

**NORTH RIDGEVILLE CITY COUNCIL
MINUTES OF REGULAR MEETING AUGUST 17, 2015**

CALL TO ORDER: 7:30 P.M.

President Corcoran: Calling to order the Monday, August 17, 2015 regular Council meeting.

INVOCATION:

Led by President Corcoran.

PLEDGE OF ALLEGIANCE:

Led by President Corcoran.

ROLL CALL:

Present were Council members President Corcoran, Terrence Keenan, Robert Olesen, Roseanne Johnson, Dr. Ronald Arndt and President Pro-Tem Bernadine Butkowski.

Dennis Boose was excused.

Also present was Mayor G. David Gillock, Law Director Andrew Crites, City Engineer Scott Wangler, Safety-Service Director Jeffry Armbruster, 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 August 3, 2015. Are there any corrections or objections to approving those minutes? Seeing none, those minutes are approved.

President Corcoran: Please note the Planning Commission meeting minutes of August 11, 2015.

Moved by President Corcoran and seconded by Arndt to bifurcate the lobby session to have two separate lobby sessions – the first is designed to allow people to speak on issues that are before Council that we are going to vote on this evening and the second session at the end of the meeting is to allow people to bring up any issues that they would like us to address.

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

Yes – 6

No – 0

LOBBY (REGARDING AGENDA ITEMS ONLY):

President Corcoran: That means we are open for lobby session where you can discuss the items that are on the agenda this evening. Please approach the podium and state your name and address for the record. You will be given three minutes to speak. Is there anybody who would like to address us on these items tonight? Seeing none we will move on to Administrator's reports. Mr. Mayor, you are up first.

ADMINISTRATORS REPORTS:

A. Mayor: Thank you Mr. President. The City received funding from the Ohio Public Works Commission to proceed with the phase one Jaycox Road reconstruction project. The contractor's specialized construction began the preliminary work today and the asphalt paving will begin August 25th. Two-way traffic will be maintained at all times with flaggers on duty to assist with traffic and to ensure safe work zones. Project details include reconstruction of Jaycox Road from approximately three hundred and fifty feet north of Center Ridge Road to approximately four hundred feet north of Drake Street. The total cost of the project is \$585,573.00 with OPWC funding at a level of \$345,000 with a grant.

Really briefly – Lear Nagle Road reconstruction has finally become a reality. Plans were submitted to ODOT for final approval. The Lorain County Engineer's office, who will manage the project, is looking to go to bid in October with work to begin in the spring. The total project cost is estimated at \$12,749,000.00. The City's responsibility, including water lines, is \$3,400,00.00. We will receive \$9,294,523.00 in federal and state funding or almost eighty percent of the total project.

NOPEC and the City have been getting numerous reports of door-to-door solicitors from at least one energy marketer, and I have heard of two, going door-to-door to residents stating that their community is no longer a member of NOPEC. This is completely false. NOPEC is the Northeast Ohio Public Energy Council which provides discounts on gas and electric. The City has been a member of NOPEC since its inception in 2000. If you have a solicitor that gives you false information, you can always verify our membership to NOPEC by calling my office or NOPEC directly. If you feel you have been moved or slammed to another supplier, you should call your utility company and report it. However, as I have seen done twice, before a supplier can move you to another program, you will receive a rescission letter from your utility and you have seven to ten days to rescind that enrollment if you really don't want to switch. With NOPEC, every two years, they send you a card. You can do nothing – in other words you are opting in. If you do nothing you become a NOPEC member. You still have the opportunity and the right if you want to go with a different supplier to opt out and go with the supplier. It is not binding you to NOPEC, but it makes it very simple if you want to belong to NOPEC.

The American Red Cross will be going through the neighborhoods between Lear Nagle and Pleasant Avenue this Thursday starting at 5:00 P.M. to install smoke alarms in homes that need them and to teach people about what to do in case a fire breaks out in their home. This is a free service as part of their Home Fire Preparedness Campaign. They chose those areas because it is very dense and they are older homes and they maybe more susceptible to fires. This is where they want to start with their program. Pleasant, Broad, Main and Lear Nagle areas.

