

**NORTH RIDGEVILLE MUNICIPAL COUNCIL
MINUTES OF
REGULAR MEETING JUNE 3, 2013**

CALL TO ORDER: 7:30 P.M.

President Kevin Corcoran: I call to order the Monday, June 3, 2013 regular Council meeting. Please rise for the invocation and Pledge of Allegiance.

INVOCATION:

Led by President Corcoran.

PLEDGE OF ALLEGIANCE:

Led by all.

ROLL CALL:

Present were Council members Dennis Boose, Robert Olesen, Roseanne Johnson, Bernadine Butkowski and President Kevin Corcoran.

Councilman Jaenke and Councilwoman Buescher were excused.

Also present was Mayor G. David Gillock, Safety-Service Director Jeffry Armbruster, Law Director Andrew Crites, Engineer Scott Wangler, Auditor Chris Costin and Assistant Clerk of Council Tara L. Peet.

MINUTES - Corrections (if any) and Approval:

President Corcoran: You have before you the regular Council meeting minutes held May 20, 2013. Are there any corrections or objections to approving those minutes?

Councilwoman Butkowski: Mr. President, I will be abstaining because I was not at the last meeting.

President Corcoran: Okay.

Moved by President Corcoran and seconded by Boose to approve the meeting minutes as submitted.

President Corcoran: Clerk, please call the roll.

Assistant Clerk of Council Peet: Motion carries.

Yes – 5

No – 0

President Corcoran: Thank you. Please note the Workers Comp Safety Committee minutes of 04.25.2013, Safety Committee minutes of 05.06.2013 and the Planning Commission minutes of 05.14.2013.

LOBBY:

President Corcoran: That brings us to the lobby session of our meeting. This is your opportunity to address Council, should you choose to. If you would like to do that, please approach the podium, state your name and address for the record and you will have three minutes to speak on the topic of your choice. Lobby session is now open.

President Corcoran: Seeing none, we will move on to the Administrator's reports. Mr. Mayor.

ADMINISTRATORS REPORTS:

A. Mayor:

Mayor Gillock: Thank you Mr. President. I have a few items this evening; I think are all good news. First, if you drive eastbound on Center Ridge Road near Lear Nagle, you will notice that the flashing yellow lights in front of the Pat Catan's are no longer there. The intersection, to me, actually looks the way it should look; saving money and recycling, we took that light down and it was removed and replaced with a light that needed to be replaced at Case Road. We saved a lot of money and I think we corrected two situations and I think that should be a nice improvement.

Couple other notes: we received notice, just last week, from the Ohio Department of Transportation in relation to our Safe Routes to Schools application. We had requested \$449,923.00 for all of our schools for infrastructure improvement which a huge part of that is sidewalks, curbs and so forth. The majority of it was approved. The improvements at the middle school were not approved at this time in anticipation of the schools efforts to pass a bond levy this November and build a new middle school. All the other three were approved. The funding should begin the state fiscal year of 2016 which is 2015 in the real world. It will be about two years and we will be making a lot of improvements around all three elementary schools. In addition, the schools had also applied for funding for education and other curriculum items. They had requested \$49,000 for non-infrastructure items and they received \$22,000. We did really, really well. This is our first effort at this and can continue to, on a yearly basis go back for additional funding. This will be a tremendous improvement to help make our kids safer walking and riding to school and learning how to be safe while doing that.

Lastly, I received notice, today, that on our Center Ridge Road project, ODOT has approved an additional \$5,000,000.00 in safety funds for that project which is significant. That is about 10% of the total project actually. I will be traveling to Akron on Thursday to appear before the TRAC Commission on both Lear Nagle and Center Ridge Road in our effort to amass more funding, but both those projects are coming along very well. The \$5,000,000.00 will certainly go a long ways in helping getting Center Ridge Road completed. Thank you, that completes my report.

President Corcoran: Thank you, Mayor. Mr. Safety-Service Director.

