

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
July 15, 2024**

CALL TO ORDER:

President Jacobs called the Monday, July 15, 2024, Council meeting to order at 7:00 p.m.

INVOCATION:

Led by President Jacobs.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

Present were Council members President Jason Jacobs, Holly A. Swenk, Eric Shaffer, Bruce F. Abens, Clif Winkel, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, City Engineer Christina Eavenson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Regular City Council Meeting Minutes dated July 01, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Board of Zoning and Appeals Meeting Minutes dated June 27, 2024

Civil Service Commission Meeting Minutes dated July 1, 2024

Planning Commission Meeting Minutes dated July 9, 2024

LOBBY:

President Jacobs opened the lobby session. He reminded everyone that the lobby session was not meant to be an interactive question-and-answer session. However, it was an opportunity for the public to address the City Council and its administration. He asked anyone who would like to speak to come to the podium and state their name and address. He further added that each person is allowed three minutes to speak.

No lobby session.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under the first readings, he requested an emergency passage on several pieces of legislation that would need the emergency for RES. NO. 2024-73, RES. NO. 2024-74, ORD. NO. 2024-75.
- Street Paving - Public Works, Streets Division is finishing up paving and the clean up on Cadet Drive. They are halfway through this year's asphalt paving list. They have completed five streets with five more to go on the list. You can find the complete list and schedule on the City's website at nridgeville.org.
- Zoning Community Survey Results Are In - The City is working with a consultant to assess the need for changes to the existing planning and zoning ordinances. The audit will summarize the strengths and weaknesses of the existing regulations in terms of usability, organization, and substantive standards, and provide recommendations for improvement. As part of this process, the City surveyed North Ridgeville residents to gather their feedback. The survey was open from May 20, 2024, to June 16, 2024 (four weeks) and was promoted on social media, the City's June Newsletter, the website, and email blasts. In total, the survey generated 962 responses. Among the respondents, the majority were North Ridgeville residents (97%), with over ten years of residency in the city (57%), homeowners (98%), and aged between 35 and 64 (69%). For the complete survey results, visit the City's website at nridgeville.org.
- Coffee & Conversation – The Mayor's monthly coffee and conversation is Tuesday, July 16, 2024, from 6:00 p.m. until 7:00 p.m. This is a great way for residents to hear firsthand about current and upcoming projects and ask any questions they may have.
- Summer Concert Series, July 14, 2024 - The free summer concert series is at South Central Park Gazebo. The fourth and final concert of the season is Sunday, July 28, 2024, from 6:00-8:00 p.m. featuring Funkology, from Motown to Country, Disco to Classic Rock. Concerts are subject to cancellation because of weather conditions. For updates during the season, residents can visit the Parks & Recreation Division Rainout Line Tab on their webpage or call the Rainout Line at (440) 210-6226.
- TEAL Art Fest -- The TEAL Art Fest is at South Central Park on Saturday, July 20, 2024, from 10:00 a.m. until 4:00 p.m. The Art Fest is aimed at showcasing the visual and performing artists of Northeast Ohio. The festival celebrates the arts and individual expressions of K-12 students and young adults. It aims to engage the business community and residents of North Ridgeville and neighboring cities. Free live entertainment, kid-friendly activities, food, and a locally curated art gallery featuring K-12 artists and more! The event is sponsored by iN Education.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following updates:

- Great Lakes demolition was awarded the Chestnut Bridge replacement over the Dixon ditch. The Division is awaiting the contractor's schedule, but the county anticipates they will start sometime in August.
- Awarded the Stony Ridge, Avalon, and Mills Roundabout project at KMU and hope to schedule a preconstruction meeting soon.
- Awarded this year's traffic paint striping project to Griffin Pavement striping and crack sealing to Scodeller Construction, which should kick off soon.
- Regarding the Maddoc Road culvert replacement bids, the lowest bidder was under the engineer's estimate.
- The Ohio EPA has recently instituted additional reporting requirements for the water distribution system. The City is required to inventory all of the service lines tapped off of North Ridgeville's water mains which includes over 15,000 Services. The City is also required to provide a number of factors including identification, sequencing, detailed locations, material type, approximate age of laterals, and others. The report is due to the EPA in October 2024.
- Engineering is again looking for a Resident Project Representative to fill the division's inspection needs for anyone interested.
- The next Board of Drainage and Flood Control meeting is Tuesday, July 23, 2024, at 7:00 p.m. in this room and is open to the public. City Engineer Eavenson concluded her report.

3. Director of Finance:

April Wilkerson, the Finance Director, requested the inclusion of an emergency clause to ensure that the Finance Department has the required resources to reach its financial obligations for the following legislation.

Ordinance No. 2024-75 – Amended the 2024 annual appropriation.

Resolution No. 2024-76 – Authorize the execution of Then and Now certificates.

Resolution No. 2024-77 – 2025 Tax budget to continue tax collections.

The Finance Department has distributed the June 2024 Financial Report. This report is available for public review on the City's website under the Department of Finance webpage.

Finance Director April Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following report:

June 2024 Water Distribution and EPA Report
June 2024 Fire Department Report
June 2024 Building Division Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

There were none.

OLD BUSINESS:

There were none.

NEW BUSINESS:

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting of July 9, 2024:

1. PPZ2024-0279 T.J.B. Incorporated, 33600 Liberty Parkway, PPN 07-00-008-115-059
Applicant: Victor Krevinko, A.A., 423 Lombardy Dr, Berea, OH 44017. Proposal consists of constructing a 10,000 sq. ft. addition to existing building for storage. Property zoned I-2 Light Industrial District.

PC ACTION: Approved by a vote of 4-0 with the condition of changing the split face block to painted flat block regarding the elevation.

Councilman Abens is glad to see businesses want to expand.

Moved by Abens and seconded by Swenk to approve the Planning Commission's action for the T.J.B. Incorporated project.

A voice vote was taken, and the motion was carried.

Yes – 6 No – 0 Abstain - 1

2. PPZ2024-0281 Pro Care, We Care, Aron A. Rus, 35782 Center Ridge Rd, PPN 07-00-021-101-068
Proposal consists of constructing a 9,000-square-foot building, parking, and landscape material storage. Property zoned B-3 Highway Commercial District and R-1 Residence District. Note: Planning Commission recommended rezoning portion of property zoned R-1 to B-3 on 5.14.2024.

PC ACTION: Denied by a vote of 3-1.0

Moved by Abens and seconded by Swenk to approve the denial of the Planning Commission's action for the Pro Care, We Care project.

Councilman Shaffer wanted to know why the project was denied.

Councilman Abens mentioned there were multiple reasons, one of which was a request for additional variances.

A voice vote was taken, and the motion was carried.

Yes – 7 No – 0

New Liquor Permit Request:

A request from the Chipotle Mexican Grill of Colorado LLC DBA Chipotle Mexican Grill for a new liquor permit request at 34712 Center Ridge Road.

Moved by Winkel and seconded by Awig not to request a hearing so that this permit can be sent to the state for final disposition by August 8, 2024.

A voice vote was taken, and the motion was carried.

Yes – 7 No – 0

RECESS:

Moved by Winkel and seconded by Awig to dispense with recess.

A voice vote was taken, and the motion was carried.

Yes – 7 No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

2024-71 An Ordinance repealing NRCO Section 222.03 Fees for Copies of the North Ridgeville Administration Code.
(Introduced by Mayor Corcoran)

This Ordinance moved to second reading.

Clerk of Council Nicholas Ciofani:

2024-72 A Resolution accepting a donation of ten (10) picnic tables/benches donated by the Lorain County Solid Waste Management District.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-72.

Reworded: Mayor Corcoran discussed how the City previously received a recycling grant, but Lorain County recently decided to eliminate this funding. Lorain County is now distributing recycling picnic tables and benches.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Winkel and seconded by Awig to add the emergency clause being to accept the donation of ten (10) Picnic Tables/Benches for the health and safety of the public.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7 No – 0

Moved by Winkel and seconded by Awig to adopt 2024-72 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-72.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-73 A Resolution accepting Subgrant NO. 2024-BW-LEC-3544 in the amount of \$83,549.06 from the Office of Criminal Justice Services (OCJS) for the North Ridgeville Body Worn Camera (BWC) Project.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-73.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to accept the Ohio Department of Public Safety Subgrant Program for its Body Worn Cameras (BWC) Project and purchase the necessary equipment for the safety and welfare of the public.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt 2024-73 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-73.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-74 A Resolution approving an expenditure from the Law Enforcement Trust Account for a drone.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-74.

Councilman Shaffer wanted to know where there was not an amount in the title of the legislation.

Ms. Wilkerson remarked that it is in the body of the legislation.

Mayor Corcoran explained that the purpose of the legislation is to approve expenditures from the Law Enforcement Trust Account, as mandated by the State. Furthermore, Mayor Corcoran mentioned that the purchase of the drone would be funded by two different sources.

A voice vote was taken, and the motion carried.
Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause being to purchase the necessary equipment for the department.

A voice vote was taken on the emergency clause, and the motion was carried.
Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt 2024-74 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-74.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-75 An Ordinance amending Ordinance Number 6121-2023 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2024, and ending December 31, 2024.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-75.

A voice vote was taken, and the motion carried.
Yes – 7 No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to meet the City's financial obligations in a timely manner.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to adopt 2024-75 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-75.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

2024-76 A Resolution authorizing the execution of Then and Now Certificates by the City
Fiscal Officer and the payment of amounts due for various purchase orders.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings
for 2024-76.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to meet the City's
financial obligations in a timely manner.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to adopt 2024-76 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-76.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

2024-77 An Ordinance approving the tax budget of the City of North Ridgeville, Ohio for the
year beginning January 1, 2025, and submitting same to the Lorain County Auditor.
(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings
for 2024-77.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to meet the City's
financial obligations and deliver the tax budget to the Lorain County Auditor by
their deadline.

A voice vote was taken on the emergency clause, and the motion was carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to adopt 2024-77 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-77.

Yes – 7 No – 0

SECOND READINGS:

There was none.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

2024-58 An Ordinance amending North Ridgeville Codified Ordinance Section 660.13
Smoking in Places of Public Assembly.
(Introduced by Mayor Corcoran; First Reading on 05-20-2024; Safety
Committee Meeting on 06-03-2024; Report to City Council on 06-17-202)

Moved by Swenk and seconded by Winkel to amend 2024-58 to add the word
“Properties”.

A roll call vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2024-58.

A roll call vote was taken on the adoption and the motion carried for **Resolution Number 2024-
58.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

2024-63 An Ordinance repealing Chapter 862 Taxicabs of the North Ridgeville Business
Regulation Code.
(Introduced by Councilman Abens; First Reading on 06-17-2024)

Moved by Abens and seconded by Swenk to adopt 2024-63.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-
63.**

Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, August 5, 2024, at 7:00 p.m. in Council Chambers.

Mayor Corcoran announced that Meghan Martin-Mausser is the Division of Police's new police officer, and she was recently sworn in. She is also a lateral transfer from Lakewood.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:29 p.m.

Approval of minutes on August 5, 2024:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL