

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



City Council

CITY HALL COUNCIL CHAMBERS

REGULAR AGENDA OF NOVEMBER 4, 2024

7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. City Council Public Hearing Minutes dated October 21, 2024;
(Council action required)
2. City Council Public Hearing Minutes dated October 21, 2024;
(Council action required)
3. Regular City Council Meeting Minutes dated October 21, 2024.
(Council action required)

Note Other Minutes:

Planning Commission Meeting Minutes dated October 8, 2024.

Civil Service Commission Meeting Minutes dated October, 28, 2024.

LOBBY

ADMINISTRATORS' REPORTS

1. Mayor

Swearing in for Steven Accord to the position of Fire Lieutenant.

2. Engineer

3. Director of Finance

4. Other Reports

August 2024 Police Department Report;
September 2024 Police Department Report.

COUNCIL COMMITTEE REPORTS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

RECESS

FIRST READINGS

R 2024-126 A Resolution authorizing Fund Transfers and Advances.
(Introduced by Mayor Corcoran)

R 2024-127 A Resolution authorizing Fund Advances.
(Introduced by Mayor Corcoran)

O 2024-128 An Ordinance providing for the issuance and sale of not to exceed \$5,025,000 of Notes, in anticipation of the Issuance of Bonds, to provide funds to pay costs of acquiring and installing Ultrasonic Water Meter Equipment, together with all necessary appurtenances thereto.
(Introduced by Mayor Corcoran)

O 2024-129 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)

O 2024-130 An Ordinance authorizing the Mayor to enter into a lease agreement with Modern Massage and Spa LLC - Courtney Cook for 500 square feet of commercial space at 7059 Avon Belden Road.
(Introduced by Mayor Corcoran)

O 2024-131 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter into contract(s) for the purchase of a One-Ton Ford F550 Dump Truck with Plow and Accessories for the Public Works Department not to exceed \$130,000.00.
(Introduced by Mayor Corcoran)

O 2024-132 An Ordinance authorizing the Mayor of the City of North Ridgeville to enter

into contract(s) for the purchase of a One-Ton Ford F550 Dump Truck with Plow and Accessories for the Public Works Department not to exceed \$130,000.00.

(Introduced by Mayor Corcoran)

- O 2024-133 An Ordinance repealing NRCO Chapter 866 *Temporary Businesses* of the North Ridgeville Business Regulation Code and prohibiting temporary businesses.

(Introduced by Mayor Corcoran)

SECOND READINGS

- O 2024-122 An Ordinance amending North Ridgeville Codified Ordinance Section 804.01 *Agricultural District Filing Fee*.

(Introduced by Councilman Jacobs; First Reading on 10-21-2024)

THIRD READINGS

- O 2024-94 An Ordinance vacating a portion of Root Road.

(Introduced by Mayor Corcoran; First Reading on 08-19-2024; Planning Commission on 09-10-2024; Public Hearing on 10-21-2024; Second Reading on 10-21-2024)

- O 2024-113 An Ordinance amending Ordinance No. 5590-2018, *Billing and Collection*.

(Introduced by Mayor Corcoran; First Reading on 10-07-2024; Second Reading on 10-21-2024)

- R 2024-114 A Resolution to approve the application made by Nancy and Richard Schartman (Trustees) to have certain land owned by them designated as being located within an Agricultural District.

(Introduced by Mayor Corcoran; First Reading on 10-07-2024; Public Hearing on 10-21-2024; Second Reading on 10-21-2024)

MEETING ANNOUNCEMENTS

1. The next Regular City Council meeting will be on Monday, November 18, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT

**NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
October 21, 2024**

CALL TO ORDER:

President Jacobs called the Monday, October 21, 2024, Public Hearing to order at 6:45 p.m.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

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

Councilman Cliff Winkel was excused.

Also present were Mayor Kevin Corcoran, and Clerk of Council Nicholas Ciofani.

President Jacobs remarked that a public hearing is needed when there is a zoning amendment request.

This public hearing is being held to consider the following:

2024-94 AN ORDINANCE VACATING A PORTION OF ROOT ROAD.
(Introduced by Mayor Corcoran; First Reading on 08-19-2024;
referral to Planning Commission on 10-08-2024)

President Jacobs asked if anyone from the public had any comments.

There was no discussion from the City Council, the Administration, or the public.

ADJOURNMENT:

President Jacobs adjourned the Public Hearing at 6:46 p.m.

Approval of minutes on November 4, 2024:

Jason R. Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE CITY COUNCIL
PUBLIC HEARING MINUTES
October 21, 2024**

CALL TO ORDER:

President Jacobs called the Monday, October 21, 2024, Public Hearing to order at 6:50 p.m.

PLEDGE OF ALLEGIANCE:

Led by President Jacobs.

ROLL CALL:

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

Also present were Mayor Kevin Corcoran, and Clerk of Council Nicholas Ciofani.

President Jacobs remarked that a public hearing is needed when there is a zoning amendment request.

This public hearing is being held to consider the following:

2024-114 A RESOLUTION TO APPROVE THE APPLICATION MADE BY NANCY AND RICHARD SCHATMAN (TRUSTEES) TO HAVE CERTAIN LAND OWNED BY THEM DESIGNATED AS BEING LOCATED WITHIN AN AGRICULTURAL DISTRICT.
(Introduced by Mayor Corcoran)

President Jacobs asked if anyone from the public had any comments.

There was no discussion from the City Council, the Administration, or the public.

ADJOURNMENT:

President Jacobs adjourned the Public Hearing at 6:52 p.m.

Approval of minutes on November 4, 2024:

Jason R. Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
October 21, 2024**

CALL TO ORDER:

President Jacobs called the Monday, October 21, 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, Cliff Winkel, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, Finance Director April Wilkerson, City Engineer Christina Eavenson, and Clerk of Council Nicholas Ciofani.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Regular City Council Meeting Minutes dated October 7, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Planning Commission Meeting Minutes dated October 8, 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.

There were none.

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 ORD. 120-2024, ORD. NO. 2024-123, RES. NO. 2024-124, and ORD. NO. 2024-125.
- Active Transportation Plan Steering Committee - The Active Transportation Plan Steering Committee is scheduled to meet this week on October 23, 2024, at 10:00 a.m. in Council Chambers at City Hall.
- Protect yourself from identity theft and recognize consumer scams - On October 23, 2024, at 6:00 p.m., Fifth Third Bank with special guests from the North Ridgeville Police Department will present Protect Yourself from Identity Theft and Consumer Scams. This is a free event open to the public and will be held at the North Ridgeville Schools Academic Center on Bainbridge Road.
- Tots Trick or Treat - At City Hall on Friday, October 25, 2024, at 1:00 p.m. for the annual Tots Trick or Treat. This event is intended for children up to five years old. Please pre-register for the event through Parks & Recreation so we have plenty of treats for all to enjoy.
- Senior Center Spaghetti Dinner, October 25, 2024 - North Ridgeville Senior Center is hosting a spaghetti dinner on Friday, October 25, 2024, from 5:00 p.m. until 7:00 p.m. at the Senior Center. Tickets are available in advance at the Senior Center or the door on the day of the event. Cost: \$8 for adults, \$7 for seniors, and \$5 for children 10 and under. Dinner includes spaghetti and meatballs, side salad, and bread. Pop and dessert are available for \$1 each. Dine in or take out. Proceeds benefit programs at the Senior Center.
- Citywide Trick or Treat, October 31, 2024 - Citywide trick or treat will be held from 6:00 p.m. until 7:30 p.m. on Thursday, October 31, 2024. The Engineer Reminded the community to turn on the porch light and drive carefully throughout the city to ensure the safety of children.
- Annual Cleveland Stache Dash 5K/1 Mile Fun Run-Walk - Parks and Recreation is sponsoring the annual Stache Dash on Saturday, November 2, 2024. Visit the Parks & Recreation webpage to register for the event. On race day, Bainbridge Road will be temporarily closed between SR 83 and Mitchell Drive, including the intersections of Root Road and Ranger Way, from approximately 8:00 a.m. until 10:30 a.m. in order to conduct the race.
- Daylight Saving Time Ends - As a reminder, on Sunday, November 3, 2024, Daylight Saving Time ends—turn clocks back one hour.

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following update.:

- The catch basin repair project is expected to be completed this week. Lawn restoration work may continue into November 2024.
- The contractor for the full depth concrete replacement project is still finishing up on Main Ave., Jason Drive, and Lisa Drive. Once this work wraps up, they will move over to Gatestone in Ridgefield. Concrete is expected to be substantially complete and lawn restoration may finish early next year.
- The sanitary and water main has been extended for the peanut roundabout at the Stoney Ridge, Mills, and Avalon intersection. The contractor is currently installing the storm sewer and preparing the subbase for the new roadway alignment. The project closure is still on track to be open by mid-December.
- Maddock Road was closed today to begin the demolition of the existing culvert and preparations for the new box culvert and relocated water main. The project will necessitate water shutoffs, and the affected residents will be given 48-hour notice before shutoffs occur. The road will be closed for approximately 60 days.
- Engineering ran into some utility and environmental delays over the summer with the ODOT Chestnut Ridge and SR 83 roundabout. The City is additional tree removals.
- The Bagley Road Turnpike Bridge is expected to be open to traffic on Friday, October 25, 2024.
- Engineering is working on some final details with ODOT's engineer for the Center Ridge Road bridge over Mills Creek between Mills Creek Land and Barton Road. This project is expected to be advertised this year and be under construction next spring. The replacement bridge will be constructed in sections and traffic will be maintained throughout the project.
- TC Energy continues to make repairs on their high-pressure gas main on Mills Road and traffic is being maintained with a temporary signal.
- Last Wednesday, Engineering uploaded the required 2024 Water Service Line Inventory to the OEPA. This is a new requirement being mandated by the USEPA stemming from the Lead and Copper Rule Revisions. The mandate requires all Public Water Systems to identify the pipe material for all service laterals including both the customer owned side and the public authority's side. For North Ridgeville, that means we have to be able to identify with surety what pipe materials are used for each of the 15,206 identified laterals. The City is able to identify with records the material for approximately 9,000 laterals. The remaining unknowns will require either the assistance of the property owners or North Ridgeville employees to identify the pipe material at the locations where the laterals enter the house as well as the material of the lateral at the curb boxes. The EPA has mandated that we require this missing information by 2027.

City Engineer Christina Eavenson concluded her report.

3. Director of Finance:

Finance Director April Wilkerson:

April Wilkerson, the Finance Director, noted that the 2022 Annual Audit Report has been concluded and issued to the City Council for review. The Annual 2023 Comprehensive Report has been submitted to the Government Finance Officers Association for review and grading.

Finance Director April Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following report:

September 2024 Water Distribution and EPA 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 October 8, 2024:

Root Rd Street Vacation, PPN 07-00-021-111-001

Applicant: Wink Royalton, 5640 Broad Blvd, North Ridgeville, OH 44039. Applicant has petitioned the City vacate a portion of Root Rd adjacent to PPN 07-00-021-118-043.

PC ACTION: Approved by a vote of 3-1 (Toth) with the condition a water main easement and possible sewer easement as per the Engineer.

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

Moved by Abens and seconded by Swenk to approve the Planning Commission's action

Ellis Stevens resigned, and Vince Laparo will fulfill an unexpired term ending December 31, 2025.

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

Yes – 6 No – 0 Abstain – 1

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:

O 2024-121 An Ordinance to purchase a new chipper truck with boom from the State Bid List or State Co-op, not to exceed \$174,317.00.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2024-121.

Mayor Corcoran conveyed that acquiring vehicles in a timely manner is a challenge. The purpose of the legislation is to authorize the purchase of a new truck.

Councilman Abens inquired whether this purchase would serve as a new addition to the fleet or as a replacement for an existing vehicle.

Mayor Corcoran clarified that the truck will be an addition to the current fleet.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to purchase the vehicles in a timely manner.

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 Awig to adopt 2024-121 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-121.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2024-122 An Ordinance amending North Ridgeville Codified Ordinance Section 804.01 Agricultural District Filing Fee.
(Introduced by Mayor Corcoran)

This Ordinance moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2024-123 An Ordinance approving the sale of certain personal property owned by the City of North Ridgeville pursuant to ORC §721.15(D).
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-123.

Mayor Corcoran said the request is to dispose of lockers in the old police station to make room for the Planning and Economic Development Department could move to because they are currently in a tight space. Items that are over a certain amount need approval from the City Council.

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 dispose of lockers as soon as possible to get the best value.

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 2024-123 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-123.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2024-122 An Ordinance amending North Ridgeville Codified Ordinance Section 804.01 Agricultural District Filing Fee.
(Introduced by Mayor Corcoran)

This Ordinance was moved to second reading.

Clerk of Council Nicholas Ciofani:

O 2024-124 A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary Tax Levies and certifying them to the County Auditor.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by DeVries to dispense with the second and third readings for 2024-124.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by DeVries to add the emergency clause to accept the rates and to send certification to the Lorain County Budget Commission before the October 31, 2024 deadline.

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 DeVries to adopt 2024-124 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-124.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2024-125 An Ordinance authorizing the Mayor of the City of North Ridgeville to award and enter into a contract with Go2IT Group, Inc., without bidding, for the purchase of servers and ancillary equipment and appurtenances for the City Hall server room, not to exceed \$160,000.00.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Awig to dispense with the second and third readings for 2024-125.

Councilman Shaffer asked why the City did not seek bids for the replacement of the servers.

Mayor Corcoran clarified that a recent spectrum outage caused problems with rebooting the City's servers, which impacted operations. The server replacement project is scheduled for replacement in 2024, this legislation would enable the City to purchase and replace the servers in an emergency.

Councilwoman Swenk added that once the servers are acquired, they will be owned by the City.

Mayor Corcoran mentioned that the City obtained multiple quotes from various sources prior to making this decision.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to replace the City's network servers.

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 DeVries to adopt 2024-125 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-125.**

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2024-94 An Ordinance vacating a portion of Root Road
(Introduced by Mayor Corcoran; First Reading on 08-19-2024; Planning Commission on 09-10-2024; Public Hearing on 10-21-2024)

This Ordinance was moved to third reading.

Clerk of Council Nicholas Ciofani:

O 2024-113 An Ordinance amending Ordinance No. 5590-2018, Billing and Collection.
(Introduced by Mayor Corcoran; First Reading on 10-07-2024)

This Ordinance was moved to third reading.

Clerk of Council Nicholas Ciofani:

R 2024-114 A Resolution to approve the application made by Nancy and Richard Schartman (Trustees) to have certain land owned by them designated as being located within an Agricultural District.
(Introduced by Mayor Corcoran; First Reading on 10-07-2024; Public Hearing on 10-21-2024)

This Ordinance was moved to third reading.

Clerk of Council Nicholas Ciofani:

O 2024-120 An Ordinance to purchase of a new Single Axle Dump Truck from the State Bid List or State CO-OP, not to exceed \$112,000.00.
(Introduced by Mayor Corcoran; First Reading on 10-07-2024)

Moved by Mayor Corcoran and seconded by Winkel to dispense with third readings for 2024-120.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to add the emergency clause to purchase the dump truck before the October 31, 2024 CO-OP deadline.

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 Abens to adopt 2024-120 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-120.

Yes – 7 No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

O 2024-88 An Ordinance authorizing the Administration to charge credit card processing fees to payer.

(Introduced by Mayor Corcoran; First Reading on 08-19-2024; Utilities Committee on 09-03-2024; Committee Report to Council on 09-16-2024; Second Reading on 10-07-2024)

Moved by Mayor Corcoran and seconded by Swenk to add the emergency clause to start the water meter replacement project.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2024-88 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-88.

Yes – 6 No – 1 (Shaffer)

Clerk of Council Nicholas Ciofani:

O 2024-89 An Ordinance authorizing the Mayor to purchase water meters and appurtenances from Badger Meter, Inc. as part of the Mass Water Meter Replacement Project.

