

**NORTH RIDGEVILLE CITY COUNCIL
MEETING MINUTES
October 2, 2023**

CALL TO ORDER:

President Jacobs called the Monday, October 2, 2023, Council meeting to order at 7:00 p.m.

INVOCATION:

Led by President Jacobs.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council members President Jason Jacobs, Holly A. Swenk, President Pro-Tem Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, Assistant Law Director Sean Kelleher, City Engineer Christina Eavenson, Director of Finance April Wilkerson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the City Council Meeting Minutes dated September 18, 2023. No discussion was offered.

The meeting minutes stand approved as submitted.

President Jacobs noted the following.:

Parks and Recreation Commission Meeting Minutes dated August 23, 2023

Planning Commission Meeting Minutes dated September 12, 2023

Civil Service Commission Meeting Minutes dated September 25, 2023

Planning Commission Meeting Minutes dated September 28, 2023

LOBBY:

President Jacobs opened the lobby session. He reminded everyone that the lobby session is not meant to be an interactive question and answer session, but it is an opportunity for the public to address the City Council and the City's administration. He asked anyone who would like to speak to come to the podium and state their name and address. He further added that each person is allowed three minutes to speak.

City of North Ridgeville Safety

Shellie Kearsey of 37886 Stoney Lake Drive addressed ongoing concerns related to Police Chief Mike Freeman and the North Ridgeville Police Department. She noted that she had read the independent

report from the law firm that was hired to investigate the actions of Police Chief Freeman and their impact on the department. However, she expressed that there are still issues within the department that contribute to a hostile work environment.

Ms. Kearsey sought information regarding the commencement of mandatory leadership training for Police Chief Mike Freeman. She also inquired about the identity of the trainer who will conduct this leadership training, as well as who will be responsible for making hiring decisions, especially with the establishment of a Human Resource Department. She emphasized the importance of addressing these issues, pointing out that individuals typically leave their jobs due to difficulties with people, rather than the job itself.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under first readings, he would be requesting emergency passage on several pieces of legislation.
 - T 99-2023 - a resolution adopting the Solid Waste Management Plan for the Lorain County Solid Waste Management District. The Mayor would like to move to dispense of the second and third readings and add the emergency clause in order to meet the county's deadline of October 29.
 - T 100-2023 - an ordinance authorizing the Mayor to enter into contracts with six individual property owners whose properties surround the intersection of Avon Belden Road and Chestnut Ridge Road for the purchase of right-of-way for the proposed roundabout at this intersection. The Mayor would like to move to dispense of the second and third readings and add the emergency clause in order to keep this project moving forward.
 - T 104-2023 - an ordinance authorizing the Mayor to enter into a contract with Harold J. Bogner Living Trust and Kathleen M. Bogner Trustees for the purchase of real property. He would like to move to dispense of the second and third readings and add the emergency clause to meet the seller's timeline.
- Candidates Night - The North Ridgeville Chamber of Commerce is sponsoring a meet the candidates night this Wednesday, October 4, 2023, at 6:00 PM at the North Ridgeville Academic Center. Residents would have an opportunity to hear from the candidates running for city council and the school board. The Mayor added that the Mayoral Forum held the week of September 25, 2023, was videotaped and could be viewed from the city's website at nridgeville.org and also on the city's Facebook page.
- Safety Fair - The North Ridgeville Fire and Police Department is hosting the annual Safety Fair on Saturday, October 7, 2023, from 10:00 AM – 2:00 P.M. at Fire Station #1, 7000 Ranger Way. There would be Fire Station tours, food, entertainment, touch-a-truck, kids firefighter combat

challenge, Kasey Fire & Life Safety Dog, inflatables and bounce houses, emergency helicopter landing (weather permitting), and more. This is a free event.

- Coffee & Conversation – The Mayor invited everyone to his monthly coffee and conversation on Friday, October 13, from 8:30 a.m. - 9:30 a.m. in Council Chambers. It is a great way to get questions answered or just hear what others are asking and get updates on city projects.
- Fall Fest - On Saturday, October 14, 2023, Parks & Recreation is hosting the annual Fall Fest at South Central Park from 4:00 -6:00 p.m. Families would experience fun games, food vendors, face and pumpkin painting, balloon animals, pumpkin bowling, photo booth, and hay rides (weather permitting). This is a free event.

Moved by Mayor Corcoran and seconded by Swenk to go into Executive Session to discuss property acquisition and discussion of a public official.

A roll call vote was taken and the motion carried.

Yes – 6 No – 0

Adjourned into Executive Session at 7:08 p.m.

Reconvened into the Regular Council meeting at 7:38 p.m.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson noted the following.:

- The Race Road Turnpike Bridge was opened on Friday, September 29, 2023. The truck traffic would go back to their designated truck routes.
- The full depth concrete repairs and the catch basin rehabilitation projects are nearly complete. Any outstanding lawn restoration that needs addressed, would be accomplished after the payment is complete.
- The City is waiting on a response from Norfolk Southern on when they need Maddock Road to work on the railroad bridge over the Ridgeway ditch.
- The engineering department has requested commercial users to submit their cross-control survey as it relates to their water use practices. If not submitted they could be subjected to a water audit and a possible disruption to water service.

City Engineer Eavenson concluded his report.

3. Director of Finance:

Finance Director April Wilkerson requested the emergency passages for the following.:

- T 102-2023 - Then and Now Resolution; and

- T 103-2023 - Appropriation Amendment for appropriating the grant transfer, insurance policies, and salary benefits.

Finance Director Wilkerson concluded his report.

President Jacobs noted the following report:

August 2023 Financial Report

4. Other Reports:

President Jacobs noted the following report:

August 2023 Parks and Recreation Division Report

COUNCIL COMMITTEE REPORT(S):

There was none.

CORRESPONDENCE:

There was none.

OLD BUSINESS:

{Clerk notes: On Monday, September 18, 2023, a motion was made to table the following item until the next following meeting.}

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of September 12, 2023:

3. **PPZ2023-0219: Ridgeville Farms Senior Housing, PPN 07-00-022-101-013, -015, -065, -086** Proposal consists of final development plan approval and lot consolidation for a proposed senior citizen planned residential development. Property zoned R-1 Residence District. BZBA approved variance request and conditional use restricted to 55 and older and no more than 58 total units. on August 26, 2021, and Planning Commission approved with condition of constructing a sound barrier.

PC ACTION: Approved by a vote of 4-0

Councilman Abens explained that the development complies with all Zoning and Building codes, ensuring that it meets the necessary regulatory standards. Additionally, he highlighted that this project aims to provide affordable housing for seniors, address a critical need, and align with the City's Master Plan.

Moved by Abens and seconded by Awig to approve the Planning Commission's action to approve the Ridgeville Farms Senior Housing project.

Councilwoman Swenk believed that the project could potentially lead to an increase in EMS (Emergency Medical Services) calls, which would further strain an already overburdened fire and paramedic department.

Mrs. Swenk referred to a recent traffic study conducted at the corner of State Route 83 and Bainbridge. According to this study, on August 24, 2023, 15,336 vehicles were passing through or near that intersection for 11 hours. She indicated that this high traffic volume raised concerns about potential traffic congestion and difficulties exiting the development, which she described as a possible "traffic nightmare."

A roll call vote was taken and the motion carried.

Yes – 5 No – 1 (Swenk)

NEW BUSINESS:

The North Ridgeville Planning Commission took action on the following items at their Special Meeting of September 28, 2023:

T 97-2023 AN ORDINANCE VACATING ELM STREET, AN UNUSED, UNDEVELOPED STREET, BETWEEN WALLACE BLVD. AND CORNELL AVENUE AND ABUTTING FOUR PROPERTIES, ONE OF WHICH ENCROACHES INTO ELM STREET, UPON ACTION INITIATED BY CITY COUNCIL.