North Ridgeville Heart and Sole Challenge – August 26th at Frontier Park. The speaker will be Mike Freeman, our Police Chief. If you can, join in and visit with Mike.

A reminder that this Thursday between 8:00 – 9:00 is coffee with the Mayor at City Hall. This Thursday.

Several years ago we started getting complaints about the intersection of Mills Road and 83. We still get three to four calls per week regarding traffic at that intersection. We had our traffic engineering firm, TMS Engineering, look at the intersection and make recommendations for improving traffic flow at that intersection. This is that report from 2011.

They recommended several changes in the timing of the lights, which we did. It only improved the service slightly and traffic has increased since then. I need to first explain that the intersection is half through North Ridgeville and half Avon with the City boundary running right down the middle of Mills Road. We then partnered with Avon after discussion with NOACA which revealed Mills was not listed on the National Highway Traffic System and could not receive federal funds. In working with Avon, that road is not qualified to receive federal funds for improvements. In September of last year, 2014, we received a copy of a traffic study that was completed by ODOT at no cost to us or to Avon. They suggested either widening the intersection with turning lanes or putting in a roundabout. There is a roundabout on that easel there. That is a conceptual drawing of what a roundabout at Mills and 83 would look like. Putting in traffic lanes to improve that intersection was estimated to cost \$927,000 and a roundabout was estimated to cost about a million based on this report. Subsequent to that, we met with an engineering firm, Structure Point, which specializes in roundabouts that estimated one could be built for approximately \$800,000 by moving the intersection slightly to the northeast by property owned by the City of Avon reducing our land acquisition costs which could not do turning lanes. This morning we met with the City of Avon and we agreed we should pursue joint venture to improve the intersection to install the roundabout with the potential installation date of summer 2017. Working together, we can use Ohio Public Works funds, which I am a board member of the integrating committee, and install this improvement at no or little direct cost to the residents of Avon or North Ridgeville. OPWC funds are grants which can be supplemented with interest free loans should direct OPWC funding not be enough. We do OPWC projects every year. The Jaycox Road that I mentioned earlier is this year's OPWC project. Next year's OPWC project will be the second phase of Jaycox and that is why we can't do this job until 2017.

In the coming weeks you will see legislation to retain Structure Point Engineering to begin engineering necessary to complete the project and today we requested a scope of services from them and we will need a cooperative agreement with the City of Avon to work together on this solution to a long time problem. Quoting from the ODOT study, a roundabout would decrease; it would provide a decrease in delay for the intersection as it would allow traffic to operate at more of a free flow condition with the implementation of a roundabout. Roundabouts provide an increase in traffic capacity and provide the highest reduction in crashes as are proven to reduce injury, fatal and overall crashes as compared with traditional signalized intersections. In addition with a roundabout, you don't have maintenance issues with controllers, road detections; you don't have to worry about power outages and sending a policeman down to direct traffic or put up signs. We look forward to your support as we work cooperatively with our neighbor to the north to make this a reality. Thank you and that concludes my report.

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

B. Safety-Service Director: To continue with road construction, over the last several months and actually a long time, we have been working with All Aspects, which is the company that is going to be tearing down the buildings and has already torn down Hales and the air conditioning, Amaro Heating and Cooling, which is off Ridgeview. The second week or the 5th of September, they will be starting and tearing down the home and the tattoo parlor which is directly across the street from the Corner Store. If they have clearance, then from the State of Ohio with regards to the asbestos related materials that could be in the Corner Store and are in the auto parts. It could move directly across the street as a continuous operation from there. They still do not have clearance on the BP site. The canopy had to be tested for asbestos. Those have not come back. I am not sure if there is any asbestos in metal, but that is a requirement of the state. I agree with Terry, Councilman Keenan, it is overkill as far as I am concerned, but they have to do that – it is part of the process.

