

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
April 15, 2024**

CALL TO ORDER:

President Jacobs called the Monday, April 15, 2024, 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, Eric Shaffer, Bruce Abens, President Pro-Tem Clifford Winkel, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, Law Director Brian Moriarty, City Engineer Christina Eavenson, 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 Public Hearing Meeting Minutes dated April 1, 2024, and the Regular City Council Meeting Minutes dated April 1, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs mentioned the minutes as follows:

Planning Commission Meeting Minutes dated April 9, 2024

LOBBY:

President Jacobs opened the lobby session. He reminded everyone that the lobby session was not meant to be an interactive question-and-answer session. However, it was an opportunity for the public to address the City Council and its 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.

Sugar Ridge Road Truck Issues

Albert Krage, residing at 37903 Sugar Ridge Road, voiced his concerns about the ongoing truck issues within the neighborhood. He pointed out that there was a lack of police presence in the area. Mr. Krage noted that these trucks are causing damage to the roads.

Sugar Ridge Road Repair Grant

Kim Stermole, residing at 37872 Sugar Ridge Road, expressed her gratitude towards Mr. Jacobs for his assistance in obtaining information about the Sugar Ridge Road grant. She raised concerns regarding the grant and requested access to the documents used for the application, as well as the exact wording utilized.

Moved by Swenk and seconded by Abens to give Mrs. Stermole an additional three minutes.

A voice vote was taken, and the motion was carried.

Yes – 7 No – 0

Ms. Stermole continued to express her concerns that Sugar Ride Road should not be a corridor in a residential area.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under the first readings, he requested an emergency passage on several pieces of legislation that would need the emergency.
 - 2024-35, an ordinance authorizing the Mayor to advertise for bids and enter into a contract with the lowest and best bidder for traffic paint striping.
 - 2024-37, an ordinance authorizing the Mayor to advertise for bids and enter into a contract with the lowest and best bidder for this year's crack seal project.
- Notice of Examination: Full-Time Patrol Officer Class "D" AND Full Time Firefighter/Paramedic Class "D" - The Civil Service Commission is offering open, competitive written examinations to establish an eligibility list for both entry-level Patrol Officer Class "D" and entry-level Firefighter/Paramedic Class "D" positions. Testing and applications will be accepted through May 27, 2024. To obtain the application packets, visit the City's website at nridgeville.org.
- Community Garden Sign Up - The North Ridgeville Community Garden committee started accepting applications today for garden plots at the community garden located at the roundabout on Chestnut Ridge Road and alternate SR 83. Applications are available on the City's website at nridgeville.org. The plots sell out each year.
- Senior Center Spaghetti Dinner on April 26, 2024 - North Ridgeville Senior Center is hosting a spaghetti dinner on Friday, April 26, 2024, from 5:00 p.m. – 7:00 p.m. at the Senior Center. Tickets are available in advance at the Senior Center or at the door on the day of the event. Cost: \$8 for adults, \$7 for seniors, and \$5 for children 10 and under. Dinner includes spaghetti and meatballs, side salad, and bread. Also, drinks and desserts are available for \$1 each. The dinner is for dine-in or take-out. Proceeds benefit programs at the Senior Center. Mayor Corcoran thanked Liston Funeral Home for sponsoring the event.
- Police Department Grand Opening on Saturday, April 27, 2024, from 11:00 a.m. until 1:00 p.m. for the Police Station grand opening event. Ribbon cutting at 11:00 a.m., police station tours, a K9 demo, kid's activities and giveaways, and food trucks. More information is on the City's website at nridgeville.org.
- Fishing Derby - North Ridgeville Parks & Recreation and Fire Department will be hosting the annual fishing derby on Saturday, May 4, 2024, from 7:30 a.m. to noon at South Central Park. Attendees could bring their bait and fishing rod, or one will be provided. This is a free event for ages 3-18

years old. A \$5 donation for Aluminum Cans for Burned Children is encouraged. More information is available on the Parks & Recreation Department website.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following updates:

- Recently found out that the County has found additional funding for the Chestnut Road Bridge over Dixon Ditch just east of Root Road. Originally, they had only secured \$250,000 from the Ohio Public Works Commission (OPWC) but are now able to fund the entire \$406,000 which includes the widening of the sidewalk. The City still must provide the funding for contingencies and a temporary emergency access drive to the Chestnut Grove Subdivision and abutting residents. This drive would be used to allow emergency vehicles to get to the subdivision area if a train were to block the Railroad on Chestnut.
- Additionally, The Lorain County Community Development was able to obtain an extra \$50,000 over the original \$100,000 for the city to use towards the Community Development Block Grant (CDBG) project for Carolyn, Luanne, and Monica Driver. These additional funds could potentially be used for sub-base repairs, curb repairs, catch basin adjustments and ADA compliance items.
- The Ohio Public Works Commission renounced their funding support for the Sugar Ridge and Bender Roundabout project as they noted to us that they had not realized the City was requesting funding for the engineering portion of the project and that OPWC funds could no longer be used for engineering but rather only construction. They encouraged us to submit for the next round of funding but would not entertain a substitute project.
- The Ohio Turnpike has announced that they will be closing the Bagley Road Bridge that runs over the Turnpike on Monday, April 29, 2024, until the end of October. The detour route is posted to use Lorain Road to Cook Road to Stearns Road and back to Bagley Road. No permanent lane closures on the turnpike are expected for this bridge work.
- The Ohio Turnpike will also be working on another two consecutive bridges on their eastbound mainline in the city. The first of these bridges goes over one of their ramps and the second is their bridge that goes over Lorain Road. Therefore, signs will be alerting drivers if they want to proceed eastbound on the Turnpike, they should take I-480 east to I-71 south to get on at the Strongsville Toll Plaza. This closure is expected to start Wednesday and continue until August. I just want to reiterate that both onramps off Lorain Road to the Turnpike will be open, but once a car is through the toll plaza the only way to go is westbound. Additionally, Lorain Rd may experience some intermittent lane closures while they work on the underside of the bridge, but traffic will be maintained.
- Digger of Ohio who was contracted to do the hydrant replacement got off to a slow start because of all the rain - they currently finished hydrant No. 3.
- The April 2024 Drainage Board meeting is canceled because there haven't been any real strides with the two major stormwater projects. The Fortune Ditch project being administered by the county is still held up in appeals court and we are still contending with the TC Energy conflict for the Mills Creek Flood Control Basin project.
- Commercial businesses that did not submit their documentation to continue to receive their stormwater utility credit will be paying their full calculated stormwater fee starting on their May 2024

utility bill. Companies could still apply for the credit – applications are in the Engineering Department.

City Engineer Eavenson concluded her report.

3. Director of Finance:

Finance Director April Wilkerson:

- Noted the March 2024 Financial Report has been distributed to City Council and posted to the website.

Finance Director April Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following report:

March 2024 Building Division Monthly Report
March 2024 Water Distribution and EPA Report
March 2024 Fire Department Monthly Report
2024 Annual Fire Department Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

Transfer Liquor Permit Request:

A request from Ridgeville Tavern LLC DBA Game Day Tavern to West Ridge Investments LLC DBA Game Day Tavern for a transfer liquor permit request at 39140 Center Ridge & Patio.

(Council action required - move not to request a hearing so that this permit can be sent to the state for final disposition by May 2, 2024)

Moved by Winkel and seconded by Awig to move not to request a hearing so that this permit can be sent to the state for final disposition by May 2, 2024.

A voice vote was taken, and the motion was carried.

Yes – 7 No – 0

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of April 9, 2024:

1. PPZ2024-0252: RUF Briquetting Systems, 38778 Taylor Pkwy, PPN 07-00-047-000-096

2024-47 An Ordinance accepting the Community Development Block Grant funds and authorizing the Mayor to enter into an agreement with Lorain County Community Development for the Luanne Drive, Carolyn Drive, and Monica Drive Resurfacing Project and other appurtenances, not to exceed \$290,000.00.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and third readings for 2024-47.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Winkel to adopt 2024-47.

A roll call vote was taken on the adoption and the motion carried for **Ordinance Number 2024-47**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-48 An Ordinance amending the Zoning Map of the City of North Ridgeville such that the portion of Permanent Parcel Number 07-00-021-101-068 located at 35782 Center Ridge Road that is currently zoned R-1 Residence District be rezoned to B-3 Highway Commercial District.
(Introduced by Mayor Corcoran)

This Ordinance was referred to the Planning Commission for further review.

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

2024-44 An Ordinance authorizing the Mayor to advertise for bids and enter into contracts according to law and in a manner prescribed by law with the lowest and best bidder(s) for the Avon Belden Road (SR 83) and Chestnut Ridge Road Roundabout, also known as LOR-83-11.19 ODOT PID 114797, for construction, inspection services, and associated work, in an amount not to exceed \$440,000.00.
(Introduced by Mayor Corcoran; First Reading on 04-01-2024)

This Ordinance moved to third reading.

Clerk of Council Nicholas Ciofani:

2024-46 A Resolution to approve the application made by Maxwell Kuchenrither and Mia Rader to have certain land owned by them designated as being located within an Agricultural District.
(Introduced by Mayor Corcoran; First Reading on 04-01-2024)

Moved by Abens and seconded by Swenk to dispense with the third readings for 2024-46.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Abens and seconded by Swenk to add the emergency clause to meet the Lorain County Auditor's Office deadline.

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

Yes – 7 No – 0

Moved by Abens and seconded by Swenk to adopt 2024-46 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Resolution Number 2024-46**.

Yes – 7 No – 0

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

2024-26 An Ordinance providing for the amendment of Chapter 1444 Building permits and fees of the North Ridgeville Building and Housing Code and the establishment of a new Chapter 1010 engineering permits and fees in the Streets, Utilities and Public Services Code
(Introduced by Mayor Corcoran, Building and Lands Committee on 03-04-2024, Committee Report on 03-18-2024; Second Reading on 04-01-2024)

Moved by Mayor Corcoran and seconded by Awig to adopt 2024-26.

Councilwoman Swenk understood the new fees would be listed on the website.

A roll call vote was taken on the adoption and the motion carried for **Ordinance Number 2024-26.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-35 AN ORDINANCE 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 2024 TRAFFIC PAINT STRIPING AND OTHER APPURTENANCES, NOT TO EXCEED \$180,000.00.
(Introduced by Mayor Corcoran; First Reading on 03-18-2024; Second Reading on 04-01-2024)

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to start the project as soon as possible with the weather provided.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2024-35 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-35.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-36 AN ORDINANCE 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 2024 CATCH BASIN REHABILITATION PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$150,000.00.
(Introduced by Mayor Corcoran; First Reading on 03-18-2024; Second Reading on 04-01-2024)

Moved by Swenk and seconded by Winkel to adopt 2024-36.

A roll call vote was taken on the adoption and the motion carried for **Ordinance Number 2024-36.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-37 AN ORDINANCE 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 2024 CRACK SEAL PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$150,000.00.
(Introduced by Mayor Corcoran; First Reading on 03-18-2024; Second Reading on 04-01-2024)

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to start the project as soon as possible with the weather provided.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2024-37 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-37.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-38 AN ORDINANCE 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 2024 FULL DEPTH CONCRETE PAVEMENT REPLACEMENT PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$900,000.00.
(Introduced by Mayor Corcoran; First Reading on 03-18-2024; Second Reading on 04-01 2024)

Moved by Swenk and seconded by Winkel to adopt 2024-38.

Mayor Corcoran thanked the City Engineer Eavenson and the Division for preparing Legislation 2024-35, 2024-36, 2024-37, and 2024-38 to submit to Council early in the year.

A roll call vote was taken on the adoption and the motion carried for **Ordinance Number 2024-38.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-39 A RESOLUTION ADOPTING THE RIDGEVILLE READY 2024 MASTER PLAN.
(Introduced by Mayor Corcoran; First Reading on 03-18-2024; Second Reading on 04-01-2024)

Moved by Winkel and seconded by Awig to adopt 2024-39.

Councilman Shaffer expressed his concerns about the Master Plan. He believed some of the items in the Master Plan are disturbing.

Councilman Winkel thanked everyone from the administration that put a lot of work into the Master Plan for the past year and a half. Mr. Winkel expressed that the plan is put forward to address the issues in the city.

Councilwoman Swenk pointed out that the Master Plan is a draft plan, and the previous Master Plan was finalized 14 years ago. She also noted that Councilman Shaffer will have chances to voice his concerns when specific items in the plan are being discussed for implementation.

Councilman Shaffer wanted to know if the plan was a draft that could be revised.

Councilwoman Swenk expressed the same appreciation as Mr. Winkel. Mrs. Awig explained that the Master Plan is a tentative plan.

Mayor Corcoran emphasized that the Master Plan process started in 2022 and commended the efforts of the outside consultant and the steering committee in developing the plan. The committee consisted of diverse members from different demographics based on Census categories and played a significant role in the implementation phase. The Master Plan serves as a guide for the community's future and includes items that will require approval through ordinances. Mr. Corcoran reiterated that Councilman Shaffer would have opportunities to discuss items in the plan. The Mayor added that the Master Plan provides guidance, a roadmap for the future, and grant funding. Lastly, he mentioned that the Master Plan is updated every 10 years.

Councilman Shaffer expressed that he is concerned with the quality of life. He is worried that the administration and City Council are not listening to the members of the community.

Mayor Corcoran described the structure of the Steering Committee for the Master Plan.

Councilman Jacobs reiterated that the Steering Committee worked together for 15 months and there were many chances for public engagement. The Master Plan represents the aspirations of the community. The necessary plan would be used to make certain decisions. Lastly, Mr. Jacobs thanked all who were involved in creating the Master Plan, including the administration.

A roll call vote was taken on the adoption, and the motion carried for **Resolution Number 2024-39**.

Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Committee of the Whole meeting will be on Monday, April 22, 2024, at 6:00 p.m. in Council Chambers.
2. The next Committee of the Whole meeting will be on Monday, May 6, 2024, at 6:15 p.m. in Council Chambers.
3. The next Regular Council meeting will be on Monday, May 6, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:46 p.m.

Approval of minutes on May 6, 2024:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL