6-0 and becomes **Resolution number 1396-2016.**

Yes – 6 No – 0

President Corcoran: T 121.

Assistant Clerk of Council Peet:

T 121-2016 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO THE HUG MFG CORPORATION IN THE AMOUNT OF \$4,650.00.

(Introduced by Mayor Gillock)

Moved by Johnson and seconded by Boose to dispense with the second and third reading for T 121.

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

Yes – 6 No – 0

Moved by Johnson and seconded by Boose to adopt T 121.

Moved by Johnson and seconded by Boose to add the emergency to T 121 in order to pay the invoice timely since the work has already been completed.

President Corcoran: On the emergency clause, are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 6 No – 0

President Corcoran: On the adoption now with the emergency, Clerk, please call the roll.

Assistant Clerk of Council Peet: The motion carries, 6-0 and becomes **Resolution number 1397-2016.**

Yes – 6 No – 0

President Corcoran: There are no second readings. Moving on to third readings.

SECOND READINGS: None.

THIRD READINGS:

Assistant Clerk of Council Peet:

T 105-2016 AN ORDINANCE IMPOSING A MORATORIUM ON THE GRANTING OF BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY FOR ANY BUILDING, STRUCTURE, USE OR CHANGE OF USE FOR THE CULTIVATION, PROCESSING, OR RETAIL SALE OF MEDICAL MARIJUANA FOR A PERIOD NOT TO EXCEED ONE HUNDRED EIGHTY (180) DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE, IN ORDER TO ALLOW COUNCIL AND THE PLANNING COMMISSION TO REVIEW APPLICABLE OHIO STATUTES, CRIMINAL CODES AND THE PLANNING AND ZONING CODE RELATIVE TO SUCH USE.
(Introduced by Mayor Gillock; First reading 09/19/2016; Admin on 10/03/2016; Report accepted on 10/17/2016; Second reading 11/07/2016)

Moved by Boose and seconded by Butkowski to adopt T 105.

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

Assistant Clerk of Council Peet: The motion passed, 6-0 and becomes **Ordinance number 5408-2016.**

Yes – 6 No – 0

President Corcoran: T 114.

Assistant Clerk of Council Peet:

T 114-2016 AN ORDINANCE APPROVING THE SALE OF CERTAIN PERSONAL PROPERTY OWNED BY THE CITY OF NORTH RIDGEVILLE PURSUANT TO O.R.C. SECTION 721.15(D).
(Introduced by Mayor Gillock; First reading 10/17/2016; Second reading 11/07/2016)

Moved by Johnson and seconded by Butkowski to adopt T 114.

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

Assistant Clerk of Council Peet: The motion passed, 6-0 and becomes **Ordinance number 5409-2016.**

Yes – 6 No – 0

MEETING ANNOUNCEMENTS:

President Corcoran: Our next regular Council meeting will be held Monday, December 5, 2016 at 7:30 p.m. here in Council Chambers.

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

President Corcoran: Moving on now to the second lobby session. This is for items of general concern. State your name and address for the record. We will give you three minutes to speak. Would anyone like to speak? This lobby session is now closed.

ADJOURNMENT:

President Corcoran: This meeting is adjourned. The meeting was adjourned at 7:56 p.m.

Approval of minutes on December 5, 2016:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL