

Jason Jacobs, At-Large/President of Council
Georgia Awig, At-Large
Martin DeVries, At-Large
Holly A. Swenk, Ward 1
Frank Toth, Ward 2
Bruce F. Abens, Ward 3/President Pro-Tem
Clifford Winkel, Ward 4



CITY COUNCIL
REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS
AGENDA OF MONDAY, December 18, 2023
7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. City Council Meeting Minutes dated December 4, 2023
(Council action required)

Note:

Board of Zoning and Building Appeals Meeting Minutes dated November 16, 2023
Civil Service Commission Meeting Minutes dated December 11, 2023
Planning Commission Meeting Minutes dated December 12, 2023
Special Planning Commission Meeting Minutes dated December 14, 2023

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor
2. Engineer
3. Director of Finance
4. Other Reports

November 2023 Water Distribution and EPA Report
November 2023 Building Division Report
November 2023 Fire Department Report
November 2023 Mayor's Court Report

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

Memorandum from Director of Finance April Wilkerson: The review of the Solid Waste Management Fund.

Memorandum from Project Engineer Eric Brown: Stormwater Utility Base Rate Annual Adjustment for 2024.

OLD BUSINESS

NEW BUSINESS

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

1. Animal Clinic Northview, 36400 Center Ridge Rd, PPN 07-00-028-101-167
Applicant: Brian Greenfield, TALAN, LLC, 314 Churchill-Hubbard Rd, Youngstown, OH 44505.
Proposal consists of constructing a 1,325 square foot single story addition onto Animal Clinic Northview. Property zoned B-5 Architectural Business District.
PC ACTION: Approved by a vote of 4-0 with the condition that all improvements meet the stormwater ordinance within the City of North Ridgeville.

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

2. Thomas Kelly, Pleasant Ave, 07-00-008-113-040, 4005, 4006, 4007 & 4008
Owner: Thomas Kelly, 33256 Center Ridge Rd, North Ridgeville, OH 44039. Proposal consists of a street vacation for a portion of Pleasant Ave to allow for expanded parking for abutting business at 33290 Center Ridge Rd. Property zoned B-3 Highway Commercial District.
PC ACTION: Approved by a vote of 4-0 with the condition to add the water line easement within the street vacation.

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

The North Ridgeville Planning Commission took action on the following items at their Special Meeting of December 14, 2023:

1. 39097 Center Ridge Rd, PPN 07-00-046-108-012 & -013
Applicant: Richard Cook, Vacancy Holding, LLC, 39097 Center Ridge Rd, North Ridgeville, OH 44039.
Proposal consists of rezoning two parcels currently zoned B-3 Highway Commercial District to I-2 Light Industrial District.
PC ACTION: Approved by a vote of 4-0.

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

RECESS

FIRST READINGS

- T 141-2023 AN ORDINANCE AMENDING ORDINANCE NO. 6086-2023 REGARDING SLUDGE HAULING, BY INCREASING THE AMOUNT FROM \$400,000.00 TO \$500,000.00 ANNUALLY.
(Introduced by Mayor Corcoran)
- T 142-2023 A RESOLUTION AMENDING RESOLUTION 1431-2018 APPROVING AN ADVANCE FROM THE GENERAL FUND OF THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Corcoran)
- T 143-2023 A RESOLUTION AUTHORIZING FUND TRANSFERS.
(Introduced by Mayor Corcoran)
- T 144-2023 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)
- T 145-2023 A RESOLUTION IMPOSING AN IMMEDIATE MORATORIUM ON THE ISSUANCE AND PROCESSING OF PERMITS ALLOWING RETAIL DISPENSARIES, CULTIVATORS, PROCESSORS, OR OTHER NORTH RIDGEVILLE BUSINESS INTENDING TO PROCESS, PROVIDE, OR SELL MARIJUANA WITHIN THE CITY OF NORTH RIDGEVILLE, OHIO.
(Introduced by Mayor Corcoran)
- T 146-2023 AN ORDINANCE VACATING A PORTION OF PLEASANT STREET.
(Introduced by Mayor Corcoran)
- T 147-2023 AN ORDINANCE AMENDING ORDINANCE NO. 6080-2023 WHICH AUTHORIZED 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 REPLACEMENT AND UPGRADE OF THE COMPLETE MIX TANK AERATION AND MIXING SYSTEMS FOR THE FRENCH CREEK WASTEWATER TREATMENT PLANT, BY INCREASING THE DOLLAR AMOUNT FROM \$6.7 MILLION DOLLARS TO \$8,284,679.00.
(Introduced by Mayor Corcoran)
- T 148-2023 AN ORDINANCE AMENDING CHAPTER 1480 AND CHAPTER 660 AND REPEALING CHAPTER 1476 AND CHAPTER 650 OF THE NORTH RIDGEVILLE CODIFIED ORDINANCES TO MAKE IMPROVEMENTS AND CLARIFICATIONS TO REQUIREMENTS FOR PROPERTY MAINTENANCE.
(Introduced by Mayor Corcoran)

SECOND READINGS

- T 135-2023 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE MADDOCK ROAD BOX CULVERT OVER WATSON DITCH AND OTHER APPURTENANCES IN AN AMOUNT NOT TO EXCEED \$440,000.00.
(Introduced by Mayor Corcoran; First Reading 12-04-2023)

- T 137-2023 AN ORDINANCE AMENDING EXHIBITS A, B, AND C OF ORDINANCE NUMBER 6065-2023 BY UPDATING FULL AND PART-TIME CLASSIFICATIONS AND SECTION 8 VACATION.
(Introduced by Mayor Corcoran; First Reading 12-04-2023)

THIRD READINGS

- T 115-2023 AN ORDINANCE AMENDING THE NUMBERING SYSTEM FOR THE CITY OF NORTH RIDGEVILLE LEGISLATION STARTING IN THE YEAR 2024.
(Introduced by Mayor Corcoran; First Reading 11-06-2023; Administrative Committee on 11-20-2023; Report to Council on 12-04-2023; Second Reading on 12-04-2023)
- T 124-2023 AN ORDINANCE AMENDING ORDINANCE NO. 4268-2006, NO. 2752-93, NO. 1922-84, NO. 1559-79, AND NO. 1275-77 PROVIDING FOR SALARY CHANGES FOR COUNCIL MEMBERS AND COUNCIL PRESIDENT EFFECTIVE JANUARY 1, 2026.
(Introduced by Councilman Abens; First Reading on 11-20-2023; Second Reading on 12-04-2023)
- T 132-2023 AN ORDINANCE AMENDING CIVIL SERVICE RULES AND REGULATIONS ON CERTAIN MATTERS AND, IN SOME INSTANCES, DIFFERING FROM STATE REGULATIONS BY EXERCISING THE POWER OF LOCAL SELF-GOVERNMENT CONTAINED IN THE NORTH RIDGEVILLE CHARTER.
(Introduced by Mayor Corcoran; First Reading on 11-20-2023; Second Reading 12-04-2023)
- T 140-2023 AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT PERMANENT PARCEL NUMBERS 07-00-046-108-012 AND 07-00-046-108-113 LOCATED AT 39097 CENTER RIDGE ROAD BE REZONED FROM B-3 HIGHWAY COMMERCIAL DISTRICT TO I-2 LIGHT INDUSTRIAL DISTRICT.
(Introduced by Mayor Corcoran; First Reading 12-04-2023; Referred to Planning Commission on 12-12-2023; Public Hearing on 12-18-2023; Second Reading on 12-18-2023 in Special Meeting)

MEETING ANNOUNCEMENTS

1. The next Organization Council meeting will be on Tuesday, January 2, 2024, at 6:30 p.m. in Council Chambers.
2. The next Regular Council meeting will be on Tuesday, January 2, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the City Council webpage to access agenda items:
<http://www.nridgeville.org/Council.aspx>