B. Safety-Service Director:

Safety-Service Director Armbruster: Within the last couple weeks, actually it was last week; we received notice and actually had a meeting with Bob Klaiber from the Lorain County Engineer's office. In that notice, on Sugar Ridge Road, one of the bridges at Race Road and Sugar Ridge; there is a couple bridges in the culver over there and actually, one bridge and one culvert, and they found that they were going to have to reduce the weight limit. We have been working with ODOT, the County, and of course David's been working with ODOT on his end to see if we can't find some funding with the County to see if we can get this bridge culvert improved within the next six months. It was a surprise to both us, administratively, in fact, we didn't even know it was cataloged to be in the County Engineer's group, but this is actually a County bridge, but it is going to have an impact on our businesses over there. We are working with the businesses to get some ideas exactly what the economic impact is going to be. It is actually going to be reduced by 55% and probably will be posted by next week. No one knew this was coming, especially us, or the Engineer's office but there will be a reduction in the weight going over that culvert within the next two weeks. It was passed by the County. David, if you could, Mayor, you could add to this...

Mayor Gillock: Mr. President, yes, I would like to add to that. Jeff is exactly right. As a result of some of the bridge structures around the U.S. failing; the State and County have been making additional bridge inspections. This one was found based on its design which is a really old bridge that the weight limit has to be reduced. The only thing that would be allowed to use it would be automobiles, small trucks and school buses. Trash trucks and bigger trucks would not be permitted to use it. We have several businesses over there that it would impact. As Jeff said, it is a County bridge and the County said they would apply for funding but they would not be able to do it on their own for at least five years. They asked if we would partner with them. What we are looking at doing; and the cost of the project is estimated at \$250,000; we are going to apply for Ohio Public Work funding for a significant portion of it. We believe we will be able to get in excess of \$100,000.00 through ODOT's Economic Development Fund and then we would split the rest with the County. We will be coming back to Council, but at this point I don't think if we get the funding we are anticipating that we will be hit hard. We don't want to wait five years. Many of our businesses over there have to go around and not being able to get in or make deliveries. We will keep you informed. It is a good example of the County and the Mayor's office and the City working together to solve this issue.

President Corcoran: Mr. Armbruster, anything else?

Safety-Service Director Armbruster: Our plan is to, we have already talked to several of the businesses personally, rather than send an impersonal letter to let them know what is going on, on a first hand basis is that this week we will plan on going out and knocking on doors and then, if they are not there, leaving an envelope with a letter in it to please give us a call and we will come out and talk to them personally. We certainly don't want this impact that the City government didn't give them a hand to let them know what is going on in the process. That completes my report.

Councilman Boose: Mr. President, do we know how many vehicles this impacts and for the detour or whatever other route that these vehicles have to take, are we going to notify the residents along those routes so they don't become upset and call City Hall about trucks that they haven't seen in the past or are there already truck routes that they can use to get there?

Safety-Service Director Armbruster: Mr. President, the truck routes that Kalt would be using would be going back and following the original truck routes that are there. They just won't be able to run any of their ones that they have down Sugar Ridge that they have been running. In talking with Joe Kalt, it is going to be at least a six mile detour for them. That much more time and effort that he is going to have to go around it. We have not contacted the residents because the impact is not necessarily; we are going to post it on the webpage, certainly, but it is not a car or a pick-up truck it is going to impact. It is going to impact the commercial trucks that possibly meet the weight limit on Sugar Ridge right now in the delivery process.

Councilman Boose: Right. Mr. President, my point was: we've had residents in the past come to Council and complain about truck traffic where there shouldn't be truck traffic so that not knowing how they are going to get to Kalt or the other businesses. Are the paths already designated as truck routes so there wouldn't be an impact?

Safety-Service Director Armbruster: Shouldn't be an impact at all. I say that smiling. I am sure there will be an impact. We will make sure that they are posted appropriately. Any truck that enters the City of North Ridgeville right now takes his driving tickets at risk because once you get here you are stuck. You

cannot get out. It becomes a very difficult way; if you make the wrong turn, it is very difficult to get out of the City.

Councilman Boose: Thank you.

President Corcoran: Alright, Mr. Engineer.

C. Engineer:

Engineer Wangler: Thank you Mr. President. There was a situation that came to my attention last week where a property owner had placed some broken concrete into the slopes of a major ditch. I have yet to address the property owner but I'm sure the intentions of the property owner were good, but I want to remind people as a general rule, I'd rather they did not do it and if they feel the urge to do it I'd like them to contact my office so we can make sure it is done in a fashion that is not going to jeopardize the capacity of the ditch. That is the end of my report.