PC ACTION: Approved by a vote of 3-0

Moved by Abens and seconded by Awig to approve the Planning Commission's recommendation for vacating Elm Street.

A roll call vote was taken and the motion carried.

Yes – 6 No – 0

New Liquor Permit Request:

A request from the Ohio Division of Liquor Control for a new permit request from 34167 PMA LLC DBA Nikos Gyros To Go, at 34167 Center Ridge Road.

(Council action required - move to not request a hearing so that this permit can be sent to the state for final disposition by October 16, 2023)

Moved by Winkel and seconded by Swenk to not request a hearing so that this permit can be sent to the state for final disposition by October 16, 2023.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Transfer Liquor Permit Request:

A request from the Ohio Division of Liquor Control for a transfer permit request from I Mart Stores LLC, DBA I Mart Stores, at 32393 Lorain Road, to Leanne Investment LLC DBA I Mart Stores, at 32393 Lorain Road.

(Council action required - move to not request a hearing so that this permit can be sent to the state for final disposition by October 16, 2023)

Moved by Winkel and seconded by Swenk to not request a hearing so that this permit can be sent to the state for final disposition by October 16, 2023.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Public Official Appointment:

Moved by President Jacobs and seconded by Abens to suspend the bylaws in order to hold nominations for the open Ward 2 Council seat.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

President Jacobs addressed the situation regarding the vacancy in Ward 2 left by the passing of Councilman Dennis Boose. He explained that the City Council had a responsibility to appoint someone to fill that role for the remainder of the term, which concludes on December 31, 2023. In response to this, the City Council had invited interested individuals to submit their resumes and cover letters for consideration. President Jacobs acknowledged the receipt of 10 applicants' materials and thanked the applicants for their submissions. He also noted that there were several qualified candidates, indicating a competitive pool of applicants.

Moved by Swenk and seconded by Awig to appoint Frank Toth to the Ward 2 Councilperson for the remainder of the current term ending December 31, 2023.

President Jacobs introduced Frank Toth by providing a brief biography and expressed his belief that Mr. Toth would be an excellent choice for the position.

A roll call vote was taken and the motion carried.

Yes – 6 No – 0

RECESS:

Moved by Winkel and seconded by Awig to dispense with recess.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

T 97-2023 AN ORDINANCE VACATING ELM STREET, AN UNUSED, UNDEVELOPED STREET, BETWEEN WALLACE BLVD. AND CORNELL AVENUE AND ABUTTING FOUR PROPERTIES, ONE OF WHICH ENCROACHES INTO ELM STREET, UPON ACTION INITIATED BY CITY COUNCIL.

(Introduced by Mayor Corcoran; Planning Commission on 9-28-2023)

This ordinance has been referred to the Building and Lands Committee for further discussion.

Clerk of Council Nicholas Ciofani:

T 98-2023 A RESOLUTION DECLARING IT NECESSARY TO LEVY A RENEWAL TAX IN EXCESS OF THE TEN-MILL LIMITATION FOR CURRENT EXPENSES OF THE LORAIN PUBLIC

LIBRARY SYSTEM, INCLUDING THE OPERATION OF A BRANCH LIBRARY LOCATED
IN THE CITY OF NORTH RIDGEVILLE.
(Introduced by Mayor Corcoran)

Mayor Corcoran noted that representatives from the library system were in the audience. The Mayor explained that the accelerated process is a result of the upcoming presidential election scheduled for March 2024. As a result, an emergency is required at the next meeting due to the time constraints imposed by the timeline.

President Jacobs explained that the library system is not a taxing authority so the request has to come from City Council to put the Levy on the ballot.

This resolution was moved to second readings.

Clerk of Council Nicholas Ciofani:

T 99-2023 A RESOLUTION ADOPTING THE SOLID WASTE MANAGEMENT PLAN FOR THE
LORAIN COUNTY SOLID WASTE MANAGEMENT DISTRICT.
(Introduced by Mayor Corcoran)

{Clerk Notes: The Mayor revisited T 99-2023 to pass a resolution so it submitted to the Lorain County Solid Waste Management District before October 9, 2023.}

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for T 99-2023.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to meet the Lorain County Solid Waste Management District deadline.

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

Yes – 5 No – 0

Moved by Mayor Corcoran and seconded by Awig to adopt T 99-2023 with the emergency clause.

Councilwoman Swenk wanted to know if the City received the final draft plan.

Mayor Corcoran explained that the City received the plan.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 99-2023 becomes **Resolution number 1608-2023**.

Yes – 5 No – 0

Clerk of Council Nicholas Ciofani:

T 100-2023 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE
TO ENTER INTO CONTRACTS WITH SIX (6) INDIVIDUAL PROPERTY OWNERS WHOSE
PROPERTIES SURROUND THE INTERSECTION OF AVON BELDEN ROAD (SR 83) AND

CHESTNUT RIDGE ROAD FOR THE PURCHASE OF PERMANENT AND/OR TEMPORARY RIGHT-OF-WAY FOR THE ROUNDABOUT IMPROVEMENT, PLUS ANY ADDITIONAL COSTS ASSOCIATED WITH THE EXECUTION OF THESE CONTRACTS.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for T 100-2023.

Mayor Corcoran explained that this legislation is needed to move forward with property acquisitions.

Councilwoman Swenk added that the Ohio Department of Transportation recently awarded the City additional safety funds totaling \$122,008 to use towards the right-of-way cost.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to keep the project moving forward for the safety of the public and meet the Ohio Department of Transportation Deadline.

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

Yes – 6 No – 0

Moved by President Jacobs and seconded by Awig to adopt T 100-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 100-2023 becomes **Ordinance number 6104-2023**.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

T 101-2023 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 264 CIVIL SERVICE COMMISSION.
(Introduced by Mayor Corcoran)

This ordinance was moved to second readings.

Clerk of Council Nicholas Ciofani:

T 102-2023 A RESOLUTION AUTHORIZING THE EXECUTION OF THEN AND NOW CERTIFICATES BY THE CITY FISCAL OFFICER AND THE PAYMENT OF AMOUNTS DUE FOR VARIOUS PURCHASE ORDERS.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Abens to dispense with the second and third readings for T 102-2023.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Moved by DeVries and seconded by Abens to add the emergency clause to provide the Department of Finance with the resources necessary to meet its obligations.

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

Yes – 6 No – 0

Moved by DeVries and seconded by Abens to adopt T 102-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 102-2023 becomes **Resolution number 1607-2023**.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

T 103-2023 AN ORDINANCE AMENDING ORDINANCE NUMBER 6031-2022 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Abens to dispense with the second and third readings for T 103-2023.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Moved by DeVries and seconded by Abens to add the emergency clause to provide the Department of Finance with the resources necessary to meet its obligations.

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

Yes – 6 No – 0

Moved by DeVries and seconded by Abens to adopt T 103-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 103-2023 becomes **Ordinance number 6105-2023**.

Yes – 6 No – 0

Clerk of Council Nicholas Ciofani:

T 104-2023 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH HAROLD J BOGNER LIVING TRUST, HAROLD J BOGNER, AND KATHLEEN M BOGNER TRUSTEES, FOR THE PURCHASE OF REAL PROPERTY IN THE AMOUNT OF \$300,000.00 PLUS CLOSING COSTS.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for T 104-2023.

A voice vote was taken and the motion carried.

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to secure the necessary property and meet the seller's timeline.

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

Yes – 6 No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt T 104-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 104-2023 becomes **Ordinance number 6106-2023.**

Yes – 6 No – 0

SECOND READINGS:

There was none.

THIRD READINGS:

There was none.

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular Council meeting will be on Monday, October 16, 2023, at 7:00 p.m. in the Council Chambers.
2. A Public Hearing will be on Monday, November 6, 2023, at 6:30 p.m. in Council Chambers to discuss T 97-2023.

ADJOURNMENT:

President Jacobs adjourned the meeting at 8:02 p.m.

Approval of minutes on October 16, 2023:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL