



NORTH RIDGEVILLE CITY COUNCIL MEETING

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road

President G. David Gillock

President Pro-Tem Bernadine R. Butkowski
Council Member Denny Johnson

Council Member Allen C. Swindig
Council Member Josanne

K. Pagel

Council Member Nancy J. Buescher

Council Member Bob Olesen

Mayor Deanna L. Hill
Clerk of Council Charles A. Norris

MONDAY, JUNE 16, 2003 AGENDA

- CALL TO ORDER: 8:00 P.M.
- INVOCATION: by Council President Dave Gillock
- PLEDGE OF ALLEGIANCE:
- CALL OF THE ROLL - ROLL CALL:
- MINUTES - Corrections and Approval:

Regular Council Minutes of June 2, 2003

motion to approve by _____ 2nd _____ Vote _____

Please note:

Board of Zoning and Building Appeals Minutes of regular meeting May 22, 2003 and
special meeting of June 5, 2003

Civil Service Commission Minutes of regular meeting May 20, 2003

- COMMITTEE REPORTS:

- BUILDINGS AND LANDS COMMITTEE REPORT #4204 recommend approving the final Planning Commission report on Stone River Condos, northwest and southeast

motion to accept by _____ 2nd _____ Vote _____

- SAFETY COMMITTEE REPORT #7209 recommend approving vicious dog ordinance and changes needed

motion to accept by _____ 2nd _____ Vote _____

- SAFETY COMMITTEE REPORT #7218 recommend NRCO 1620.02, bonfires and outdoor rubbish fires remain as is

motion to accept by _____ 2nd _____ Vote _____

- QUESTIONS FOR THE FOLLOWING WRITTEN REPORTS:

Mayor:

Safety-Service Director:

Engineer:

Law Director:

- AUDITOR'S REPORT:

Auditor's Written Financial Report for May 2003

motion to approve by _____ 2nd _____ Vote _____

- OTHER REPORTS:

Please note:

Mayor's Court Operating Trust Fund/Bail Trust Fund Report for May 2003
Building Department Report for April and May 2003
Water System Monthly Operation Report for May 2003
Fire Department Report for May 2003
Service Department Activity Report for May 26, 2003 through May June 8, 2003

Planning Commission Liaison Report: Meeting of June 10, 2003

Applicant: Oster Construction, Inc., 6150 park Square Drive
Owner: Oster Construction, Inc., 6150 park Square Drive
Request: Final subdivision plan approval for Avalon Estates Phase 2
Location: 4901 Case Road in an R-1
Permanent Parcel No. 07-00-043-000-325 and 07-00-042-000-004
PC Action: Approved contingent upon final approval of the City Engineer and approval by the Board of Zoning and Building Appeals

motion to approve by _____ 2nd _____ Vote _____

Applicant: Latina & Latina Builders, 25300 Lorain Road, Suite 3A, North Olmsted, 44070
Owner: Cary C. Case, 32360 Nottingham, Avon 44012
Request: Final approval of 12 lot subdivision, The Woods of Stradford
Location: Vacant land on Mills Road in an R-1
Permanent Parcel No. 07-00-006-102-179
PC Action: Approved contingent upon final approval of the City Engineer

motion to approve by _____ 2nd _____ Vote _____

- OLD BUSINESS:

- NEW BUSINESS:

T 75-2003 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ENTER INTO AN AGREEMENT WITH SUGAR CHESTNUT, LLC, FOR A SEWER EASEMENT.

T 76-2003 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS.

T 77-2003 A RESOLUTION ALLOWING THE MAYOR TO APPLY FOR PUBLIC SAFETY/GOVERNOR'S SAFETY OFFICE (GHSO) FUNDS TO EVALUATE IMPROVEMENTS TO HIGH INCIDENT INTERSECTIONS IN THE CITY OF NORTH RIDGEVILLE.

- CORRESPONDENCE:

- LOBBY:

- RECESS:

- FIRST READINGS:

T 64-2003 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$2,195,000 FOR THE PURPOSE OF REFUNDING AT A LOWER INTEREST COST THE \$2,030,000 OF OUTSTANDING SANITARY SEWER SYSTEM IMPROVEMENT BONDS, SERIES 1993, THAT ARE STATED TO MATURE ON DECEMBER 1 IN EACH OF THE YEARS FROM 2003 THROUGH 2005 AND 2013, AND WERE ISSUED AS A PART OF A CONSOLIDATED ISSUE OF \$6,220,000 VARIOUS PURPOSE IMPROVEMENT BONDS, SERIES 1993, DATED AS OF OCTOBER 1, 1993, TO PAY COSTS OF IMPROVING AND

EXTENDING THE CITY'S SANITARY SEWERAGE SYSTEM BY CONSTRUCTING THE LEAR-NAGLE SANITARY SEWER, PHASE 3, AND ALL NECESSARY APPURTENANCES THERETO, INTERCEPTOR SANITARY SEWERS BETWEEN CERTAIN TERMINI ON ROOT ROAD, AND A SANITARY SEWER BETWEEN CERTAIN TERMINI ON CHESTNUT RIDGE ROAD; AUTHORIZING AND DIRECTING THE CALL FOR OPTIONAL REDEMPTION ON DECEMBER 1, 2003 OF ALL OF THE REFUNDED BONDS MATURING AFTER THAT DATE; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR AGREEMENT AND A BOND PURCHASE AGREEMENT WITH RESPECT TO THE REFUNDING BONDS AND AN ESCROW AGREEMENT WITH RESPECT TO THE REFUNDING OF REFUNDED BONDS.

T 65-2003 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$80,000 FOR THE PURPOSE OF REFUNDING THE \$75,000 OF OUTSTANDING MUNICIPAL BUILDING BONDS, SERIES 1995, THAT ARE STATED TO MATURE ON DECEMBER 1 IN EACH OF THE YEARS FROM 2003 THROUGH 2005 AND WERE ISSUED AS A PART OF THE CONSOLIDATED ISSUE OF \$3,670,000 VARIOUS PURPOSE IMPROVEMENT BONDS, SERIES 1995, DATED AS OF SEPTEMBER 1, 1995, TO PAY COSTS OF REMODELING, RENOVATING, ADDING TO, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING THE BUILDINGS HOUSING AND PROVIDING FOR THE CITY'S ADMINISTRATIVE, LAW ENFORCEMENT AND CITIZENS SERVICES OFFICES AND FACILITIES, TOGETHER COMPRISING THE CITY HALL COMPLEX, AND IMPROVING AND EQUIPPING THEIR SITE; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR AGREEMENT AND A BOND PURCHASE AGREEMENT WITH RESPECT TO THE REFUNDING BONDS AND AN ESCROW AGREEMENT WITH RESPECT TO THE REFUNDING OF REFUNDED BONDS.

T 66-2003 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$1,280,000 FOR THE PURPOSE OF REFUNDING AT A LOWER INTEREST COST THE \$1,185,000 OF OUTSTANDING WATERWORKS SYSTEM IMPROVEMENT BONDS, SERIES 1993,

THAT ARE STATED TO MATURE ON DECEMBER 1 IN EACH OF THE YEARS FROM 2003 THROUGH 2005 AND 2013, AND WERE ISSUED AS A PART OF THE CONSOLIDATED ISSUE OF \$6,220,000 VARIOUS PURPOSE IMPROVEMENT BONDS, SERIES 1993, DATED AS OF OCTOBER 1, 1993, TO PAY THE CITY'S PORTION OF THE COST OF CONSTRUCTING, IN COOPERATION WITH OTHER POLITICAL SUBDIVISIONS, A WATER TRANSMISSION MAIN, TOGETHER WITH A BOOSTER PUMP STATION AND ALL OTHER NECESSARY APPURTENANCES THERETO, IN ORDER TO PROVIDE IMPROVED WATER SERVICE IN THE CITY; AUTHORIZING AND DIRECTING THE CALL FOR OPTIONAL REDEMPTION ON DECEMBER 1, 2003 OF ALL OF THE REFUNDED BONDS MATURING AFTER THAT DATE; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR AGREEMENT AND A BOND PURCHASE AGREEMENT WITH RESPECT TO THE REFUNDING BONDS AND AN ESCROW AGREEMENT WITH RESPECT TO THE REFUNDING OF REFUNDED BONDS.

- T 67-2003 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$555,000 FOR THE PURPOSE OF REFUNDING AT A LOWER INTEREST COST THE \$500,000 OF OUTSTANDING STREET IMPROVEMENT BONDS, SERIES 1995, THAT ARE STATED TO MATURE ON DECEMBER 1 IN EACH OF THE YEARS FROM 2003 THROUGH 2007 AND 2010, AND WERE ISSUED AS A PART OF THE CONSOLIDATED ISSUE OF \$3,670,000 VARIOUS PURPOSE IMPROVEMENT BONDS, SERIES 1995, DATED AS OF SEPTEMBER 1, 1995, TO PAY COSTS OF IMPROVING LORAIN ROAD BETWEEN CERTAIN TERMINI, IN COOPERATION WITH THE DIRECTOR OF TRANSPORTATION OF THE STATE OF OHIO, BY WIDENING, RESURFACING AND CONSTRUCTING CURBS AND GUTTERS, TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO, AND ACQUIRING REAL ESTATE AND INTERESTS THEREIN IN CONNECTION THEREWITH AND IMPROVING BAINBRIDGE ROAD BETWEEN CERTAIN TERMINI, IN COOPERATION WITH THE DIRECTOR OF TRANSPORTATION OF THE STATE OF OHIO, BY GRADING, DRAINING, WIDENING, CONSTRUCTING AND RECONSTRUCTING THE PAVEMENT

BASE, WHERE NECESSARY, SURFACING AND RESURFACING AND CONSTRUCTING CURBS, GUTTERS AND SIDEWALKS, TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO; AUTHORIZING AND DIRECTING THE CALL FOR OPTIONAL REDEMPTION ON DECEMBER 1, 2005 OF ALL OF THE REFUNDED BONDS MATURING AFTER THAT DATE; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR AGREEMENT AND A BOND PURCHASE AGREEMENT WITH RESPECT TO THE REFUNDING BONDS AND AN ESCROW AGREEMENT WITH RESPECT TO THE REFUNDING OF REFUNDED BONDS.

T 68-2003 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$925,000 FOR THE PURPOSE OF REFUNDING AT A LOWER INTEREST COST THE \$855,000 OF OUTSTANDING MUNICIPAL BUILDING BONDS, SERIES 1993, THAT ARE STATED TO MATURE ON DECEMBER 1 IN EACH OF THE YEARS FROM 2003 THROUGH 2005 AND 2013, AND WERE ISSUED AS A PART OF THE CONSOLIDATED ISSUE OF \$6,220,000 VARIOUS PURPOSE IMPROVEMENT BONDS, SERIES 1993, DATED AS OF OCTOBER 1, 1993, TO PAY COSTS OF REMODELING, RENOVATING, ADDING TO, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING THE BUILDINGS HOUSING AND PROVIDING FOR THE CITY'S ADMINISTRATIVE, LAW ENFORCEMENT AND CITIZENS SERVICES OFFICES AND FACILITIES, TOGETHER COMPRISING THE CITY HALL COMPLEX, AND IMPROVING AND EQUIPPING THEIR SITE; AUTHORIZING AND DIRECTING THE CALL FOR OPTIONAL REDEMPTION ON DECEMBER 1, 2003 OF ALL OF THE REFUNDED BONDS MATURING AFTER THAT DATE; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR AGREEMENT AND A BOND PURCHASE AGREEMENT WITH RESPECT TO THE REFUNDING BONDS AND AN ESCROW AGREEMENT WITH RESPECT TO THE REFUNDING OF REFUNDED BONDS.

T 69-2003 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$355,000 FOR THE PURPOSE OF REFUNDING AT A LOWER INTEREST COST THE \$305,000 OF OUTSTANDING STREET IMPROVEMENT BONDS, SERIES 1995, THAT ARE STATED TO

MATURE ON DECEMBER 1 IN EACH OF THE YEARS FROM 2003 THROUGH 2007, 2010 AND 2015, AND WERE ISSUED AS A PART OF THE CONSOLIDATED ISSUE OF \$3,670,000 VARIOUS PURPOSE IMPROVEMENT BONDS, SERIES 1995, DATED AS OF SEPTEMBER 1, 1995, TO PAY THE PROPERTY OWNERS' PORTION, IN ANTICIPATION OF THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS, AND THE CITY'S PORTION OF THE COST OF IMPROVING DODGE AVENUE, FAIRACRES ROAD, GLENDALE ROAD AND WOODLAWN AVENUE BETWEEN CERTAIN TERMINI BY CONSTRUCTING SANITARY SEWERS AND SANITARY SEWER SERVICE CONNECTIONS AND WATER LINES AND WATER SERVICE CONNECTIONS, CONSTRUCTING AND RECONSTRUCTING THE PAVEMENT BASE, WHERE NECESSARY, AND SURFACING, IN EACH CASE TOGETHER WITH THE NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO, AND BY IMPROVING CERTAIN CITY EASEMENTS AND GAIL ROAD BY CONSTRUCTING AN OUTLET SANITARY SEWER FROM WOODLAWN AVENUE TO AN EXISTING MANHOLE IN THE CITY EASEMENT ADJACENT TO GAIL ROAD; AUTHORIZING AND DIRECTING THE CALL FOR OPTIONAL REDEMPTION ON DECEMBER 1, 2005 OF ALL OF THE REFUNDED BONDS MATURING AFTER THAT DATE; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND REGISTRAR AGREEMENT AND A BOND PURCHASE AGREEMENT WITH RESPECT TO THE REFUNDING BONDS AND AN ESCROW AGREEMENT WITH RESPECT TO THE REFUNDING OF REFUNDED BONDS.