Along with that, over the last couple years, in fact, longer before that, we are part of the Lorain County Land Bank. Pat Metzger is in charge of that program. If you are aware, in Lorain and Elyria, they have torn down blighted homes and ones that have been vacant that have been vandalized. On the list for this year for the City of North Ridgeville, which we have been working very hard with the land bank, is 6080 Olive Street. That house has had twenty-three violations since 2011. It is vacant and I will actually pass these pictures along so you can see the pictures of what we have gone through. Also on the list is 6315 Olive which has thirteen violations from 2011 and that is the home that actually was filled with water that we had to actually break into and the whole basement was full of water and also the whole house was full of mold. In 6641 Avon Belden, there are only five violations. Those started in 2012 but unfortunately, the bank took it over in 2014; it is completely covered in mold throughout the whole house and is also on the list to be torn down. I say on the list because; I guess someone can purchase a home at the last minute and something like this happens and pay everything off, but the plan is to have these homes taken out the first or second week of September. It has taken a long time to get there for these homes and we have several more to get on the list, but these are the three that we have. The County has graciously put them there to fund it as we start to clear out some of our homes rather than have Elyria and Lorain spend all of the money that we are part of the land bank. That completes my report tonight.

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

C. Engineer: Thank you Mr. President. I planned on touching on the details of our Jaycox Road and Mayor so graciously and completely covered that. So I have no report.

President Corcoran: Thanks for coming Mr. Wangler. Mr. Auditor.

D. Auditor: Thank you Mr. President. Council should have received its July report. There may be a couple questions on the finances on a couple of the Ordinances, but I will wait until we get there, otherwise I have no comments for tonight.

E. Other Reports:

President Corcoran: We have the July 2015 Fire Department report, the July 2015 Support Car report and the July 2015 Water Distribution reports.

President Corcoran: There are no Committee reports.

COUNCIL COMMITTEE REPORT(S): None.

President Corcoran: There is no correspondence.

CORRESPONDENCE: None.

President Corcoran: We have no old business.

OLD BUSINESS: None.

President Corcoran: Moving on to new business. We have a liquor permit request.

NEW BUSINESS:

Clerk of Council Smith:

Liquor Permit requests/renewals/transfers

A request for a new liquor permit from Beck Suppliers, Inc. DBA Friendship Food Store 93, 38800 Center Ridge Road.

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 August 31, 2015.

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

Yes – 6

No – 0

President Pro Tem Butkowski: Moving on to the Planning Commission report.

Clerk of Council Smith:

Planning Commission action(s) taken at the August 11, 2015 meeting:

APPLICANT: Robert Reese, Aventis Development, 2251 Front Street, Suite 105, Cuyahoga Falls, Ohio 44221.

OWNER: Bagley Lorain Properties, LLC, 9095 Gatestone Road

REQUEST: Preliminary plan approval for an assisted living facility in a Special Development District.

LOCATION: 33734 Bagley Road in a Special Development District; Parcel no. 07-00-011-102-149 and -150

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

(Council action required)

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

President Pro Tem Butkowski: Is there any discussion?

Councilman Olesen: Yes madam Chair. I would just like to say this project was originated several years ago and it just kind of disappeared because of funding and the parties in question just couldn't get together on the project. With the presentation they made to us; this is absolutely fantastic to develop at that corner. This will be a very outstanding credit to the City and we are very happy that they chose North Ridgeville.

President Pro Tem Butkowski: Is there any other discussion? All those in favor say yes. Those opposed say no.

Yes – 5

No – 0

Abstain – 1 (Corcoran)

President Pro Tem Butkowski: Motion passed.

President Corcoran: Next.

Clerk of Council Smith:

APPLICANT: Robert Orovets, ThenDesign Architecture, 4135 Erie Street, Willoughby, Ohio 44094

OWNER: Conrad's Tire Realty Company, Inc. 14577 Lorain Avenue, Cleveland, Ohio 44111

REQUEST: Approval to remove front parking and add parking in the rear of the property.

LOCATION: 34043 Center Ridge Road in a B-3 District; Parcel no. 07-00-017-130-009

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

(Council action required)

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

President Corcoran: Are there any comments or questions?

Councilman Olesen: Mr. President, just one thing, the management of this company has graciously said ok you are taking our parking lot in the front and we won't have parking there, we are going to have parking in the back with no problems. So Conrad's is staying where they are.

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

Yes – 6

No – 0

President Corcoran: That action has been accepted. Moving on to Ordinance and Resolution submittals. First up we have T 120.

Ordinance and Resolution submittals

Clerk of Council Smith:

T 120-2015 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH PRADCO FOR PROFESSIONAL SERVICES RELATING TO COMPETITIVE PROMOTIONAL EXAMINATIONS AND THE ASSESSMENT PROCESS FOR A CLASSIFIED POSITION IN THE FIRE DEPARTMENT WITHIN THE CITY OF NORTH RIDGEVILLE, NOT TO EXCEED \$25,000.00.

(Introduced by Mayor Gillock)

Councilman Arndt: I wonder, perhaps I direct this to Mr. Armbruster with regard to this investment of \$25,000, is this a process or a fee that is in addition to whatever we might be paying for one of our officers? Is this a one-time fee for this assessment? Mr. Mayor then, I apologize.

Mayor Gillock: We do these every two years. You have to maintain a promotional list and it is only good for two years and as we have an opening we go to that list. I believe they take the top three they can choose from. Some people that are on the list might find a job somewhere else or drop off for whatever reason; the list condenses and then every two years you have to do it again. This is the company that we hire to independently do that testing to establish that promotional list.

Councilman Arndt: Okay, so it is not testing necessarily for one candidate, but for a series of candidates. That answers my question. Thank you.

Councilman Keenan: Mr. President, a question I would have is do we do these concurrently with the police? Is there any efficiency/management of them both simultaneously?

Mayor Gillock: They are entirely different tests and in fact I think we use two different companies. I don't see how you can do them at the same time because the tests are not the same. Police do a much more, I think, involved physical aspect and they are; I call it the psychological exam – they sit the candidate down and they have a board of three officers and they grill him unmercifully. It is entirely different then with the Fire Department. It is more basically just a physical exam. There is written, but it is not nearly as intensive as police. They are entirely different.

President Corcoran: T 121.

Clerk of Council Smith:

T 121-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.

(Introduced by President Corcoran)

President Corcoran: As a reminder T 121 – T 124 are a continuation of the TIF Ordinances that we have been passing over the last several months.

Councilman Arndt: Those watching or listening, if you would give a couple sentences to explain what the TIF's are and the value that this brings to the community.

President Corcoran: I would love to. So this is not an additional tax. It is just a collection method for us to take the increase in taxes from a property that would normally go to the county. That money then comes back and stays within the City. It is the monies that are collected from that increase in property values for dedicated infrastructure improvements. It is a way to funnel money back that we would normally not collect. It funnels it back for us to address infrastructure needs throughout the City. It is an economic development tool that can be used to attract businesses but more importantly, it allows us to address infrastructure needs which in turn will spur economic development by itself.

Mayor Gillock: The only thing that I would add is the property owner pays essentially the same amount of taxes before and after TIF. As Kevin said, it is that money that is redirected but he pays the same taxes he did before. They are now just called piolets in lieu of taxes.

President Corcoran: With that explanation, we will move on to T 122.

Clerk of Council Smith:

T 122-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.

(Introduced by President Corcoran)

President Corcoran: T 123.

Clerk of Council Smith:

T 123-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.

(Introduced by President Corcoran)

President Corcoran: T 124.

Clerk of Council Smith:

T 124-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.

(Introduced by President Corcoran)

President Corcoran: T 125.

Clerk of Council Smith:

T 125-2015 AN ORDINANCE AMENDING ORDINANCE NO. 5254-2015, WHICH AUTHORIZED THE CENTER RIDGE ROAD WIDENING SANITARY SEWER PROJECT AND OTHER APPURTENANCES, BY INCREASING THE AMOUNT FROM \$1,000,000.00 TO \$1,600,000.00.

(Introduced by Mayor Gillock)

President Corcoran: Dr. Arndt and I were not here last time and I believe Mr. Costin you might have explained why the number was changing or where the money was coming from. If you could just go over that once again please?

Auditor Costin: We have another Ordinance, T 115, that was amended last meeting to allow the City to issue bond anticipation notes in the amount up to \$600,000 for the improving of the City's sanitary sewer system. You may recall, we had a BAN's issue as of two months ago that included the first million dollars that we thought would be adequate for the funding based on

engineers estimates. The City actually did a bid and it came out higher, substantially higher, than the estimated \$1,000,000.00. The City's position now is to wait until the end of September or early October and rebid that contract at which time we will know what amount, if anything, up to \$600,000 of additional costs we would need. If it is close to that number, we will issue additional BAN's. If it is something in the area of \$100,000 or so, we may just fund it internally. If we had to issue BAN's, that Ordinance would have to be passed before this construction Ordinance is allowed to be passed by our Charter. The proper sequence of events is that the Administration can submit a contract without the Ordinance passed, but they just cannot enter into the contract, but they can do the bid. Once we do the bid and we see where the numbers shake out, then we can issue the BAN's if needed. We will have passed that Ordinance and simultaneously, once we have approval for the purchase of the BAN's and a commitment, then we can issue the construction Ordinance that you are currently discussing. To make a long story short, or short story long, however you would have it that is the explanation.

Councilman Arndt: Mr. President, just for my edification, what is the purpose for the increased cost? If I recall, a couple meetings ago, the Mayor had mentioned that there is a distinction on how these bids come in dependent upon the time of the year, meaning it is busier.

Mayor Gillock: We worked with Engineering Associates out of Mansfield who gave us the original estimate of \$900,000 so we appropriated and went through the process for \$1,000,000.00. We went out for the bids in July and we received one bid which is about fifty percent high. We talked to ODOT and they are going through the same type of thing that bid year; all their bids were coming in thirty to fifty percent high. Part of the reasoning is this year they let almost two billion dollars in work and contractors are busy. When they bid in July, they have already had their work for the year and they are just taking a shot in the dark and maybe if I bid high if I get it, I get it. We only had one bid, we thought perhaps if we waited until early fall when the construction season is waning that they may be interested in getting work lined up for next year and we could hopefully get a lower bid. That bid that came in was about \$1,550,000.00 which is why we are saying up to \$1,600,000.00. If we get a bid at \$1,100,000.00 as Chris said, we won't issue the BAN's. This should give us the ability to do that and this sewer is a key part of the Center Ridge Road widening that we have to do before the road widening itself. We are okay time wise.

Councilman Arndt: I'm good. I don't doubt the need for that. I just wanted to understand why the disparity.

President Corcoran: Okay. Thank you. T 126.

Clerk of Council Smith:

T 126-2015 AN ORDINANCE CREATING A PENALTY IN N.R.C.O CHAPTER 1294,
SUPPLEMENTAL REGULATIONS, FOR FAILING TO CALL FOR
BUILDING INSPECTIONS.

(Introduced by CBO Guy Fursdon)

President Corcoran: I will refer that to the Building and Lands Committee. T 127.

Clerk of Council Smith:

T 127-2015 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO CT
CONSULTANTS IN THE AMOUNT OF \$9,687.60.

(Introduced by Mayor Gillock)

Moved by Butkowski and seconded by Johnson to suspend the By-laws to give T 127-
2015 a first reading due to the fact this needs paid within thirty days.

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

Yes – 6

No – 0

President Corcoran: Chris, we will give you a chance to talk about it when it comes up under
first readings. I know you are excited. T 128.

Clerk of Council Smith:

T 128-2015 A RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS AS PUBLIC
DEPOSITORIES.

(Introduced by Mayor Gillock)

Mayor Gillock: Mr. President, just by way of explanation every, I believe it is five years, we
have to essentially requalify the financial institutions that we place City money in. There are two
categories: there are active deposits and interim deposits. We sent invitations to all the local
banks in the area that we knew or felt would be interested that ones to deposit active deposits
of public money are Buckeye Community Bank, First Federal of Lakewood, First Merit Bank,
Huntington Bank and Zions Bank. For interim deposits based on prevailing market rates which
is when we sell our CEDARS we are receiving applications from Buckeye Community Bank,
Fifth Third Bank and Securities, First Federal of Lakewood, First Merit Bank, Huntington Bank,
MultiBank Securities and Zions Bank. We are trying to use the local banks where we can, but
we still want to get the best return on our dollar if we can. Thank you.

President Corcoran: T 129.

Clerk of Council Smith:

T 129-2015 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: LOCATED AT THE INTERSECTION OF MEADOW LAKES BLVD. AND CENTER RIDGE ROAD; PERMANENT PARCEL NUMBERS 07-00-040-000-005, 07-00-040-000-015, 07-00-040-000-018, 07-00-033-102-024 AND 07-00-033-102-025 (AS SHOWN BY LEGAL DESCRIPTION ATTACHED); FROM B-2 CENTRAL BUSINESS DISTRICT AND R-1 RESIDENCE DISTRICT TO R-2 MULTIPLE RESIDENCE DISTRICT AND OWNED BY RIDGE MINERALS, LLC.

(Introduced by petition of Ridge Minerals, LLC on 08/11/2015)

President Corcoran: I'll refer that to the Building and Lands Committee and the Planning Commission.

Councilman Keenan: Mr. President, before we take a break, can I ask a question about this one T 129? Would the Administration like to please comment – is there a map that we will be receiving so we know which parcels are affected and is there anything more to this? I am going to be very interested...

Mayor Gillock: All the maps and details will be provided during the Planning and Committee meetings. I will say it is Pride One. The development is the developer interested in the rezoning. The property is on the west side of Meadow Lakes Blvd. across from where they currently have apartments. They also have apartments on Bagley where they cleaned out and improved Crystal Springs. These apartments are approximately eleven hundred square foot each with one or two car garages in the front. They rent for upwards of \$1400 a month. You won't find many kids in them. What we are finding is young professionals, teachers, young lawyers; we don't have much police presence in those areas. They have turned out to be really nice developments with private drives, private utilities so the City does not have to take care of them. They have been very successful. Pride One is wrapping up the development that they are on now and likes North Ridgeville and would like to continue developing here. We think they are pretty good projects, but I will say that based on our Charter, when land is rezoned to Multi Family Use, it is a ballot issue. It has to be approved by the Ward that the project is located in which is Ward 1 and also by the City. This is the beginning of the process to put this on the ballot to give the residents a vote on this. Thank you.

President Corcoran: Thank you Mayor. That is the end of new business.

RECESS:

President Corcoran: Would anyone like a recess?

Moved by Butkowski and seconded by Johnson 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: Moving on to first readings. We have T 103.

FIRST READINGS:

Clerk of Council Smith:

T 103-2015 AN ORDINANCE ADOPTING THE NATIONAL ELECTRICAL CODE IN N.R.C.O. CHAPTER 1426.

(Introduced by Mayor Gillock; Referred to B&L on 07/06/2015; B&L on 07/20/2015; Report accepted on 08/03/2015)

President Corcoran: T 105.

Clerk of Council Smith:

T 105-2015 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 242.05: *SERVICE DEPARTMENT* AND DEFINING THE GROUNDS MAINTENANCE SUPERVISOR POSITION.

(Introduced by Mayor Gillock; Referred to Admin on 07/06/2015; Admin on 07/20/2015; Report accepted on 08/03/2015)

President Corcoran: T 106.

Clerk of Council Smith:

T 106-2015 AN ORDINANCE AMENDING ORDINANCE NUMBERS 3268-97 AND 3710-2001, PARKS AND RECREATION MAINTENANCE SUPERVISOR AND DEFINING THE ASSISTANT GROUNDS MAINTENANCE SUPERVISOR POSITION.

(Introduced by Mayor Gillock; Referred to Admin on 07/06/2015; Admin on 07/20/2015; Report accepted on 08/03/2015)

President Corcoran: T 107.

Clerk of Council Smith:

T 107-2015 AN ORDINANCE AMENDING ORDINANCE NUMBER 2725-93 AND SUBSEQUENT AMENDMENTS THERETO, UP TO AND INCLUDING THE MOST RECENT AMENDMENT, BY CHANGING AND/OR ESTABLISHING THE PAY RATE SCALE OF THE FULL-TIME POSITION OF ASSISTANT GROUNDS MAINTENANCE SUPERVISOR.

(Introduced by Mayor Gillock Referred to Admin on 07/06/2015; Admin on 07/20/2015; Report accepted on 08/03/2015)

President Corcoran: This went into Committee and the Committee recommended some changes. We have those changes encompassed in the amended version of T 107.

Moved by President Corcoran and seconded by Arndt to amend T 107-2015 by substitution.

President Corcoran: Are there any comments or questions?

Councilman Keenan: Yes, Mr. President, I would just like to request confirmation from the Law Director that the change to this amendment is basically just eliminating the top line of this pay scale. Wasn't that basically what we did and suggest to be done in Committee? I just want to know that was the change that we are approving.

Law Director Crites: Truth be known, Council President and I were just discussing and trying to recall exactly what we did change and that is all we could recall. It was almost typographical. It was just taking out that first step I recall.

Councilman Keenan: There was a category that we said why do we have that category. We didn't have that category and we eliminated that category. The pay stayed the same for the different steps and so forth.

Law Director Crites: Thank you. This confirms our suspicions. Thank you Councilwoman Johnson. We eliminated the entry level because it was useless.

Councilman Keenan: We didn't need it.

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

President Corcoran: T 107-2015 has been amended by substitution. T 118.

Clerk of Council Smith:

T 118-2015 AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS
LOCATED IN THE PIONEER RIDGE PHASE 9 SUBDIVISION AT
WATERBURY, AND DEDICATING THEM FOR PUBLIC PURPOSES.
(Introduced by Mayor Gillock)

President Corcoran: T 119.

Clerk of Council Smith:

T 119-2015 AN ORDINANCE REPEALING N.R.C.O. SECTION 1062.15 *BURIAL OF
INDIGENTS*.
(Introduced by Mayor Gillock)

President Corcoran: T 127.

Clerk of Council Smith:

T 127-2015 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO CT CONSULTANTS IN THE AMOUNT OF \$9,687.60.

(Introduced by Mayor Gillock)

Moved by Butkowski and seconded by Johnson to dispense with the second and third readings.

President Corcoran: Mr. Costin, would you like to jump in now and tell us why this is and why it is necessary?

Auditor Costin: Alright, these are funds for CT Consultants that handles our federal grants and we have previously referred to this as the “oops Ordinance” where we did not have the purchase order in place. The money is totally funded through a federal grant. This is related to housing work that they do and I would recommend that since it has been appropriated and since it is due to past services that Council considers approving this Resolution to pay.

President Corcoran: Right. Would you consider the emergency to be appropriate in this case or not?

Auditor Costin: I don't think that this company would go out of business if we didn't pay within thirty days but that is more of a moral issue for Council to consider because the work has in fact been completed.

Mayor Gillock: I think the O.R.C. requires it to be paid within thirty days.

Auditor Costin: The O.R.C. requires Council to take action within thirty days.

Councilman Keenan: Mr. President, may I ask – a little clarification from the Auditor? Did you say this was completely funded through a federal grant?

Auditor Costin: Yes.

Councilman Keenan: So really it is money in and money out. We are not spending City dollars on this?

Auditor Costin: Well they are City dollars because it is grant money to the City. It is subject to the same City regulations. But it is in fact a source of those expenditures and is fully funded through federal grant. I would recommend that we pass this with the emergency because they do a very good job for us.

Mayor Gillock: Mr. President, this relates to our Community Development Block Grant funds. We get around \$400,000 every two years. CT manages that for us and there is an administrative

fee component to that. Chris is right, the money comes to the City so it is City money, but Terry is also correct that it is grant money going right back out.

Moved by Johnson and seconded by Keenan to add the emergency clause.

President Corcoran: We will come back to you after we vote on this. On the motion to dispense with the second and third readings for T 127. All those in favor say yes. Those opposed say no.

Yes – 6

No – 0

Moved by Butkowski and seconded by Johnson to adopt T 127.

Moved by Johnson and seconded by Butkowski to add the emergency clause to T 127 in order to pay the invoice timely.

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 with the emergency, are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motion passed with one absentee. It becomes **Resolution number 1362-2015.**

Yes – 6

No – 0

President Corcoran: That is the end of first readings. Moving on to second readings – we have T 99.

SECOND READINGS:

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; Referred to B&L and PC on 06/15/2015; B&L on 07/06/2015; PC on 07/14/2015; B&L and PC reports accepted on 07/20/2015; First reading on 08/03/2015)

President Corcoran: T 114.

Clerk of Council Smith:

T 114-2015 AN ORDINANCE ADOPTING THE SOLID WASTE MANAGEMENT PLAN FOR THE LORAIN COUNTY SOLID WASTE MANAGEMENT DISTRICT FOR 2016-2025.

(Introduced by Mayor Gillock; First reading on 08/03/2015)

President Corcoran: T 115.

Clerk of Council Smith:

T 115-2015 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$600,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF IMPROVING THE CITY'S SANITARY SEWERAGE SYSTEM BY CONSTRUCTING, RECONSTRUCTING AND REHABILITATING SANITARY SEWERS, SANITARY SEWER CONNECTIONS, MANHOLES AND CLEAN OUTS, TOGETHER WITH NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.

(Introduced by Mayor Gillock; Amended by substitution on 08/03/2015; First reading on 08/03/2015)

President Corcoran: That is the end of second readings. Moving on now to third readings – we have T 110.

THIRD READINGS:

Clerk of Council Smith:

T 110-2015 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 1210.04, *PUBLIC HEARINGS; NOTICE*.

(Introduced by Mayor Gillock; First reading 07/20/2015; Second reading 08/03/2015)

Moved by Butkowski and seconded by Johnson to adopt T 110-2015.

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

Clerk of Council Smith: The motion passed with one absentee and becomes **Ordinance number 5270-2015**.

Yes – 6

No – 0

President Corcoran: T 113.

Clerk of Council Smith:

T 113-2015 AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO APPROVE, ADOPT, ENACT AND PUBLISH NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; AND TO REPEAL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.

(Introduced by Mayor Gillock; First reading 07/20/2015; Second reading 08/03/2015)

Moved by Olesen and seconded by Butkowski to adopt T 113-2015.

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

Clerk of Council Smith: The motion passed and becomes **Ordinance number 5271-2015**.
Yes – 6 No – 0

MEETING ANNOUNCEMENTS:

President Corcoran: The next regular Council meeting will be on **Tuesday, September 8, 2015 at 7:30 P.M.** in Council Chambers due to the Labor Day holiday.

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. Would anybody like to address Council this evening? Seeing none, we have one more announcement. Mr. Keenan.

Councilman Keenan: Yes, I have an announcement – I will be hosting a Ward 1 neighborhood conversation in the library tomorrow night at 7:00 P.M. We will start sharply at 7:00 P.M. We will be done before 8:30 which the library will ask us to leave. Our meeting will start tomorrow at 7:00. It is an open conversation and anything on your mind. If you are in Ward 1 and want to ask any questions, please do. If we don't have the answers at the meeting, I will get them for you.

Councilwoman Johnson: Mr. President, can I ask the Mayor if he was hosting an information forum at City Hall; I think he said Thursday? You said between 8:00 and 9:00 this Thursday?

Councilman Arndt: Is that in the morning?

Mayor Gillock: I'll meet you whatever time you want.

Councilman Arndt: No, but I have made that mistake where I don't articulate very well.

Mayor Gillock: This Thursday between 8:00-9:00 A.M.

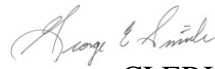
ADJOURNMENT:

President Corcoran: Seeing no other business to bring before the City this evening, the meeting is adjourned. The meeting was adjourned at 8:24 P.M.

Approval of minutes:

A stylized handwritten signature, possibly reading 'K. E.', enclosed within a circular loop.

PRESIDENT OF COUNCIL

A cursive handwritten signature that appears to read 'George E. Linnick'.

CLERK OF COUNCIL