



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road
North Ridgeville, Ohio 44039

President of Council Kevin Corcoran

President Pro-Tem Bernadine R. Butkowski
Council member Roseanne Johnson
Council member Terrence P. Keenan

Council member Dennis J. Boose
Council member Dr. Ronald F. Arndt
Council member Robert Olesen

Mayor G. David Gillock
Clerk of Council George E. Smith

Tuesday, February 17, 2015 AGENDA - REGULAR MEETING

1. **CALL TO ORDER: 7:30 P.M.**
2. **INVOCATION:**
3. **PLEDGE OF ALLEGIANCE:**
4. **ROLL CALL:**
5. **MINUTES - Corrections (if any) and approval:**

Committee of the Whole meeting minutes of February 2, 2015
(Council action required)

Council meeting minutes of February 2, 2015
(Council action required)

Please note:

Special Planning Commission meeting minutes of January 29, 2015
Workers Compensation Safety Committee meeting minutes of January 22, 2015

6. **LOBBY:**
7. **ADMINISTRATOR'S REPORTS:**
 - A. **Mayor**
 - B. **Safety-Service Director**

C. Engineer

D. Auditor

January 2015 Financial report

E. Other Reports

January 2015 Building Department report

January 2015 Fire Department report

January 2015 Mayor's Court report

January 2015 Support Car report

January 2015 Water Distribution reports

2014 Fire Department Annual report

8. COUNCIL COMMITTEE REPORTS:

9. CORRESPONDENCE:

10. OLD BUSINESS:

11. NEW BUSINESS:

Planning Commission recommendations from the February 10, 2015 meeting:

APPLICANT: Ted Hicks, Victory Parkway, LLC, 4760 Richmond Road, Suite 200, Cleveland, Ohio 44128

OWNER: Lorain Gateway Development, LLC, 23706 Russell Road, Bay Village, OH 44140

REQUEST: Approval to construct two modular structures on asphalt area and install gravel parking lot

LOCATION: Cul-de-sac at the far end of Victory Lane in a B-4 District; Permanent Parcel 07-00-003-102-089

PC ACTION: **Approved by a vote of five to zero.**

(Council action required)

APPLICANT: Steve Ross, Polimene Development, 38850 Center Ridge Road

OWNER: Polimene Development, 38850 Center Ridge Road

REQUEST: Approval to construct a gas station to include convenience store

LOCATION: 38800 Center Ridge Road in a B-3 District; Permanent Parcel 07-00-046 106-019

PC ACTION: **Approved by a vote of five to zero.**

(Council action required)

Council Referral: 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 rezone 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.

PC ACTION: By a vote of five to zero, Planning Commission recommended Council approve
(Council action required)

Ordinance and Resolution Submittals

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)

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)

T 30-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM MCDONALDS REAL ESTATE COMPANY, A DELAWARE CORPORATION (PARCEL 1 WD, T1, T2) FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.

(Introduced by Mayor Gillock)

T 31-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM HURRICANE LASER WASH, LLC, AN OHIO LIMITED LIABILITY COMPANY (PARCEL 2 WD, T), FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.

(Introduced by Mayor Gillock)

T 32-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM TRI-ARCH, INC., AN OHIO CORPORATION (PARCEL 3 WD, SH, T), FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.

(Introduced by Mayor Gillock)

- T 33-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM JEAN PAYNE, JAMES DESALVO AND JOSEPH DESALVO (PARCEL 4 WD, T) FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Gillock)
- T 34-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM PARK TRAILS, INC., AN OHIO CORPORATION (PARCEL 37 T) FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Gillock)
- T 35-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM RUSHMORE LOAN MANAGEMENT SERVICES (PARCEL 58 SH, T) FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Gillock)
- T 36-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM JEFFREY J. ALMAN AND DEBORAH L. ALMAN (PARCEL 61 WD, SH, T) FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Gillock)
- T 37-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION (PARCEL 72 SH, T) FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Gillock)
- T 38-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM OHIO EDISON, AN OHIO CORPORATION (PARCEL 82 WD, T), FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Gillock)

- T 39-2015 A RESOLUTION DECLARING THE NECESSITY/INTENT TO APPROPRIATE INTERESTS IN LAND FROM GALILEO NORTH RIDGEVILLE, LLC, NKA BRIXMOR GA NORTH RIDGEVILLE, LLC (PARCEL 84 WD, T) FOR THE PURPOSE OF WIDENING AND EXPANDING LEAR NAGLE ROAD IN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Gillock)

12. RECESS:

13. FIRST READINGS:

- 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)

- 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)

- 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)

- 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)

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)

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)

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)

14. SECOND READINGS:

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)

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)

- 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)
- 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)
- 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)
- 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)

T 14-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL
Amended 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)

15. THIRD READINGS:

T 8-2015 AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW AN
AGREEMENT WITH THE NORTH RIDGEVILLE CITY SCHOOL DISTRICT
RELATING TO THE TAX REVENUE EFFECTED BY TAX ABATEMENT
AGREEMENTS WHICH PROMOTE THE HEALTH, SAFETY AND
WELFARE OF THE CITIZENS OF THE CITY AND THE SCHOOL
DISTRICT.

(Introduced by Mayor Gillock; First reading 01/20/2015; Second reading 02/02/2015)

16. MEETING ANNOUNCEMENTS:

- Finance Committee meetings (appropriations) will be held on **Thursday, February 19, 2015, Wednesday, February 25, 2015 and Thursday, February 26, 2015 from 8:30-4:00** in Council Chambers.
- A public hearing regarding an application for placement of farmland in an agricultural district by applicant Jeffrey Sweitzer will be held on **Monday, March 2, 2015 at 7:20 P.M.** in Council Chambers.
- A public hearing regarding an application for placement of farmland in an agricultural district by applicants Donna and Frank Krupka will be held on **Monday, March 2, 2015 at 7:25 P.M.** in Council Chambers.
- The next regular Council meeting will be on **Monday, March 2, 2015 at 7:30 P.M.** in Council Chambers.

17. ADJOURN: