

**NORTH RIDGEVILLE CITY COUNCIL
MINUTES OF REGULAR MEETING JANUARY 4, 2016**

CALL TO ORDER: 7:30 P.M.

President Corcoran: Welcome to the Monday, January 4, 2016 regular Council meeting.

INVOCATION:

Led by President Corcoran.

PLEDGE OF ALLEGIANCE:

Led by President Corcoran.

ROLL CALL:

Present were Council members Terrence Keenan, Dennis Boose, Bruce Abens, Bob Chapek, President Pro-Tem Bernadine Butkowski, Roseanne Johnson and President Kevin Corcoran.

Also present was Mayor David Gillock, Law Director Andy Crites, Assistant City Engineer Cathy Becker, Deputy Auditor Teresa Machovina, Clerk of Council George E. Smith and Fire Chief John Reese.

MINUTES - Corrections (if any) and approval:

President Corcoran: You have before you the public hearing meeting minutes of December 21, 2015. Are there any corrections or objections to approving those minutes? Hearing none, those minutes stand approved.

President Corcoran: You have before you the City Council meeting minutes of December 21, 2015. Are there any corrections or objections to approving those minutes? Hearing none, those minutes stand approved.

President Corcoran: We received the Civil Service Commission meeting minutes of December 15, 2015 and the Finance Committee meeting minutes of December 21, 2015.

President Corcoran: That brings us to the lobby session of the meeting.

Moved by President Corcoran and seconded by Keenan to split the lobby session into two sessions where the first one will be dedicated to the items that are on the agenda this evening and the second would be questions and answers from the audience.

President Corcoran: Any questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

LOBBY (REGARDING AGENDA ITEMS ONLY):

President Corcoran: This is the lobby session. This is your opportunity to address Council. If you would like to speak on an issue, please approach the podium for the record. State your name and address. You will be given three minutes to speak. Is there anybody who would like to

Speak this evening? Ok then, moving on to the Administrator's reports. First, we have Mr. Mayor.

ADMINISTRATORS REPORTS:

A. Mayor: Thank you Mr. President. First I would like to welcome Councilman Abens and Councilman Chapek to their first Council meeting. Welcome aboard.

I hope everyone enjoyed their holidays. I am looking forward to a very busy 2016 with the number of projects in full swing.

I want to speak a little bit about Lear Nagle Road. There will be a public meeting held next Wednesday, January 13th at 6:30 P.M. in the Community Room at the North Ridgeville Education Center. Representatives from Greenman-Pederson, Inc. who will be performing the engineering and inspection services, Terrace Construction who will be performing the work and the Lorain County Engineer's office who oversees the project will all be on hand to answer questions. At the meeting, representatives will provide the project schedule, project phasing, traffic maintenance and other project details including contact information for various aspects of the project. I encourage everyone to come out and attend the meeting. It begins at 6:30 and there will be a presentation at 6:30. If you really want to get the best out of it, be there at 6:30. It is not like some of the others we have had that go for two hours and you can come and leave as you want. If you really want to get the most out of this, be there at 6:30.

Community trash pick-up, as a reminder, Allied Waste will be picking up Christmas trees during regular trash pick-up this week and next week; the week of January 11th. For those of you, if you haven't already had it picked up today, you can still put it out tomorrow and next week. After that time, trees will only be picked up during the bulk pick-up week which will be in February.

The State of the City address will be Thursday, January 14th – next week. Doors open at 11:15. That is at the Ed Center. I would like to thank the North Ridgeville Chamber of Commerce for sponsoring the event. If you would like to attend, please contact the Chamber of Commerce at 327.3737. As a reminder, City Hall offices will be closed Monday, January 18th in observation of Martin Luther King Jr. Day. With that said, the Council meeting will be held on Tuesday, January 19th.

This last item came to us from R.I.T.A. – the Regional Income Tax Agency – it is a little bit lengthy, but I think it is important. They are writing to inform us of a potential security incident which may affect you and your residents. In November, while preparing to destroy a limited number of DVD's used as part of their back up system, they discovered one of the DVD cases was empty and a DVD was missing. They began an investigation, but they did not find the missing disc which unfortunately contained taxpayer's names, addresses, social security numbers and possibly date of birth for income tax documents submitted on or before June 2012. The City did not join R.I.T.A. until 2013. The information that they have that came from us would not be affected, but obviously a lot of our residents may have worked in other cities that they had to file with R.I.T.A. or they may have lived in another City before 2012 and moved here so they could

be affected. They are continuing their investigation. They don't believe the disc is missing, but to be safe, generally, if an unlabeled DVD is found, it is shredded and destroyed. Out of an abundance of caution, we are communicating with taxpayers about this incident and offering credit monitoring and identity protection services through Experian. Approximately 50,000 individuals which represents less than two percent of the tax accounts handled by R.I.T.A. will be affected and receiving the communications. If you get communications from R.I.T.A. in regards to this, this is what it is about. We will post this information on our website which has their member services number - 1.866.252.0913 to help with that. They will give you identity protection. We don't believe it affects anything directly related with us. However, some residents may have moved here from other R.I.T.A. cities or worked in a R.I.T.A. city that might be affected so be aware of that. Thank you. That concludes my report.

President Corcoran: Thank you, Mr. Mayor.

B. Safety-Service Director: None.

C. Assistant Engineer: Thank you Mr. President. The City has a permit from the Ohio EPA to discharge storm water to the waters of the state. One condition of that permit is that the City is required to educate the public about how to prevent storm water pollution. Therefore, this report is the use of salt for deicing. Salt applied to sidewalks and driveways for deicing is washed downstream into storm sewers, rivers, and eventually into Lake Erie and our drinking water. The frozen ground acts like a hard surface which is concrete and sends the salt water directly downstream because the ground cannot filter the salt out of the water. This salt water runoff is harmful to plants, aquatic life and grass in addition to our drinking water. Alternative chemicals have also been shown to be harmful to the environment. The best alternative is to minimize of salt or use sand instead. That concludes my report.

President Corcoran: Thank you. Ms. Deputy Auditor.

D. Deputy Auditor: Thank you Mr. President. Welcome to the new Council members and happy New Year. I have no report this evening. Thank you.

President Corcoran: Thank you.

E. Other Reports:

President Corcoran: We have the November 2015 Building Department report.

President Corcoran: We do have a Committee report. Mr. Clerk?

COUNCIL COMMITTEE REPORT(S):

Clerk of Council Smith:

FINANCE COMMITTEE report dated December 21, 2015 which recommends City Council adopt T 159 and T 160 as submitted and T 161 as amended.

Moved by Johnson and seconded by Butkowski to accept the Finance Committee report dated December 21, 2015.

President Corcoran: Are there any questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: The report has been accepted.

CORRESPONDENCE: None.

OLD BUSINESS: None.

President Corcoran: Moving on to new business. We have T 1-2016.

NEW BUSINESS:

Ordinance and Resolution submittal(s)

Clerk of Council Smith:

T 1-2016 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,500,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS FOR THE PURPOSE OF CONSTRUCTING, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING A NEW CENTRAL FIRE STATION AND ACQUIRING, PREPARING, EQUIPPING AND OTHERWISE IMPROVING REAL ESTATE AND INTERESTS THEREIN FOR ITS SITE.

(Introduced by Mayor Gillock)

Moved by Mayor Gillock and seconded by Butkowski to suspend the By-laws to give T 1 a first reading.

President Corcoran: Are there any comments or questions?

Mayor Gillock: This is the first step in beginning the process. This allows us to borrow \$1.5 million against the levy which passed for \$8.2 million. This gives us the funds to acquire the property we need, hire the architect, pay the legal fees, do the appraisals, survey the property and basically get the project off the ground. We would like to get started on this as soon as we could. Thank you.

President Corcoran: Any other comments on T 1? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: T 1 will have a first reading. T 2.

Clerk of Council Smith:

T 2-2016 AN ORDINANCE COOPERATING WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION TO PERFORM HIGHWAY SIGN REPLACEMENT ON IR 480 FROM THE OHIO TURNPIKE GATE TO THE CUYAHOGA COUNTY LINE; ON SR 10 FOR US 20/SR 301/SR 57 TO THE CUYAHOGA COUNTY LINE; ON SR 10C (LORAIN ROAD) FROM THE OHIO TURNPIKE TO SR 10 AND ON SR 83C FROM SR 83 TO CHESTNUT RIDGE ROAD IN LORAIN COUNTY.

(Introduced by Mayor Gillock)

Moved by Mayor Gillock and seconded by Johnson to give T 2 a first reading.

President Corcoran: Are there any comments or questions?

Mayor Gillock: Mr. President, this simply gives our ...what authority we might have, gives our okay to the Ohio Department of Transportation to form their own highway sign replacement on the turnpike, State Route 10 and so forth of highways that they maintain. There is one cooperation statement under section three – no funds are required from the City except that the City agrees to assume and bear one hundred percent of the total cost of added construction items requested by the City and not necessary for the improvement. We have not requested anything so no money of ours is involved in this. They did want this back by January 15th.

President Corcoran: Any further comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: T 2 will have a first reading. That is the end of new business.

RECESS:

President Corcoran: Would anyone like a recess?

Moved by Butkowski and seconded by Johnson to dispense with the recess.

President Corcoran: Are there any comments or questions?

Yes – 7

No – 0

President Corcoran: Moving on to first readings. First we have T 152.

FIRST READINGS:

Clerk of Council Smith:

T 152-2015 AN ORDINANCE AMENDING AND/OR CREATING CERTAIN DIVISIONS OF N.R.C.O. §618.01 DOGS AND OTHER ANIMALS RUNNING AT LARGE; DANGEROUS AND VICIOUS DOGS.

(Introduced by Mayor Gillock; Referred to Safety Committee on 11/16/2015; Safety on 12/07/2015; Report accepted on 12/21/2015; This needs amended by substitution per the Committee recommendation)

Moved by Keenan and seconded by Boose to amend T 152 by substitution.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: T 152 has been amended by substitution. T 1.

Clerk of Council Smith:

T 1-2016 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$1,500,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS FOR THE PURPOSE OF CONSTRUCTING, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING A NEW CENTRAL FIRE STATION AND ACQUIRING, PREPARING, EQUIPPING AND OTHERWISE IMPROVING REAL ESTATE AND INTERESTS THEREIN FOR ITS SITE.

(Introduced by Mayor Gillock)

Moved by Mayor Gillock and seconded by Butkowski to dispense with the second and third readings for T 1-2016.

President Corcoran: Are there any comments or questions?

Councilman Boose: Mayor, if I could – it has been during the campaign; it was talked about a place where the new fire station might be – I'm making the assumption – I haven't heard anything definite – I am making the assumption that since we are moving forward with this legislation that we have chosen a place for sure. Is that something that we already own? Something we had to pay for and if so, can you talk about that location and how that all worked out?

Mayor Gillock: We have looked for some time at the Pitts property near the intersection of Center Ridge Road and Jaycox as we extend Jaycox Road south to the new school. We would like the new fire house to be located on the rear of that property facing the new Jaycox. The school looked at that property when they were acquiring property for their new school and at that time it appraised at \$545,000. We don't need the entire property but part of what this Ordinance does is it allows us to retain, or be able to hire a surveyor and work with an appraiser. We will have to get a new appraisal, survey the property to determine how much we do need. I have the Fire Chief here – we will only need a couple acres I think, right? It is a seven acre site. There are seven acres there – we need two, but there could be issues of where those two are and there are wetlands involved. That is the location and where we would like to site the new fire station.

Councilman Boose: The \$1.5 includes the potential acquisition costs of that property?

Mayor Gillock: It is funding for land acquisition in that \$1.5 million. I don't want to get into how much we set aside for that specifically, but yes, those funds are in there.

President Corcoran: Any other comments or questions?

Councilman Keenan: Mr. President, may I ask the Mayor a question or two? Do we have a willing seller?

Mayor Gillock: There are a number of owners involved with this property. We have been talking to this family for months, if not years. There are nine or ten of which eight or nine wish to sell and one doesn't. That is enough to stop a friendly sale if you are willing to put it that way. Under Ohio Revised Code for acquisition such as this – we have written to the Executor of the Trust and the resident and asked for their cooperation which they have said you would have to get the cooperation of every one of the partial owners. Under Ohio Revised Code, we are trying to be the nice guys in this and tell them what we want – we want to buy it, we want to work with you, but we do have the right to go in and survey it without their approval and we will proceed. We have written a letter to them and invited them in what we would like to do. They have responded that ... if the Law Director wants to add; but we sent it to the Executor and the lawyer responded that we would have to get individual responses which we are not going to do.

Law Director Crites: With apologies, I am going to have to speak in obscure terms because we are still dealing with negotiations here. It is a cart before the horse situation. The letter that the Mayor is referencing is not one required by Code, but just one being done out of courtesy saying hey, we are considering this piece of land and it looks like it would be a good fit. We wouldn't need all of your land, can we come in and take a look and see if this is going to be appropriate for the use. The letter we got back is what we need – the acquiescence of all the owners and we don't have that yet so no. By law, we don't need that permission, but we always try to proceed with the agreement and acquiescence of the landowner. Where we are now – part of this \$1.5 is built in the acquisition costs and the retention of the requisite experts if this site is viable. We need to do geotech, core drilling and environmental surveying before we even or can ascertain if the property is appropriate for the use, but then ascertain what a fair market value is. We need to get these funds in place before we bring in the pros to tell us if this spot is right. Then say hey, what is this spot worth. Hopefully, it is a very distinct possibility, especially since we are only looking at a portion, an unused back portion of this land; I would really like to think there is the distinct chance, that the land, if it is appropriate for the use is required by agreement.

Councilman Keenan: Another question I might have – could you describe the process for going forward with the architectural selection or how does that all fit together in this budgeted amount?

Mayor Gillock: The architect's fees are included in this. It is basically designed built and we originally asked for scope of services from a number of architects. When you work for government, you don't disclose dollar quotes. First, you get scope of services and you have the firms provide that scope saying what it is they will do for you. You determine which scope of services best meets your needs and then you negotiate a price. We worked with this architect

firm for a number of years. Our Fire Chief is here this evening and he can speak more to their references and ability and experience which is extensive. That is why we, after the selection process, chose this architect to guide us through the process. At this point, his fees are a part of the \$1.5 million and that includes the detailed design work that needs to be done as well as preparing bid specs, guiding us through the bidding process and overseeing the construction of the fire house. I would, at this time, ask Mr. President, if we could ask the Fire Chief if there is anything that he would like to add to this discussion since he has dealt primarily with the architect. Chief?

Law Director Crites: While the Chief is making his way to the podium, could I add a quick comment? Just to make sure everyone understands, this piece of legislation doesn't hire anybody – all it does is put the money in place so we can hire somebody. If we do go with the very well vetted basically professional fire station builders that the Chief has helped the City find – there is going to be another Ordinance in front of Council, asking Council for the authority to spend that money. That will be our chance to see the contract that we have already worked many hours over and I think have a very good contract to present to Council. At that time, you will be able to apply all the scrutiny appropriate for a firm selected.

Chief John Reese: We didn't just start this process. It has been going on probably almost eight years. When we started out, we got a hold of every architect that specialized in building fire stations in the state of Ohio. We personally interviewed and narrowed it down to either seven or eight of them and we interviewed seven or eight different architects. We got price ranges from them and that was when we were starting conceptual drawing process. There were a lot way high, there were a lot lower. We ended up picking the middle one, not based on price at that time. We chose them based on their qualifications. We had toured many fire stations throughout the state – when I say many – I think we went to about fifteen of them and they were all the way from Cincinnati from to North Ridgeville. Most of the architects that we talked to wanted to tell us what we needed. The people that we chose actually listened to what we were saying we needed. I think you would be impressed with them, especially with their qualifications. The lead architect for the firm, Joe Weithman, he was just featured in Fire House Magazine. He was a judge for a national competition for design bid built fire stations. That is what this is too – it is designed to build like I believe we did the library – I think the Mayor was involved in that. Basically, he comes in and does the design with us and then they go out to bid. They bid for the contractors and we get to choose through that bid process who it is we want to do that work and then they come in and they do the work. They are overseen by whoever the contractor is that we choose at that time. It is a little bit different than you would normally expect.

Councilman Keenan: I heard you say design bid built. I heard the Mayor say design built. Those are two completely different things. So which is it?

Chief John Reese: It is design bid built.

Councilman Keenan: The plans will be completed and they will go out to general contractors or to subcontractors under the management of the AE firm?

Chief John Reese: Both. They will do both. In other words, the contractor that they choose, he will be under contract with the subs even though we are allowed to go ahead and choose the subs is the way I understand it.

Councilman Keenan: It can be a complicated process. I don't need to solve this now, but I understand the difference and I just simply want to make sure that there is competition as we would all want, in the process; competition at all elements and I understand that we are very happy with the AE firm – the fire house designer. I also thought that most of the architectural thinking in planning and programming was already done and paid for. Are we starting at a different point where we are going to open that back up again and...?

Chief John Reese: What we have right now is a conceptual drawings and spatial designs. In other words, they went through and figured out the appropriate amounts; for example a bathroom – how many of those we needed. The apparatus buys themselves. They came out and did measurements, with all of our vehicles; they went through all that stuff. We went through and measured stuff at other stations; things we like – that is how they came up with the spatial recommendation, the spatial drawings – more or less floor plans on paper.

Councilman Keenan: We have floor plans?

Chief John Reese: We have floor plans, but we don't have actual drawings on how to build those floors that makes sense.

Councilman Keenan: No, we don't have the construction details.

Chief John Reese: Right, that is where we are at. We do not have the construction documents to build the building.

Councilman Keenan: Right, but we know what we are going to build pretty closely.

Chief John Reese: Well yes. That is how we figured cost.

Councilman Keenan: The geotechnical can change all of that. I understand.

Chief John Reese: Absolutely.

Councilman Keenan: But most of the architectural design work– the creativity, the programming – what I call that heavy thinking, heavy lifting is pretty much done?

Chief John Reese: Yes, we paid them to do that.

Councilman Keenan: We paid them to do that. Okay. So now it is really architecture record, drawing, detailing – all that sort of stuff.

Chief John Reese: They can come here and speak to you and your concerns prior to any vote.

Councilman Keenan: We are not being asked to say that the price for the architect is a good price; the selection of the architect is the right selection – that is not what is before us tonight. It is simply a passage of knows to get the process started and then you will come back to us with those details.

Chief John Reese: Correct.

Councilman Keenan: Maybe it is worth just describing how the \$1.5 fits into the \$8.2 and is the \$1.5 on budget for those line items that were in the \$8.2?

Chief John Reese: I can say for sure, yes. Do you want to speak to that Mayor?

Councilman Keenan: I just want it said.

Chief John Reese: Yes, everything is in line with where it was supposed to be as far as the estimate to build the building, these items that we are looking at now – yes, they were accounted for and they are within budget right now.

Councilman Keenan: Right, because we haven't bought them yet. We are just budgeting at this point. We are budgeting to make up the note request to get us started in the process. Understood.

Mayor Gillock: Correct and although I gave you those numbers broken down earlier today, John is the one that went and got those numbers and figured out what they actually were. I would rely upon him as far as their accuracy at this point.

Councilman Boose: Again, to tag on to what Councilman Keenan said, it can be confusing because we are here not looking at approving a particular or specific expenditures; we are allowing the \$1.5 notes to be done so that when that time comes, we are ready to move forward. But, to Mr. Keenan's point, I think it is important for us to understand, when we are only looking at \$1.5 of it the way it is brought out here, and part of an \$8.2 total project, we want to make sure that in the beginning we don't overspending the beginning so we get everything we expected at the end. Understand that I have been involved in enough projects myself in my professional career to see where that can be an issue if we don't plan properly. So that is where the questions are coming from. Thank you.

Chief John Reese: We will have more detail before we would ask you to vote for hiring of the architect.

President Corcoran: Thank you Chief. Any final questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

Moved by Mayor Gillock and seconded by Johnson to adopt T 1-2016.

Moved by Mayor Gillock and seconded by Johnson to add the emergency clause to T 1-2016 for the immediate preservation of the public health, safety and welfare of the City, and for the further reason that this ordinance is required to be immediately effective in order to issue and sell the Notes, which is necessary to enable the City to timely enter into and carry out its obligations under contracts for the improvements described in Section 1, which are urgently to enhance the facilities and operations of the City's Fire Department and thereby promote the protection of persons and property.

President Corcoran: On the emergency clause, are there any comments or questions?

Councilman Keenan: Can I ask a question dealing with the emergency? It deals with the timing. When do you expect then to come back to us with recommendations for who that architect will be and when we need to start making obligations to spend that \$1.5 million?

Law Director Crites: Once the funding is in place and we can actually be in a position to hire a firm, then the Ordinance asking for Council's approval to allow the Mayor to enter into an agreement with that firm will come before Council. If I am in line with the aspirations of the Fire Chief, that is going to be as soon as possible. I would ask Teresa, after this piece of legislation for the issuance of the BANS is passed tonight, when will the funds be available in the treasury for us to even bring the legislation to Council to hire a firm?

Deputy Auditor Machovina: I'm going to guess and say it is going to move very rapidly as we are getting a note issue on this if I am correct Mayor?

Mayor Gillock: We have had discussions with First Merit. These are bank qualified notes. According to our Treasurer, who has been involved in this, we can have the money available as early as next week.

Deputy Auditor Machovina: At which time we will have to notify the county of our change in estimated revenues and at our next meeting then we could be bringing forward an amended temporary appropriation Ordinance because the thought of going forth and spending the funds, we need to have the appropriation in place which requires the funds. It is all a timing issue.

Law Director Crites: As far as our end, the legal side, the delightful forty page AIA contract has already been banged out. I took care of that with the architectural firm before the holidays. It is in place in its first draft – well, it is far from its first draft, but the first draft will be presented to Council. It is ready to go. Once I get thumbs up from the Auditor's office, you will be looking at that the next Council meeting or even following that. I am sure that it is going to go to Committee and at that point in time, I am sure Mr. Weithman from the firm will be in attendance to answer questions.

President Corcoran: Does that answer your question on the emergency?

Councilman Keenan: It does. It seems if we can get money that quickly, it seems like an emergency.

President Corcoran: All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: On the adoption with the emergency clause, are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The measure passed unanimously and becomes **Ordinance number 5309-2016.**

Yes – 7

No – 0

President Corcoran: T 2.

Clerk of Council Smith:

T 2-2016 AN ORDINANCE COOPERATING WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION TO PERFORM HIGHWAY SIGN REPLACEMENT ON IR 480 FROM THE OHIO TURNPIKE GATE TO THE CUYAHOGA COUNTY LINE; ON SR 10 FOR US 20/SR 301/SR 57 TO THE CUYAHOGA COUNTY LINE; ON SR 10C (LORAIN ROAD) FROM THE OHIO TURNPIKE TO SR 10 AND ON SR 83C FROM SR 83 TO CHESTNUT RIDGE ROAD IN LORAIN COUNTY.

(Introduced by Mayor Gillock)

Moved by Boose and seconded by Butkowski to dispense with the second and third readings for T 2-2016.

President Corcoran: Are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

Moved by Boose and seconded by Butkowski to adopt T 2-2016.

Moved by Boose and seconded by Butkowski to add the emergency clause to T 2-2016 in order to meet the January 15th deadline.

President Corcoran: On the emergency clause, are there any comments or questions? All those in favor say yes. Those opposed say no.

Yes – 7

No – 0

President Corcoran: On the adoption with the emergency clause, are there any comments or questions? Clerk, please call the roll.

Clerk of Council Smith: The measure passed unanimously and becomes **Ordinance number 5310-2016.**

Yes – 7

No – 0

President Corcoran: That is the end of first readings. There are no second readings.

SECOND READINGS: None.

President Corcoran: Moving on to third readings. We have T 138.

THIRD READINGS:

Clerk of Council Smith:

T 138-2015 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 32329 CHESTNUT RIDGE ROAD; NOW KNOWN AS PERMANENT PARCEL NUMBER 07-00-004-108-112 FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY CESAR GUZMAN.

(Introduced by petition of Cesar Guzman on 10/12/2015; Referred to Planning Commission and B&L on 10/19/2015; B&L on 11/02/2015; Planning Commission on 11/10/2015; Both reports accepted on 11/16/2015; First reading 12/07/2015; Public hearing 12/21/2015; Second reading 12/21/2015)

President Corcoran: Do we have a motion to adopt? Seeing none and seeing as the Planning Commission and Building and Lands Committee voted against this – this fails for lack of a motion to adopt. Moving on now to T 149.

Clerk of Council Smith:

T 149-2015 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 Corcoran; First reading 12/07/2015; Second reading 12/21/2015)

Moved by President Corcoran and seconded by Butkowski to adopt T 149-2015.

President Corcoran: Are there any comments or questions?

Councilman Abens: I do have a question – concerning section two of the proposal – I notice it

was a tax abatement for thirty years. Is that just on those particular improvements or is that for the overall?

Mayor Gillock: This sets up a tax increment financing district. It is not being applied to any particular property or buildings at this time. When a building is constructed, we can implement a TIF and it could go up to thirty years – we usually don't go thirty years. Realize there is no tax abatement here in effect. Technically, you abate the taxes and then they pay what are called pilots which are an amount equal to the taxes and then we can use those funds for public infrastructure improvements. They are not saving any money directly in their taxes although, we are building public infrastructure. This just sets up a district as we have done throughout the City in anticipation of future growth that will let us implement the TIF's. They could go up to thirty, but we only go around twenty to twenty-five and the reason for this is if you do a TIF, repay the debt service on the public improvement and I can give you a good example: we did a TIF at the corner of Lear Nagle and Center Ridge Road when they built the new TOPS building. TOPS was paying pilots that paid the debt service. When TOPS left, the building got reassessed and so the payments were not as much each year as we had anticipated. We were there for at the end of eighteen years. At the end of that eighteen year period, we could extend the TIF out to future years until we collected what we needed to repay the TIF, but you cannot go beyond thirty years. That is why that says thirty years. It gives us the ability to go that long. We don't set them up that way.

President Corcoran: Thank you. Clerk, please call the roll.

Clerk of Council Smith: The motion passed unanimously and becomes **Ordinance number 5311-2016.**

Yes – 7

No – 0

MEETING ANNOUNCEMENTS:

President Corcoran: Our next regular Council meeting will be on Tuesday, January 19, 2016 at 7:30 P.M. in Council Chambers due to the Martin Luther King holiday.

LOBBY (Q&A - REGARDING ANY CITY BUSINESS): This is the second lobby session that is open to the public to bring up items of concern that are going on in the City. If you would like to ask a question, make a comment; please step up to the podium and state your name and address for the record. You will be given three minutes to speak. Is there anybody that would like to address Council?

ADJOURNMENT:

President Corcoran: This meeting is adjourned. The meeting was adjourned at 8:15 P.M.

NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING JANUARY 4, 2016

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Approval of minutes on January 19, 2016:

A stylized, handwritten signature in blue ink, consisting of a large loop followed by a horizontal line.

PRESIDENT OF COUNCIL

A handwritten signature in blue ink that reads "David Reed, MMC" in a cursive style.

CLERK OF COUNCIL