

**NORTH RIDGEVILLE CITY COUNCIL  
MEETING MINUTES  
September 18, 2023**

**CALL TO ORDER:**

President Jacobs called the Monday, September 18, 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, and Georgia Awig.

Also present were Mayor Kevin Corcoran, Law Director Brian Moriarty, City Engineer Christina Eavenson, Director of Finance April Wilkerson, and Clerk of Council Nicholas Ciofani.

Excused was Councilman Martin DeVries.

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

President Jacobs asked if there were any corrections to the City Council Meeting Minutes dated September 05, 2023. No discussion was offered.

The meeting minutes stand approved as submitted.

**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 Charter**

Mr. J.D. Gontkovsky, residing at 34823 Cambridge Drive, provided insights into inquiries about the City of North Ridgeville City Charter. He clarified that North Ridgeville operates as a home-rule city, independent of governance by the Ohio Revised Code. Mr. Gontkovsky's involvement on the Charter Review Commission in 2022 informed his discussion as he referenced the Charter's provisions, outlining distinct responsibilities for both the City Council and the Mayor. He mentioned that there were some questions regarding the elimination of the Safety and Service Director (SSD). In Response to those questions, he read Section 7 of the Charter { *The Council may provide, subject to this Charter, by ordinance for the organization of the Department of Law, Department of Finance, Department of Public Safety, and the Department of Public Services and Properties and may, by ordinance, establish new departments or divisions. With the exception of the*

*Department of Law and the Department of Finance....}*. The section was approved in 1990 and the SSD position was eliminated in 2023. Mr. Gontkovsky added that any hiring by the Mayor requires approval by a majority of the City Council. He emphasized that the Charter does not dictate job descriptions; this responsibility falls to the Mayor.

### **City of North Ridgeville Ward 2 Replacement**

Ms. Susan Olsen, residing at 7685 Maddock Road, addressed the matter regarding the Ward 2 Replacement. She conveyed her gratitude to the City Council for their previous comments on Ward 2 Councilman Dennis Boose during the last meeting. Ms. Olsen spoke warmly of Mr. Boose, characterizing him as a mentor and expressing her deep appreciation for his contributions.

Ms. Olsen asked the Council to honor Dennis Boose's legacy by selecting a candidate who embodies his spirit during the remaining three months of the vacant Ward 2 position.

### **City of North Ridgeville Safety**

Shellie Kearsey of 37886 Stoney Lake Drive addressed issues regarding Police Chief Mike Freeman and the Police Department. She noted the change in the staffing levels of the Fire Department and Police Department and she believed it is a concern. She expressed that there has been silence from the administration.

Additionally, Ms. Kearsey inquired about the functionality of police radios within city schools, highlighting the need for an explanation as to why they do not operate effectively in that environment. She also voiced her frustration regarding the absence of a response to her inquiry about the ongoing police department investigation. Ms. Kearsey then mentioned her request for public records on August 28, 2023, concerning communications involving the MARCS and Harris radio systems at City Hall. She expressed dissatisfaction with not receiving a response.

Point of Order was called by the Mayor. Mayor Corcoran explained that there were emails between Ms. Kearsey and the Law Department regarding her request.

Ms. Kearsey agreed with the Mayor but continued to convey her concerns about the perceived silence she had experienced in addressing these important issues.

### **City of North Ridgeville Safety Services**

Ms. Cali Zingale, residing at 35112 Jason Drive, raised concerns related to Police Chief Mike Freeman and the Police Department. She observed significant shifts in the staffing levels of the Police Department over the past year and expressed worries about the potential departure of more Police Officers in the future. Mrs. Zingale elaborated that a considerable number of Police Officers had cited the Chief of Police as a contributing factor in their decisions to leave the force.

Additionally, Mrs. Zingale informed the City Council that she had provided them with a copy of a survey that had been distributed to Police Officers for their feedback. She emphasized that the public also had access to this survey to gain insight into the situation within the Police Department. Mrs. Zingale expressed her belief that the City Council should be more supportive and proactive in its stance toward the Police Department. She requested that the Council take additional measures to publicly demonstrate their support for Police Officers.

### **Trucks on Sugar Ridge Road**

Albert Krage of 37903 Sugar Ridge Road addressed issues regarding trucks driving on Sugar Ridge Road. He noted that there are never cops on Sugar Ridge Road in the afternoon. He has observed officers sitting on other streets, but Sugar Ridge Road is being avoided. He expressed his concerns about trucks coming down his road illegally. Mr. Krage continued to express his concerns about trucks using Sugar Ridge Road illegally.

### **Ridgeville Farms Senior Housing**

Ms. Beth Ann Galvez, residing at 7667 Avon Belden Road, raised concerns related to the development of Ridgeville Farms, particularly regarding its potential impacts on her home and her family's safety. She highlighted several specific concerns:

- Increase traffic and Hazards on Route 83 – Ms. Galvez expressed her concerns about the potential increase in traffic and associated hazards on Route 83 due to the development. She requested information on plans to mitigate the increased traffic and improve safety measures, including addressing street blind spots and grading on both sides of Route 83.
- Increased traffic from the planned Pantry would be open to the public which would force the installation of a privacy fence.
- Ms. Galvez expressed concern that private property is being taken away from homeowners and destroyed without compensation due to road widening and the removal of trees that provide privacy and shade.
- She mentioned that changing the address from Avon Belden Road to Tebow Trail could confuse many people in the area.
- Ms. Galvez raised questions about whether the size of the streets within the development would be adequate to provide service for fire trucks and large vehicles.

### **ADMINISTRATORS REPORTS:**

#### **1. Mayor:**

Mayor Corcoran remarked the following.:

- Under first readings, he would be requesting emergency passage on several pieces of legislation.
  - T 95-2023 an ordinance to amend 6089-2023 Traffic Paint Striping to increase the dollar amount from \$130,000 to \$140,000. The project went out to bid and the lowest bid came in at \$133,813.25. The Mayor would like to move to dispense of the second and third readings and add the emergency clause to award the contract and have the work completed before the nighttime temperatures become an issue for painting.
  - T 96-2023, an ordinance authorizing the Mayor to enter into a contract with Go2It Group for backup and disaster recovery services. The Mayor would like to move to dispense the second and third readings and add the emergency clause to proceed with securing the contract and utilizing their services for this purpose.

- Street Paving - The Service Department is finishing up paving this week on Elyria, Frances, Helen, and Thelma and will be moving over to Lee Avenue at the end of the week to pave a top coat. This is always subject to change depending on weather conditions or other extenuating circumstances. They've done an outstanding job this year working through the list of 12 streets.
- Summer Concert Series - The last in the series of Summer Concerts at South Central Park Gazebo is scheduled for Sunday, September 24, 2023, from 6:00 p.m. - 8:00 p.m. with Liverpool Lads, a Beatles Tribute band. This concert was previously canceled due to weather conditions. The concerts are free. Residents could pack a picnic and bring chairs or blankets to enjoy the parks.
- Mayoral Candidate Forum - The North Ridgeville Chamber of Commerce is sponsoring a Mayoral Candidate Forum on Wednesday, September 27, 2023, at 6:00 p.m. at the North Ridgeville Academic Center, 34620 Bainbridge Road. Meet the two candidates running for Mayor in the November election –Kevin Corcoran and Paul Wolanski.
- Candidate Night – The Chamber is sponsoring a meet the candidates night on Wednesday, October 4, 2023, at 6:00 p.m. at the North Ridgeville Academic Center. The residents would have an opportunity to hear from the candidates running for city council and the school board. For any questions regarding either of these events, residents could contact the Chamber of Commerce at (440) 327-3737.
- Senior Center Spaghetti Dinner - North Ridgeville Senior Center is hosting a spaghetti dinner on Friday, September 29, 2023, from 5:00 – 7:00 p.m. at the Senior Center. Tickets are \$8 for adults, \$7 for seniors, and \$5 for children 10 and under. Dinner included spaghetti and meatballs, side salad, and bread. Pop and dessert are available for \$1 each. Proceeds benefit programs at the Senior Center. The event is sponsored by the North Ridgeville Lions Club.
- Added that Chipotle in the Marcs Plaza opens on September 19, 2023, and Culver's is soon to follow.

Mayor Corcoran concluded his report.

## **2. Engineer:**

City Engineer Christina Eavenson noted the following.:

- The Race Road Bridge is tentatively expected to be open in two weeks. The Full Depth Pavement Repairs came in significantly under the allotted budget the department would be looking to add approximately 600 square yards of additional pavement repair work from the base bid quantity.
- The Engineering Department recently sent notice of violation letters to residents who appeared not to comply with the backflow preventer requirements. The residents may have received the letter in error due to a loss of data when we migrated from the BPS software to the Munilink software. Residents could call the Engineering office and they could resolve the situation if they believed the letter to be inaccurate. The Engineering Department appreciates everyone's patience and apologizes for the inconvenience.

**3. Director of Finance:**

Finance Director April Wilkerson had no report.

**4. Other Reports:**

President Jacobs noted the following report:

August 2023 Mayor's Court Report  
August 2023 Fire Department Report  
August 2023 Water Distribution and EPA Report

**COUNCIL COMMITTEE REPORT(S):**

There was none.

**CORRESPONDENCE:**

There was none.

**OLD BUSINESS:**

There was none.

**NEW BUSINESS:**

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

1. **PPZ2023-0214: North Ridge Pointe Subdivision, end of Sophia Lane, PPN 07-00-030-000-008, -179, -075**

Proposal consists of amending the preliminary plan for the subdivision regarding the layout of the residential lots and adding an additional 20-acre piece of property. Property zoned R-1 Residence District. Planning Commission granted preliminary approval in 2008 and revised in 2009. Final plat approval of Phase 8 was granted earlier this year.

**PC ACTION: Approved by a vote of 4-0 with the condition to put in a "T" turnaround at the end of Sophia Lane.**

**(Council approval is required for all plans and recommendations from Planning Commission)**

Councilman Bruce Abens remarked that the request meets all the planning and building codes.

Moved by Abens and seconded by Awig to approve the Planning Commission's recommendation for North Ridge Pointe Subdivision.

A roll call vote was taken and the motion carried.

Yes - 4                      No - 1 (Swenk)

2. **PPZ2023-0215: Hampton Place Subdivision, PPN 07-00-029-000-203, 07-00-029-000-515**

Proposal consists amending the preliminary plan regarding the layout of the residential lots and adding an additional 16.9-acre piece of property originally reserved for future commercial use. Property zoned R-1 Residence District. Planning Commission granted preliminary approval in 2009 and amended in 2013.

**PC ACTION: Approved by a vote of 4-0 with the provision that extra attention be paid to drainage.**

**(Council approval is required for all plans and recommendations from Planning Commission)**

Councilman Bruce Abens provided important details regarding the request for development. He confirmed that the request aligns with all planning, zoning, and building codes, demonstrating compliance with local regulations. He also mentioned the possibility for residents to connect to the sanitation system within the subdivision, contingent upon approval from the Engineering department. The developer emphasized their commitment to diverting all water within the development itself, highlighting their attention to proper drainage, which is crucial for the project's success.

Councilwoman Awig sought clarification from the Law Director, Brian Moriarity, regarding what the City Council is specifically approving in this matter.

Law Director Brian Moriarity explained that the developer had initially submitted plans that were approved when they purchased the property. However, due to changes in their development plans, they needed to resubmit or revise those plans for approval within a specified timeframe.

City Engineer Eavenson elaborated on the developer's decision to resubmit plans, explaining that the original plan included commercial development, but the developer had since shifted to an all-residential proposal.

Councilman Abens clarified that the location in question had always been zoned for R-1 residential use. Any desire for commercial development would require a rezoning request, and as such, the developer had not found any interested commercial developers for the area.

City Engineer Eavenson further noted that the developer had offered to potentially connect stormwater capabilities for the residents along State Route 83. Currently, these residents rely on household sewer systems, as there is no sanitary sewer system adjacent to Route 83 in that location. If the residents' systems comply, they may have the opportunity to discharge and connect to a storm sewer system.

Moved by Abens and seconded by Awig to approve the Planning Commission's recommendation for North Ridge Pointe Subdivision.

A roll call vote was taken and the motion carried.

Yes – 4                      No – 1 (Swenk)

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**

**(Council approval is required for all plans and recommendations from Planning Commission)**

Moved by Swenk and seconded by Awig to table the approval of the Planning Commission's recommendation for Ridgeville Farms Senior Housing until the next Council Meeting. This decision was based on the need for additional information requested from the developer and the draft meeting minutes for the Planning Commission dated September 12, 2023.

A roll call vote was taken and the motion carried.

Yes – 4                      No – 1 (Abens)

New Liquor Permit Request (Permit Class Correction – There was a Typo in the Class):

A request from the Ohio Division of Liquor Control for a new permit request from Ohio Springs INC DBA Sheetz 347 at 32390 Lorain Road retroactive back to May 15, 2023.

**(Council action required - move to not request a hearing so that this permit can be sent to the state for final disposition by October 12, 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 12, 2023.

A voice vote was taken and the motion carried.

Yes – 5                      No – 0

New Liquor Permit Request:

A request from the Ohio Division of Liquor Control for a new permit request from McMullen Entertainment LLC, at 37863 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 13, 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 13, 2023.

A voice vote was taken and the motion carried.

Yes – 5                      No – 0

**RECESS:**

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

A voice vote was taken and the motion carried.

Yes – 5                      No – 0

**FIRST READINGS:**

**Ordinance and Resolution submittal(s)**

**Clerk of Council Nicholas Ciofani:**

T 95-2023      AN ORDINANCE AMENDING ORDINANCE 6089-2023 AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE 2023 TRAFFIC PAINT STRIPING AND OTHER APPURTENANCES, BY INCREASING THE NOT TO EXCEED AMOUNT TO \$140,000.00.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for T 95-2023.

A voice vote was taken and the motion carried.

Yes – 5                  No – 0

Moved by Winkel and seconded by Awig to add the emergency clause to initiate the project before the onset of cold weather.

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

Yes – 5                  No – 0

Moved by Winkel and seconded by Awig to adopt T 95-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 95-2023 becomes  
**Ordinance number 6101-2023.**

Yes – 5                  No – 0

**Clerk of Council Nicholas Ciofani:**

T 96-2023      AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ENTER INTO AN AGREEMENT WITH GO2IT GROUP FOR BACKUP AND DISASTER RECOVERY SERVICES AT A MONTHLY COST OF \$2,227.50.  
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for T 96-2023.

Councilwoman Swenk wanted to know if the Backup and Disaster Recovery Services were listed as TBD under the original Go2IT Group contract. She understood that the City would get a free \$23,000 piece of equipment for signing a 36-month contract.

Mayor Corcoran explained this request is separate and the TBD was for the email change.

A voice vote was taken and the motion carried.

Yes – 5                  No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to provide secured services to the City immediately.



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 96-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 96-2023 becomes  
**Ordinance number 6102-2023.**

Yes – 5                      No – 0

**SECOND READINGS:**

There was none.

**THIRD READINGS:**

**Clerk of Council Nicholas Ciofani:**

T 84-2023                      AN ORDINANCE CREATING A NEW CHAPTER 867 MASSAGE ESTABLISHMENTS OF THE  
NORTH RIDGEVILLE BUSINESS REGULATION AND TAXATION CODE.  
(Introduced by Mayor Corcoran; First Reading 08-21-2023; Second Reading 09-05-2023)

Moved by Swenk and seconded by Awig to add the emergency clause being the immediate  
necessity to provide for the health, safety, and welfare of the Citizens of the City of North  
Ridgeville.

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

Yes – 5                      No – 0

Moved by Swenk and seconded by Awig to adopt T 84-2023 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 84-2023 becomes  
**Ordinance number 6103-2023.**

Yes – 5                      No – 0

**MEETING ANNOUNCEMENTS:**

President Jacobs noted the following:

1. The next Regular Council meeting will be on Monday, October 2, 2023, at 7:00 p.m. in the Council Chambers.

**ADJOURNMENT:**

President Jacobs adjourned the meeting at 7:43 p.m.

Approval of minutes on October 2, 2023:



Jason Jacobs  
PRESIDENT OF COUNCIL



Nicholas Ciofani  
CLERK OF COUNCIL