President Corcoran: Mr. Auditor.

D. Auditor:

Auditor Costin: Thank you Mr. President. I'm happy to report tonight that there is no report.

E. Other Reports:

President Corcoran: There are no other reports.

COUNCIL COMMITTEE REPORT(S):

President Corcoran: There are no Council Committee reports. We are moving on to correspondence.

CORRESPONDENCE:

Assistant Clerk of Council Peet:

- A. A memo dated May 24, 2013 from Engineer, Scott Wangler, informing City Council of the completion of work in Pioneer Ridge, Phase 7 in Waterbury.
- B. A letter dated May 22, 2013 from the EPA regarding approval of plans for Waterside Place at Waterbury Phase 3 – waterline extensions.

OLD BUSINESS:

President Corcoran: There is no old business and we have a few pieces of new business.

NEW BUSINESS:

Assistant Clerk of Council Peet:

Special Planning Commission report from the May 28, 2013 meeting:

APPLICANT:	Robert Martens, Bold Alternatives, 26210 Emery Road, Suite 302, Cleveland, OH 44128
OWNER:	Lake Ridge Academy, 37501 Center Ridge Road
REQUEST:	Approval to install a solar parking canopy
LOCATION:	37501 Center Ridge Road in an R-1 District

Permanent Parcel No. 07-00-034-000-109

PC ACTION:

Approved by a vote of four to zero.

Moved by Olesen and seconded by Johnson to accept the Planning Commission report.

President Corcoran: Any comments or questions?

Councilman Olesen: Mr. President, just a brief comment: as you remember Lake Ridge installed a bank of solar panels and I guess their return on those have been much better than they had anticipated. This thing will also help supply power to the school but it also has a plug-in for electric cars, which are becoming somewhat popular right now. It is for the education of the kids too. They are studying solar energy, etc. They will be gaining some knowledge from this installation also.

President Corcoran: Anybody else like to comment? All those in favor say yes. Those opposed say no.
Yes – 5 No – 0

President Corcoran: That report is accepted. Moving on to T 64.

Ordinance and Resolution Submittals

Assistant Clerk of Council Peet:

T 64-2013 A RESOLUTION ACCEPTING THE 2013 NORTH RIDGEVILLE PARKS AND RECREATION MASTER PLAN.

President Corcoran: I will refer that to a special Committee of the Whole meeting.

President Corcoran: T 73.

Assistant Clerk of Council Peet:

T 73-2013 AN ORDINANCE AUTHORIZING REINSTATING THE TAX INCREMENT FINANCING EXEMPTION ESTABLISHED IN ORDINANCE NO. 3730-2001 AND RELATED MATTERS.

Mayor Gillock: Mr. President, I would like to take a few moments to explain what this is about. It is not an urgency to pass it on a timing basis but it is important that we do so. We have a tax increment project that started in about 2001 or 2002 at the intersection of Lear Nagle and Center Ridge Road with the TOPS project. We took the property tax paid by TOPS which basically converted to what are called pilots – payments in lieu of taxes, and all those funds come to the City. We used it to improve that intersection or rebuild that intersection at Center Ridge and Lear Nagle. The original Ordinance established the tax increment for about eighteen years. After about fifteen years, we actually paid the bonds off; the money that we borrowed to make that intersection improvement. We actually finished ahead of schedule. We approached the Lorain County Tax Department and told them we had all the money we needed and we paid the bonds off and to start redistributing the money. At that time, they were unable to do so. This was the first TIF that actually anyone had finished and paid it off and they weren't sure what to do. They continued to collect the money. We then, if you recall, about two years ago, passed an Ordinance to stop collecting the TIF and so they stopped collecting it. At that point we had about \$75,000.00 in excess funds that they had collected and distributed to us. We advised them to distribute that money the way it should be to the schools, college, mental health and so forth. They said they were unable to do that and they provided us with the pro rata portions and asked that we distribute that tax money to those entities, which we did. We didn't feel that it was really our job, but it solved the problem and we did it. At that point, we were done

and everyone was paid as they should have been. Subsequent to that, earlier this year, the property owner had applied to the Board of Revisions to have his building revalued and the Board of Revisions granted a huge deduction in the property value for the last three years and advised us that they were now going to collect \$87,000.00 from us out of our next distribution as an overpayment on his part. We argued with them. They really weren't listening that well and said it was up to us to recoup the money the best way we could. After meeting and discussing with them and the Law Director, we came to the realization that the original tax increment financing for eighteen years; we still had time within that original time period that we could continue to collect funds which we can do. What we are doing here is reactivating that tax increment project to begin again, collecting pilots, to recoup that money that would still be owed to us because under the tax increment project we are allowed to collect all the money necessary to pay the debt service on the project improvement. We paid it off. If we give them \$87,000.00 back, we are going to be \$87,000.00 short obviously. So we can reactivate the tax increment project to begin collecting that again. This will give us the ability to do that. We certainly won't make the June distribution of funds. I'm not sure they would even do it this year. If not they will do it next year. We only need a little over one year's collections to recapture that funding. That is what this is. We want to reopen that TIF, that tax increment financing, to replace that \$87,000.00 that they are taking back because of the devaluation of the TOPS building. If there are any questions, I'd be glad to answer. Thank you.

President Corcoran: Thanks Mayor.

Councilman Olesen: I have a question: is this something that we should push though quickly to get this started or is this something...

Mayor Gillock: No, as I said, I don't think we would get June distribution so we have until December, if we are even able to get it this year. We may not even get it until next year, so there is no rush to push this through. We just want to make sure we do get it passed and then sent to the County.

Law Director Crites: Mr. President, if I can only add just one comment to the Mayor's explanation – it is an unusual circumstance the way these TIF's work, but I think it is important for everyone to understand. By collect the pilots or by collect the payments from the property owner does not mean that the property owner is now going to be, because of this Ordinance, having an additional burden. The property owner does not even feel, know or experience any difference. He pays his property taxes based upon his property evaluation, just like all of us. Where the difference occurs is really after his money arrives at the County Auditor's office. Rather than the whole chunk of his annual tax obligation being distributed, as all property taxes are once a TIF is in place, or in this case, reinstated, then those funds, a portion of it actually, not all but a portion of it, will go over a period of time to make the City whole on the amount that was held back from the County due to reevaluation.

President Corcoran: Thank you. Moving on to T 74.

Assistant Clerk of Council Peet:

T 74-2013 AN ORDINANCE APPROVING THE FINAL PLAT OF PIONEER RIDGE, PHASE 12
IN WATERBURY PCD FOR RECORDING PURPOSES ONLY.

President Corcoran: Alright, that brings us to the end of new business.

RECESS:

President Corcoran: Would anyone like a recess?

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

President Corcoran: Any comments or objections? All those in favor say yes. Those opposed say no.
Yes – 5 No – 0

President Corcoran: Moving on to first readings. We have T 52.

FIRST READINGS:

Assistant Clerk of Council Peet:

T 52-2013 AN ORDINANCE REPEALING N.R.C.O. SECTION 672.105 *DISCHARGE OF A FIREARM ON OR NEAR PROHIBITED PREMISES.*

President Corcoran: Moving on to our second readings, we have T 59.

SECOND READINGS:

Assistant Clerk of Council Peet:

T 59-2013 AN ORDINANCE APPROVING THE FINAL PLAT OF HAMPTON PLACE, PHASE 3, FOR RECORDING PURPOSES ONLY.

THIRD READINGS:

President Corcoran: There are no third readings. That brings us to the end of our meeting.

MEETING ANNOUNCEMENTS:

President Corcoran: The next regular Council meeting is Monday, June 17, 2013 at 7:30 P.M. right here in Council Chambers.

ADJOURNMENT:

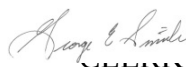
The meeting was adjourned at 7:52 P.M.

Approval of minutes:

These minutes were approved at the regular meeting of the North Ridgeville Municipal Council on June 17, 2013.



PRESIDENT OF COUNCIL



CLERK OF COUNCIL