- T 70-2003 AN ORDINANCE APPROVING THE FINAL PLAN OF FAIRFIELD LANE CONDOMINIUM WITHIN PHASE I OF WATERBURY PCD.
- T 71-2003 AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED ORDINANCE SECTION 1272.06 "LOT AND YARD REQUIREMENTS."
- T 72-2003 AN ORDINANCE REPEALING NORTH RIDGEVILLE CODIFIED ORDINANCE SECTION 1274.03 "PROHIBITED USES."

T 73-2003 AN ORDINANCE REPEALING NORTH RIDGEVILLE CODIFIED
ORDINANCE SECTION 1274.12 "CERTIFICATES OF OCCUPANCY;
BUILDING PERMITS."

T 74-2003 AN ORDINANCE REPEALING NORTH RIDGEVILLE CODIFIED
ORDINANCE SECTION 1274.13 "STREETS; INSTALLATION OF
CURBS AND GUTTERS."

- SECOND READINGS:

- THIRD READINGS:

T 55-2003 AN ORDINANCE AMENDING ORDINANCE NO. 3575-2000, BY INCREASING THE AMOUNT PAID TO THE PLANS EXAMINER.

T 60-2003 AN ORDINANCE ACCEPTING THE FINAL PLAT OF WINDSOR POINT SUBDIVISION I FOR APPROVAL AND FOR RECORDING PURPOSES.

- UNFINISHED BUSINESS:

APPLICANT: Stone River Condo Properties, LLC, P. O. Box 39668
OWNER: Stone River Condo Properties, LLC, P. O. Box 39668
REQUEST: Build multi-family condominium units with an option to construct an 8 space visitor parking area within the side yard setback
LOCATION: Forest Park Drive (southeast)
 Permanent Parcel No. 07-00-021-116-030
PC ACTION: Approved

motion to approve by _____ 2nd _____ Vote _____

APPLICANT: Stone River Condo Properties, LLC, P. O. Box 39668
OWNER: Stone River Condo Properties, LLC, P. O. Box 39668
REQUEST: Build multi-family condominium units with an option to construct an 8 space visitor parking area to the north of the duplex
LOCATION: Forest Park Drive (northwest)
 Permanent Parcel No. 07-00-020-138-039
PC ACTION: Approved

motion to approve by _____ 2nd _____ Vote _____

- COMMITTEE MEETING ANNOUNCEMENTS:

Next Council Work Session Monday, July 7, 2003 at 7:30 P.M.

Next Regular Council Meeting Monday, July 7, 2003 at 8:00 P.M

Public Hearings to be held Monday, July 21, 2003. The individual hearings will be held in the following order beginning at 7:15 P.M.

- 1) T 71-2003 AN ORDINANCE AMENDING NORTH RIDGEVILLE
CODIFIED ORDINANCE SECTION 1272.06 "LOT AND YARD
REQUIREMENTS."
- 2) T 72-2003 AN ORDINANCE REPEALING NORTH RIDGEVILLE
CODIFIED ORDINANCE SECTION 1274.03 "PROHIBITED
USES."
- 3) T 73-2003 AN ORDINANCE REPEALING NORTH RIDGEVILLE
CODIFIED ORDINANCE SECTION 1274.12 "CERTIFICATES
OF OCCUPANCY; BUILDING PERMITS."
- 4) T 74-2003 AN ORDINANCE REPEALING NORTH RIDGEVILLE
CODIFIED ORDINANCE SECTION 1274.13 "STREETS;
INSTALLATION OF CURBS AND GUTTERS."

- ADJOURN: