

**NORTH RIDGEVILLE CITY COUNCIL  
MINUTES OF REGULAR MEETING MARCH 2, 2015**

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

President Corcoran: Calling to order the Monday, March 2, 2015 regular Council meeting.

**INVOCATION:**

Led by President Corcoran.

**PLEDGE OF ALLEGIANCE:**

Led by Chase from Boy Scout Troup 175.

**ROLL CALL:**

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

Councilmen Terrence Keenan and Robert Olesen were excused.

Also present was Mayor David Gillock, Safety-Service Director Jeffry Armbruster, Law Director Andrew Crites, 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 Committee of the Whole meeting minutes of February 17, 2015. Are there any corrections or objections to approving those minutes? Seeing none, those minutes are approved.

President Corcoran: You have before you the Council meeting minutes of February 17, 2015. Are there any corrections or objections to approving those minutes? Seeing none, those minutes are approved.

President Corcoran: Please note the Parks and Recreation Commission meeting minutes of January 28, 2015 and the Planning Commission meeting minutes of February 10, 2015.

Moved by President Corcoran and seconded by Boose 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 – 5

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: We will move on then to the Administrator's reports. Mr. Mayor.

**ADMINISTRATORS REPORTS:**

**A. Mayor:** Thank you Mr. President. First a couple sad items: Friday evening, a young nineteen year old man was hit by a vehicle on Center Ridge Road and tragically killed. Secondly, a long time Council woman, Gail Minnick, passed away and I would ask for a moment of silence for both of those at this time. Please keep their families in your prayers.

Last, I want to speak about an incident that we had this morning just for clarification. About 1:00 A.M. this morning we had a water break. Our crews responded as they normally do, called OUPS, the utility location service, who marks underground utility lines; one line was not marked accurately because of snow or whatever reason, but the marking was off by about six feet. Therefore, when we dug, our crews hit a gas line. Columbia Gas was called and responded. Columbia Gas evacuated about twenty homes in the area for safety. Shortly thereafter, they had resolved their problem. The gas was back on and residents were allowed to move back in and by about 2:00 P.M. the water main was fixed. It was unfortunate that it happened, but everything was repaired smoothly. No one was injured and no property damage. We are glad for the outcome there. That concludes my report. Thank you.

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

**B. Safety-Service Director:** Today was a beautiful day. We had sun instead of snow. I think everybody is much happier today than they were Saturday or Sunday. Let's keep the happiness going with a slow melt of the snow. Let's not have a fast melt of the snow. We are working on issues that; some of the things you should consider are, if you have storm drains, if you get the opportunity to clean those out so the water has some place to go rather than back out into the street. Certainly, we understand that if the snow melts very fast, that is a bad thing for us, but we have been working very hard and long on our ditches. We are hopeful that the snow does melt slowly and we don't get the rain they are predicting tomorrow with more snow. That concludes my report.

President Corcoran: Thank you. Mr. Engineer.

**C. Engineer:** Thank you Mr. President. My Root Road closure is supposed to complete tomorrow and everything that is being reported to me says that will be the case. I am hoping the

weather tomorrow doesn't extend that out a day or two, but that would be at most. Another road closure that is being done on the turnpike bridge going over Center Ridge Road. Kokosing is working on the turnpike to do maintenance on that bridge. It is a long job and it is going to require periodic road closure here and there for a number of days. I don't have specifics. The near future is today and tomorrow. When they close the road it is only going to be one lane. It will be two lanes in both directions. It really shouldn't be too onerous for drivers. From time to time they will close a lane here and there from March 2015 to November 2016 while they are servicing that area. That concludes my report.

President Corcoran: Thank you Mr. Wangler. Auditor.

**D. Auditor:** Thank you. No report scheduled for this evening.

President Corcoran: Thank you.

**E. Other Reports:**

President Corcoran: We have the January 2015 Parks and Recreation Director's report.

President Corcoran: There are no Council Committee reports.

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

President Corcoran: There is one piece of correspondence.

**CORRESPONDENCE:**

Clerk of Council Smith:

A letter dated February 17, 2015 from the Lorain County Board of Elections showing ballot language for factual error proofing on behalf of the City of North Ridgeville.

President Corcoran: There is no old business.

**OLD BUSINESS:** None.

President Corcoran: Moving on to new business.

**NEW BUSINESS:**

President Corcoran: Tonight we have a presentation of an award to Police Chief Michael Freeman from the Community Action Trap- Neuter-Return Committee and that is presented by Hazel Sferry.

Hazel Sferry presented the award to Chief Freeman.

President Corcoran: Moving on to T 40.

**Ordinance and Resolution Submittals**

Clerk of Council Smith:

**T 40-2015** A RESOLUTION TO APPROVE, WITH MODIFICATION, THE APPLICATION MADE BY GEORGE D. GROSIK & MARGARET HAPUTA REGARDING CERTAIN LAND OWNED BY THEM WHICH HAS BEEN DESIGNATED AS AN AGRICULTURAL DISTRICT BY THE OFFICE OF THE COUNTY AUDITOR.

(Introduced by Mayor Gillock)

President Corcoran: T 41.

Clerk of Council Smith:

**T 41-2015** AN ORDINANCE APPROPRIATING, VALUING, AND TAKING IMMEDIATE POSSESSION OF AN INTEREST IN REAL PROPERTY FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD ACROSS REAL PROPERTY (**PARCEL 39 T-1, T-2**) HAVING PERMANENT PARCEL NO. 07-00-004-104-003.

(Introduced by Mayor Gillock)

President Corcoran: T 42.

Clerk of Council Smith:

**T 42-2015** AN ORDINANCE APPROPRIATING, VALUING, AND TAKING IMMEDIATE POSSESSION OF AN INTEREST IN REAL PROPERTY FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD ACROSS REAL PROPERTY (**PARCEL 57 SH, T**) HAVING PERMANENT PARCEL NO. 07-00-000-107-037.

(Introduced by Mayor Gillock)

Moved by President Corcoran and seconded by Johnson to suspend the By-laws to give T 42 a first reading.

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

Yes – 5

No – 0

President Corcoran: T 42 will have a first reading. T 43.

Clerk of Council Smith:

**T 43-2015** AN ORDINANCE APPROPRIATING, VALUING, AND TAKING IMMEDIATE POSSESSION OF AN INTEREST IN REAL PROPERTY FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD ACROSS REAL PROPERTY (**PARCEL 16 WD, SH, T**) HAVING PERMANENT PARCEL NO. 07-00-004-108-068.

(Introduced by Mayor Gillock)

Moved by President Corcoran and seconded by Johnson to suspend the By-laws to give T 43 a first reading.

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

Yes – 5                      No – 0

President Corcoran: T 43 will have a first reading. T 44.

Clerk of Council Smith:

**T 44-2015** AN ORDINANCE APPROPRIATING, VALUING, AND TAKING IMMEDIATE POSSESSION OF AN INTEREST IN REAL PROPERTY FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD ACROSS REAL PROPERTY (**PARCEL 17 WD, SH, T**) HAVING PERMANENT PARCEL NO. 07-00-004-108-067.

*(Introduced by Mayor Gillock)*

Moved by President Corcoran and seconded by Johnson to suspend the By-laws to give T 44 a first reading.

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

Yes – 5                      No – 0

President Corcoran: T 44 will have a first reading. T 45.

Clerk of Council Smith:

**T 45-2015** A RESOLUTION APPOINTING WILLIAM L. GARDNER TO THE LORAIN COUNTY BOARD OF HEALTH TO SERVE AS THE CITY OF NORTH RIDGEVILLE'S REPRESENTATIVE.

*(Introduced by Mayor Gillock)*

Moved by Mayor Gillock and seconded by Boose to suspend the By-laws to give T 45 a first reading.

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

Yes – 5                      No – 0

President Corcoran: T 45 will have a first reading. T 46.

Clerk of Council Smith:

**T 46-2015** A RESOLUTION TO APPROVE, WITH MODIFICATION, THE APPLICATION MADE BY THE LILLIAN M. RAK TRUST, CONSTANCE WOODSIDE, TRUSTEE REGARDING CERTAIN LAND OWNED BY THEM

WHICH HAS BEEN DESIGNATED AS AN AGRICULTURAL DISTRICT BY  
THE OFFICE OF THE COUNTY AUDITOR.

(Introduced by Mayor Gillock)

President Corcoran: That is the end of new business. This brings us to the recess portion of our meeting.

**RECESS:**

President Corcoran: Would anyone like a recess?

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

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

Yes – 5

No – 0

President Corcoran: Moving on to first readings. First up, T 2.

**FIRST READINGS:**

Clerk of Council Smith:

**T 2-2015** AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO, KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: LOCATED AT GREENLAWN DRIVE; PERMANENT PARCEL NUMBER 07-00-028-103-125 (AS SHOWN BY LEGAL DESCRIPTION ATTACHED); FROM B-5 ARCHITECTURAL BUSINESS DISTRICT TO R-1 RESIDENCE DISTRICT AND OWNED BY KATHLEEN M. AND HAROLD J. BOGNER, TRUSTEES.

(Introduced by petition of Harold Bogner on 12/18/2014; B&L Committee on 01/20/2015; B&L Committee report accepted on 02/02/2015; Planning Commission on 02/10/2015; Planning Commission report accepted on 02/17/2015)

Moved by Arndt and seconded by Johnson to amend T 2 to have the third where as paragraph read: “Whereas, City Council has considered the affirmative written and oral representations of both the owner of the parcel and a prospective developer of an adjacent dependent parcel that any development on the subject parcel, or on that abutting the same shall be engineered and constructed so as to direct the flow of waste water Northerly to the Westerly Sewer located along Center Ridge Rd.”

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

Yes – 5

No – 0

President Corcoran: T 2 has been amended. T 28.

Clerk of Council Smith:

**T 28-2015** A RESOLUTION TO APPROVE, WITH MODIFICATION, THE APPLICATION MADE BY JEFFREY A. SWEITZER REGARDING CERTAIN LAND OWNED BY HIM WHICH HAS BEEN DESIGNATED AS AN AGRICULTURAL DISTRICT BY THE OFFICE OF THE COUNTY AUDITOR.

(Introduced by Mayor Gillock)

President Corcoran: T 29.

Clerk of Council Smith:

**T 29-2015** A RESOLUTION TO APPROVE, WITH MODIFICATION, THE APPLICATION MADE BY FRANK AND DONNA KRUPKA REGARDING CERTAIN LAND OWNED BY THEM WHICH HAS BEEN DESIGNATED AS AN AGRICULTURAL DISTRICT BY THE OFFICE OF THE COUNTY AUDITOR.

(Introduced by Mayor Gillock)

Clerk of Council Smith:

**T 42-2015** AN ORDINANCE APPROPRIATING, VALUING, AND TAKING IMMEDIATE POSSESSION OF AN INTEREST IN REAL PROPERTY FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD ACROSS REAL PROPERTY (**PARCEL 57 SH, T**) HAVING PERMANENT PARCEL NO. 07-00-000-107-037.

(Introduced by Mayor Gillock)

President Corcoran: Mr. Law Director.

Law Director Crites: I would beg, as before, with all the previous appropriation Ordinances, that the remaining readings are dispensed with by suspension of the By-laws and that this is passed as well as T 43 and T 44 with the emergency. The emergency being as it was before: we have a strict deadline for certification for this project to ODOT and the County who is overseeing the project largely related to the construction schedule. It is imperative that it be met.

President Corcoran: Thank you.

Moved by Mayor Gillock and seconded by Boose to dispense with the second and third readings for T 42.

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

Yes - 5

No - 0

Moved by Johnson and seconded by Butkowski to adopt T 42.

Moved by Johnson and seconded by Butkowski to add the emergency clause to T 42 in order to meet the deadline enforced by ODOT and the County to meet the construction schedule.

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

Yes – 5                      No – 0

President Corcoran: On the adoption with the emergency clause, are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motioned passed with two absentees and becomes **Ordinance number 5202-2015.**

Yes – 5                      No - 0

Clerk of Council Smith:

**T 43-2015**      AN ORDINANCE APPROPRIATING, VALUING, AND TAKING IMMEDIATE POSSESSION OF AN INTEREST IN REAL PROPERTY FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD ACROSS REAL PROPERTY (**PARCEL 16 WD, SH, T**) HAVING PERMANENT PARCEL NO. 07-00-004-108-068.

*(Introduced by Mayor Gillock)*

Moved by Johnson and seconded by Butkowski to dispense with the second and third readings for T 43.

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

Yes - 5                      No – 0

Moved by Johnson and seconded by Butkowski to adopt T 43.

Moved by Johnson and seconded by Butkowski to add the emergency clause to T 43 in order to meet the deadline enforced by ODOT and the County to meet the construction schedule.

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

Yes – 5                      No – 0

President Corcoran: On the adoption with the emergency clause, are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motioned passed with two absentees and becomes **Ordinance number 5203-2015.**



Yes – 5                      No – 0

Clerk of Council Smith:

**T 44-2015**      AN ORDINANCE APPROPRIATING, VALUING, AND TAKING IMMEDIATE POSSESSION OF AN INTEREST IN REAL PROPERTY FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD ACROSS REAL PROPERTY (**PARCEL 17 WD, SH, T**) HAVING PERMANENT PARCEL NO. 07-00-004-108-067.

*(Introduced by Mayor Gillock)*

Moved by Johnson and seconded by Butkowski to dispense with the second and third readings for T 44.

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

Yes - 5                      No – 0

Moved by Johnson and seconded by Butkowski to adopt T 44.

Moved by Johnson and seconded by Butkowski to add the emergency clause to T 44 in order to meet the deadline enforced by ODOT and the County to meet the construction schedule.

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

Yes – 5                      No – 0

President Corcoran: On the adoption with the emergency clause, are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motioned passed with two absentees and becomes **Ordinance number 5204-2015.**

Yes – 5                      No – 0

Clerk of Council Smith:

**T 45-2015**      A RESOLUTION APPOINTING WILLIAM L. GARDNER TO THE LORAIN COUNTY BOARD OF HEALTH TO SERVE AS THE CITY OF NORTH RIDGEVILLE'S REPRESENTATIVE.

*(Introduced by Mayor Gillock)*

Moved by Mayor Gillock and seconded by Johnson to dispense with the second and third readings for T 45.

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

Yes - 5                      No – 0

Moved by Mayor Gillock and seconded by Johnson to adopt T 45.

Moved by Mayor Gillock and seconded by Johnson to add the emergency clause to T 45 in order to meet the term expiration of March 31, 2015.

Mayor Gillock: Bill Gardner is our representative to the Lorain County Board of Health. He has been our representative for three years. He was on there for ten years before representing mobile home parks. He has been on the Board of Health for thirteen years. The Board of Health has asked that he be reappointed. He has done a great job as far as they are concerned. We would like to see him back there. There is an annual meeting between now and April 1<sup>st</sup> that he is still a member and will attend on our behalf. His term expires March 31<sup>st</sup> so whether we adopt tonight or the next meeting, we will still have to add the emergency to make it effective. I would just like to get this in place tonight and we can let the Board of Health know that he has been reappointed. Thank you.

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

Yes – 5                      No – 0

President Corcoran: On the adoption with the emergency clause, are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The motioned passed with two absentees and becomes **Resolution number 1347-2015.**

Yes – 5                      No – 0

President Corcoran: That is the end of first readings. Moving on to second readings. First up we have T 21.

13. **SECOND READINGS:**

Clerk of Council Smith:

**T 21-2015**      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 Gillock; First reading 02/17/2015)

President Corcoran: T 22.

Clerk of Council Smith:

**T 22-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF ASPHALT AND RELATED MATERIALS TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

*(Introduced by Mayor Gillock; First reading 02/17/2015)*

President Corcoran: T 23.

Clerk of Council Smith:

**T 23-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT ACCORDING TO LAW, AND IN A MANNER PRESCRIBED BY LAW, FOR THE RENTAL OF EQUIPMENT AND RELATED SERVICES FOR ROAD REPAIR AND MAINTENANCE TO BE USED BY THE SERVICE DEPARTMENT.

*(Introduced by Mayor Gillock; First reading 02/17/2015)*

President Corcoran: T 24.

Clerk of Council Smith:

**T 24-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, FOR THE PURCHASE OF LIMESTONE AND SAND TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

*(Introduced by Mayor Gillock; First reading 02/17/2015)*

President Corcoran: T 25.

Clerk of Council Smith:

**T 25-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, TO FURNISH AND/OR DELIVER CONCRETE TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.

*(Introduced by Mayor Gillock; First reading 02/17/2015)*

President Corcoran: T 26.

Clerk of Council Smith:

**T 26-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO TO ADVERTISE FOR BIDS AND NEGOTIATE A CONTRACT FOR A TWELVE-MONTH PERIOD, ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, TO FURNISH AND INSTALL FULL DEPTH CONCRETE PADS AND REPAIR SERVICES TO BE USED BY THE CITY OF NORTH RIDGEVILLE, OHIO.  
(Introduced by Mayor Gillock; First reading 02/17/2015)

President Corcoran: T 27.

Clerk of Council Smith:

**T 27-2015** AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO TO ENTER INTO PARTICIPATION AGREEMENTS WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE PURCHASE OF SODIUM CHLORIDE FOR THE 2015 SUMMER AND 2015/2016 WINTER SEASONS, PURSUANT TO RESOLUTION NO. 693-90.  
(Introduced by Mayor Gillock; First reading 02/17/2015)

President Corcoran: That is the end of our second readings. We are moving on to third readings. We have T 126-2014.

**THIRD READINGS:**

Clerk of Council Smith:

**T 126-2014** AN ORDINANCE TO LEVY A MUNICIPAL MOTOR VEHICLE LICENSE FEE PURSUANT TO OHIO REVISED CODE SECTION 4504.172.  
(Introduced by Mayor Gillock; Referred to Streets, Sidewalks and Bridges on 12/15/2015; Streets, Sidewalks and Bridges on 01/05/2015; Report accepted on 01/20/2015; First reading 02/02/2015; Second reading 02/17/2015)

Moved by Johnson and seconded by Arndt to adopt T 126-2014.

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

Yes - 5                      No - 0

Councilman Boose: Yes, President Corcoran, members of Council, Mayor, members of the Administration and residents: the Ordinance to levy a municipal motor vehicle increase of \$5.00 which will bring the total municipal license fee to \$20.00 has been discussed in local gathering places throughout our City, as well as commented in local newspapers. There have been many opinions on this subject, as well as information disseminated on this subject that is both fact and fictional. I truly value the opinions of all our residents in addition to others that have chimed in.

I feel the need to clear the air and offer my thoughts on the topic before we move forward with the consideration of enacting this legislation.

When my family and I moved to North Ridgeville almost twenty-four years ago, the widening of Center Ridge Road was being discussed; certainly not a new project by any means and one that has frustrated both the City and its residents for too many years. Too many times we have fallen short on the approved list of projects. Too many times we've learned that we were close but then the potential state or other funding opportunities were not available or going to other deserving projects. During all of this time, the City was spending money, and needed to, in order to move the process forward without any guarantee that we would ultimately be successful, at least in our lifetime. This meant providing funding for plan studies and preliminary engineering, sometimes more than once. Now we are here. With the creative financing approach from being able to access funding from ODOT, TRAC, the Ohio Turnpike Commission, NOACA and other state and federal agencies, ninety-one percent of the total cost of the Center Ridge project has been approved to be paid by those that are not residents or our community. Their tax dollars which include our tax dollars can now come back to us to help alleviate the issues that have long been established by too many to give credit here tonight.

Ninety-one percent.

Issues such as traffic safety, improved response times for safety forces, better travel times for commuters and the establishment of storm water management measures that currently do not exist along this roadway.

Ninety-one percent.

According to the Engineering Department earlier today, the total Center Ridge project is now slated to cost \$54,583,526.00. Other funding sources have managed to cover almost \$50,000,000.00 while we are left with the balance. Now remember, we have already paid over \$1,000,000.00 in our own City funds to get to this point, but there is still more that is needed to complete the project. Twice a levy was placed on the ballot to finance our remaining portion of both Center Ridge and Lear Nagel and both times, those requests were defeated by the voters. The first request would have cost the owner of a \$100,000.00 home around \$30.00 per year; the second a little less than that. While some will argue that the votes were close, close does not count. I acquiesce to the voters; the voters said no twice to a property tax levy and I will not be one to place it on the ballot a third time.

So what is next? Late last year, I was approached to learn if I had interest in increasing the municipal vehicle license fee to help fund the remainder of the project. In a need to be open minded on the subject, I offered that I would, at minimum, like to learn more about this option, but I also noted that I would do everything I could to see if we could fund the remainder of the project with current dollars within our budget.

As many of you know, City Council's Finance Committee has been holding appropriation meetings during the past couple of weeks, and while the appropriation process is not yet finished, I can promise you; and I don't believe anybody who attended those meetings would argue that I reviewed every line item of every specific fund budget in an effort to find this

funding. Those of you who follow my review of our budget over many years know that I have been one of the louder advocates of making sure that we financially plan for not only the current year, but for several years in advance. I even voted against the overall budget several years ago as I did not believe it provided for enough ending balances in our General Fund for later years. The dollars needed to complete this project are not anywhere to be found in our current finances. While we have been able to dedicate current dollars in our finances to complete the Lear Nagle project without asking residents for more, and have been able to offset some of the remaining dollars needed to complete the Center Ridge project by the same method, there is still not enough to pay for our remaining obligation without an additional income source. It is just not there. Keep in mind that even if we borrow the money to fund the difference, we need to account for the debt repayment over many years and it is just not there.

Now I have heard the discussion about how could this City get this far into the project without already having this funding available - a valid point in some respects. I can tell you that over the years, the City has been doing their best to have these funds available to the extent that they could. I can also assure you that part of the financial equation always included some sort of additional funding to compete such a project. Most communities, including ours, just don't have the ability to come up with that much money at one time. Again, keep in mind that we have been paying as we go for many of the preliminary costs. In addition, now is the time for us to request this additional funding, not several years earlier when the project was just getting off the ground. Now is the appropriate time, or in the beginning of last year when the first levy request was placed on the ballot; as you cannot request funding for a purpose that is yet to be realized or for dollars that are yet to be utilized.

I've heard the discussions in regards to the flooding and the need to address our storm water issues before completing the Center Ridge and Lear Nagle projects. I can appreciate everyone's stance on flooding. My house has flooded several times as well; not as many as others. As you know, we have been addressing storm water issues for many years to reduce the severity of storm occurrences and we had taken steps in 2014 to increase the amount of dollars spent on this issue as well as increased the speed of which the known potential resolutions are completed. In fact, the Center Ridge project includes facets of our overall storm water management improvements that will go to this very issue. We will now have additional retention basins where none existed earlier. Storm water sewers where none existed earlier and curbing where none existed earlier. All of these things will have a positive impact on our flooding concerns. But the governmental forces that are providing ninety-one percent of our funding for the Center Ridge project are not giving this money for us for flooding issues and if we didn't accept this funding for the Center Ridge project, they are not going to allow us to use it for our flooding issues; as much as you or I would like them to, they are not. That is the reality of the issue.

I've heard the discussions on the conditions of some of our secondary and neighborhood streets. I agree. Not only are some of our streets beyond embarrassing but some are just downright dangerous. While the City has been funding ongoing street repairs and resurfacing every year, it is clearly not enough. But again, the government funding sources that are providing ninety-one percent of the funding for the Center Ridge project, are not giving this money to us to repair

or resurface secondary neighborhood streets. If we didn't accept this funding for the Center Ridge project, they are not going to allow us to use it to repair and resurface these streets. As much as you or I would like them to – they are not. That is the reality of the issue.

So when I look back at all the discussions surrounding this issue; the pros and cons; all of the alternatives – I find it will come down to one thing, are we going to take advantage of completing the Center Ridge project within the current timelines with the outside funding sources available or are we going to pass on the opportunity in an attempt to address some of these other issues? Well, the Center Ridge project is going to continue in some form with or without this additional funding. As we speak, buildings are being demolished and property is being taken to accommodate the widening project - with or without this additional funding. Without this additional funding, the remainder of the project can be put on hold - no time frame to complete; no financial commitment from the other funding sources and no idea when we might be able to make the list again. With the additional funding, the project continues to a full completion with ninety-one percent of the total project coming from funding sources other than our own residents. The proposed legislation will add \$5.00 per vehicle registration for any licensed vehicle within the City of North Ridgeville. Based upon the number of homes in our community, and the number of vehicles registered in 2013, there is an average of approximately 2.5 registered vehicles per household. That equates to \$12.50 per household, per year or \$1.05 per month; less than half of the last property tax levy request.

In conclusion, I am obligated by my responsibilities to do what is best for our community with the funds that we have at our disposal. Do I wish some of the decisions made earlier regarding this project were done differently? Hindsight is always 20/20. I cannot live in the past of “what if?”. We need to live in the current moment and work towards as bright of a future as we can. In my opinion, completing this project for an average cost, per household, of \$12.50 per year or \$1.05 per month is what is best for our community. To not take advantage of the outside source of funding for this project or not move forward and waste the over \$1,000,000.00 we have already spent on this project would be financially irresponsible. While I wish we had other alternatives to consider at this point, we do not. That is the reality of this situation. Thank you.

President Corcoran: Thank you Mr. Boose. Mrs. Johnson?

Councilwoman Johnson: Well said Mr. Boose. I think you covered everything and I couldn't agree more. Thank you.

President Corcoran: Is there anybody else?

Clerk of Council Smith: The motioned passed with two absentees and becomes **Ordinance number 5205-2015.**

Yes – 5

No – 0

President Corcoran: T 9 Amended.

Clerk of Council Smith:

**T 9-2015 Amended** 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 Kevin Corcoran-Area 12; First reading 02/02/2015; Amended by substitution on 02/02/2015; Second reading 02/17/2015)*

Moved by Arndt and seconded by Johnson to adopt T 9 Amended.

President Corcoran: Are there any comments or questions? I guess just by way of explanation, T 9 through T 14 are all what we call TIF Ordinances that we are going to use as an economic development tool to take increases in tax money that would normally go to outside sources, such as the County. That money will then stay in North Ridgeville and be used for infrastructure improvements throughout the City. As you heard in the description, the school districts will still get the same amount of money that they were always going to get. There is no loss to them from this Ordinance and the others. I think in the future, this will be a great tool, as I mentioned, for the City to use to help us out not only on economic development, but on infrastructure improvement. With that being said, Clerk, please call the roll.

Clerk of Council Smith: The measure passed unanimously and becomes **Ordinance number 5206-2015**.

President Corcoran: T 10 Amended.

Clerk of Council Smith:

**T 10-2015 Amended** 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 Kevin Corcoran-Area 11; First reading 02/02/2015; Amended by substitution on 02/02/2015; Second reading 02/17/2015)*

Moved by Arndt and seconded by Johnson to adopt T 10 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 5207-2015**.

President Corcoran: T 11 Amended.

Clerk of Council Smith:

**T 11-2015 Amended** 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 Kevin Corcoran-Area 3; First reading 02/02/2015; Amended by substitution on 02/02/2015; Second reading 02/17/2015)*

Moved by Arndt and seconded by Johnson to adopt T 11 Amended.

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

Clerk of Council Smith: The measure passed unanimously with two absentees and becomes **Ordinance number 5208-2015**.

President Corcoran: T 12 Amended.

Clerk of Council Smith:

**T 12-2015 Amended** 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 Kevin Corcoran-Area 6; First reading 02/02/2015; Amended by substitution on 02/02/2015; Second reading 02/17/2015)*

Moved by Arndt and seconded by Johnson to adopt T 12 Amended.

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

Clerk of Council Smith: The measure passed unanimously with two absentees and becomes **Ordinance number 5209-2015**.

President Corcoran: 13 Amended.

Clerk of Council Smith:

**T 13-2015 Amended** 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 Kevin Corcoran-Area 7; First reading 02/02/2015; Amended by substitution on 02/02/2015; Second reading 02/17/2015)

Moved by Arndt and seconded by Johnson to adopt T 13 Amended.

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

Clerk of Council Smith: The measure passed unanimously with two absentees and becomes **Ordinance number 5210-2015.**

President Corcoran: T 14 Amended.

Clerk of Council Smith:

**T 14-2015 Amended** 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 Kevin Corcoran-Area 10; First reading 02/02/2015; Amended by substitution on 02/02/2015; Second reading 02/17/2015)

Moved by Boose and seconded by Arndt to adopt T 14 Amended.

President Corcoran: Are there any comments or questions?

Councilwoman Johnson: In the interest of full disclosure, I wanted to note that I do have an interest in one of the properties in this list, however, I did discuss it with the Law Director and he assured me there is no conflict for me to vote.

President Corcoran: Thank you.

Councilwoman Butkowski: Mr. Chairman, I don't know if everybody realized; I was just sitting here realizing – we have passed and are passing some of the most important legislation in the history of our City. With what we have passed here with Center Ridge and this TIF plan will be the future for North Ridgeville for a long time.

President Corcoran: Clerk, please call the roll.

Clerk of Council Smith: The measure passed unanimously and becomes **Ordinance number 5211-2015**.

**MEETING ANNOUNCEMENTS:**

President Corcoran: We have a public hearing regarding an application for placement of farmland in an agricultural district by applicant George Grosik and Margaret Haputa that will be held on **Monday, March 16, 2015 at 7:20 P.M.** in Council Chambers.

We have a public hearing regarding an application for placement of farmland in an agricultural district by applicants the Lillian M. Rak Trust, Constance Woodside, Trustee that will be held on **Monday, March 16, 2015 at 7:25 P.M.** in Council Chambers.

The next regular Council meeting will be on **Monday, March 16, 2015 at 7:30 P.M.** in Council Chambers.

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

**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 the three minutes to speak on the topic of your choice. Whoever would like to come up first, please do so.

Betty Wilson, 7625 Avon Belden Road: stated she came to the meeting to relay a message from the grandfather of the boy that was killed by a vehicle this past weekend. Ms. Wilson stated the family hopes these sorts of tragedies don't happen again. If anyone is interested in making donations, the family requests donations are made to the Murray Ridge School in Elyria. Keep the family in your thoughts in the widening of streets and intersections.

Tony Hatmaker, 5870 Tree Moss Lane: asked if Mayor Gillock has a plan to address the deplorable street conditions within the City after eleven years in office. Mr. Hatmaker stated the roads will only get worse in the next few months.

President Corcoran: Mr. Hatmaker, I know that you were not here early enough, but we had budget hearings earlier today and we were discussing about how we are going to add a tremendous amount of extra money to address roads – more than double.

Mr. Hatmaker asked if there was a priority list of streets that needed repaired first.

President Corcoran: That will be up to the Administration to determine. First they have to have an idea of how much money they are working with and then they will determine what roads they need to repair from that point forward.

Mr. Hatmaker asked if the City should know what streets needed repaired before determining how much money is needed.

President Corcoran: There is only so much money available to us as you may remember. There is a limited amount. We don't have an unlimited budget for anything, including road repair. The Mayor wanted to speak and address that issue.

Mayor Gillock: Thank you. I appreciate the opportunity to respond. We have long taken the posture that we don't want to put Band-Aid's on our streets. We have done major rebuilds, tried to do them right where they last twenty years, including Lorain, Chestnut and others. Then we have taken the remaining money that we had in our Street Levy Fund and we tried to divide it equitably between the four wards and we sit down with our Street Department and we prioritize them and we go as far as the money has allowed us; what Council gives us each year. That is the way you do it. This year, the winter, as last year, has been extra difficult on our streets. As President of Council Corcoran mentioned that during our appropriation process, we are looking to significantly increase that amount of money that we can use to pave streets. We will be doing a major portion of Jaycox this year from Center Ridge down to Drake and will be rebuilt. Then beyond that, we do have a list of all the streets that are damaged and it would take approximately \$2,000,000.00 to catch them all up all at once. We are hoping that we can do a significant portion of them this year. Last year we did buy a machine called a Falcon that lets us do repairs during the winter. We put well over one hundred tons of hot patch in during this winter, but as bad as it is, it is hardly noticeable. We are aware of the situation and with Council's assistance; we can hopefully do a little more this year than what we have done in years past. Thank you.

Mr. Hatmaker asked if he could follow up.

President Corcoran: We are trying this out. This is an attempt to be more responsive, but I am going to see if anybody else wants to speak before giving you another chance. Is there anybody else who would like to address Council? Okay.

Mr. Hatmaker: asked what assurances the taxpayers have after repair that the roads won't have the issues that Chestnut Ridge had and why that issue has not been addressed.

Mayor Gillock: Mr. President that was done by an outside contractor, Karvo Paving, who is a highly reputable contractor in the State of Ohio. They are on the ODOT approved list. We put the job out for bid. They received the bid and did the work. They did proof testing. Sometimes, and I can guarantee you not guarantee it won't ever happen again, but the jobs for one reason or another aren't perfect. We are in negotiations with Karvo as we speak as to how or who and how

we are going to repair that situation. It may be their insurance. We put \$50,000.00 in the budget to try to address the issue if we need to. Again, it is not something we are unaware of. We can't guarantee Karvo's work for them. They have to do that. We choose reputable contractors. We check their references. They are a good contractor. Sometimes these things happen and we will address it.

President Corcoran: Thank you Mayor. Mr. Armbruster?

Safety-Service Director Armbruster: I would like to add that to that too – we have been working on that project now since it has been done. We made a decision last fall based on the bonding that is sitting out there that we would not do anything irrational to make this situation worse. We would wait and see what is going to happen to that road. Our lack of doing something at this point was planned through this winter to address this coming spring. We, the Engineering Department, the Administration, City Council is well aware of what is happening out there and not that we want it to grow, but we want to make sure that when we do fix it, it will be fixed correctly.

Mayor Gillock: And their bond is still out there. We are aware of that. The bond expires in May of 2016.

President Corcoran: Is there anybody else that would like to address Council? Okay, seeing none, the meeting is adjourned.


**ADJOURNMENT:**

President Corcoran: Seeing no other business to bring before the City this evening, the meeting is adjourned. The meeting was adjourned at 8:42 P.M.

Approval of minutes:



PRESIDENT OF COUNCIL



CLERK OF COUNCIL