(Introduced by Mayor Corcoran; First Reading on 08-19-2024; Utilities Committee on 09-03-2024; Committee Report to Council on 09-16-2024; Second Reading on 10-07-2024)

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to start the water meter replacement project and order the materials as soon as possible.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Awig to adopt 2024-89 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-89.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2024-90 An Ordinance authorizing the Mayor to purchase water meters and appurtenances from Badger Meter, Inc. as part of the Mass Water Meter Replacement Project.
(Introduced by Mayor Corcoran; First Reading on 09-03-2024)

Moved by Swenk and seconded by Winkel to add the emergency clause to start the water meter replacement project and order the materials as soon as possible.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2024-90 with the emergency clause.

Councilman Shaffer wanted to know what the contract related to.

Mayor Corcoran explained that Ordinance No. 2024-89 is to do the work, and Ordinance No. 2024-90 is to purchase the meters—two different vendors.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-90.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2024-91 An Ordinance establishing a water meter service charge.
(Introduced by Mayor Corcoran; First Reading on 08-19-2024; Utilities Committee on 09-03-2024; Committee Report to Council on 09-16-2024; Second Reading on 10-07-2024)

Moved by Mayor Corcoran and seconded by Awig to add the emergency clause to start the charge for the water meter replacement project and start a fund for a future project.

Mayor Corcoran explained that the project would improve the connectivity between the meters and City Hall Utilities. The City is transitioning to a cellular system.

Councilwoman Swenk inquired whether the fees would be applied following the adoption of the legislation.

Finance Director Wilkerson stated that fees would take effect in 2025.

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

Yes – 6 No – 1 (Shaffer)

Moved by Swenk and seconded by Awig to adopt 2024-91 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-91.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2024-82 An Ordinance establishing enforcement capability regarding fireworks for the Police Department.
(Introduced by Mayor Corcoran; First Reading on 08-05-2024; Safety Committee Meeting on 09-09-2024; Committee Report to City Council on 09-16-2024; Second Reading on 10-07-2024)

President Jacobs provided a background on the fireworks legislation. The State of Ohio passed legislation in the year 2022 to allow consumers to use fireworks in the state on certain days at certain times with safety restrictions. In November of 2022, the City adopted legislation allowing the use of fireworks in the city on certain days throughout the year with the same dates approved for the State of Ohio.

Moved by Jacobs and seconded by Winkel to amend Ordinance No. 2024-82 to add "Labor Day and the weekend prior" to the legislation.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Winkel to adopt 2024-82.

Councilman Shaffer expressed that he is a veteran and received many complaints regarding fireworks in the city. Mr. Shaffer noted that he is in support of the legislation.

A roll call vote was taken on the adoption, and the motion carried for

Ordinance Number 2024-82.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

- O 2024-107 An Ordinance amending Ordinance No. 5996-2022 authorizing 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 construction and inspection of the Cypress Avenue Extension, by increasing the not to exceed amount to \$3,300,000.00.
(Introduced by Mayor Corcoran; First Reading on 09-16-2024; Second Reading on 10-07-2024)

Moved by Swenk and seconded by Winkel to adopt 2024-107.

A roll call vote was taken on the adoption, and the motion carried for

Ordinance Number 2024-107.

Yes – 7 No – 0

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, November 4, 2024, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:39 p.m.

Approval of minutes on November 18, 2024:

Jason Jacobs
PRESIDENT OF COUNCIL

Nicholas Ciofani
CLERK OF COUNCIL

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
TUESDAY, OCTOBER 8, 2024**

CALL TO ORDER:

Vice-Chairman Schumann called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Steve Ali, Frank Toth, Vice-Chairman Paul Schumann and Council Liaison Bruce Abens.

Chairman James Smolik was excused.

Also present were Assistant Law Director Toni Morgan, City Engineer Christina Eavenson, Planning and Development Director Kimberly Lieber and Deputy Clerk of Council Tina Wieber.

MINUTES:

Vice-Chairman Schumann asked if the members had a chance to review the minutes of the regular meeting on September 10, 2024. He asked if there were any corrections. Hearing none, the minutes were approved as submitted.

CORRESPONDENCE:

Administrative Approvals & Zoning Certificates

1. PPZ2024-0297 Red Door Renovations, LLC, 38784 Center Ridge Rd
Approval of a Zoning Certificate of Compliance for a motel.

Chairman Smolik asked Director Lieber if she would review the administrative approvals.

Director Lieber stated that they had one zoning certificate issued since the last meeting for a former motel on Center Ridge Road on the north side down near Case Road that had been purchased and was going to be used again for short-term rentals.

2. Planning Updates
 - o Zoning Code Diagnosis
 - o Active Transportation Plan
 - o Traffic Studies

Director Lieber stated that the zoning code diagnosis continued and that last month they had a staff steering committee meeting with their consultant to review the draft diagnosis. She said that some good discussion came about during that meeting and that they had some additional work to refine the diagnosis before it was presented to the Planning Commission and Council. She discussed that they were hoping to still do that before the end of the year, though the end of the year was approaching quickly.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, OCTOBER 8, 2024**

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She stated that as for the active transportation plan, they had their third and final public meeting last month and would have the final steering committee meeting on October 23rd. She explained that the draft plan had been shared with the steering committee members and staff for review and comment and that they hoped to wrap up that planning process soon and have that presented to Planning Commission for action.

She mentioned that just to keep them updated, because folks were always interested in traffic around town, they completed a traffic study that looked at the 83 and Bainbridge intersection, in addition to 83 and Center Ridge and then also the Bainbridge and Center Ridge intersections at Root and Ranger Way. She stated that some good recommendations came out of that study and that they had already started some discussions with ODOT District 3 about how to apply for safety funds to make some of the recommended improvements down the road. She stated that last was the Lorain, Lear and Cook traffic study, that was a broader area that expanded all the way from Chestnut to the future Cypress connection at Lorain Road down to Victory. She said that they were really looking at that whole area that was such a snarl of traffic, especially during the AM and PM commute. She added that they had an initial look at the recommendations with the consultant just this past Monday and they were going to be making some refinements and then that study would have a round of public engagement that they would be looking to do sometime between mid-November and the end of the year, since some of the ideas were kind of big. She mentioned that they wanted to get some feedback from residents and get their thoughts on that traffic study.

OLD BUSINESS:

NEW BUSINESS:

Root Rd Street Vacation, PPN 07-00-021-111-001

Applicant: Wink Royalton, 5640 Broad Blvd, North Ridgeville, OH 44039. Applicant has petitioned the City vacate a portion of Root Rd adjacent to PPN 07-00-021-118-043.

Application was read.

Vice-Chairman Schumann asked Director Lieber for findings of fact.

Director Lieber stated that the applicant filed the required petition and paperwork showing the portion of Root Road that they wished to have vacated. She discussed that with the Center Ridge Road widening project, some of the side streets were realigned at that time, which created abandoned right of way and then new dedicated streets. She stated that this was one of those areas where a former city street was now green space and was adjacent to a local business.

City Engineer Eavenson stated that engineering had reviewed the application for the vacation and as stated, the property in question was used to serve for the existing right of way for Root Road, but with the Center Ridge Road widening project, it was realigned and therefore, the right of way was relocated as part of that project to line up with the Ridgeview Boulevard intersection. She mentioned that engineering believed that that section of right of way served no purpose for the municipality. She said that the review also found that an 8-inch public water main and a three-inch gas main, as well as some aerial utilities were found on the parcels and the City requested from the owner a water main easement to be granted for the water utility and that engineering would notify the other utilities of the vacation as

**NORTH RIDGEVILLE PLANNING COMMISSION
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well. She stated that engineering had also requested a few minor changes to the vacation plat prior to the recording, but other than that, engineering had no objections to the vacation.

Vice-Chairman Schumann asked if they should add the water main easement in their motion.

City Engineer Eavenson commented that yes, that would be required.

Vice-Chairman Schumann asked if there was a representative for the application.

Kathy Winkle, 5640 Broad Blvd, North Ridgeville, OH 44039.

Ms. Winkle stated that they purchased the old bank building back in April of 2023. She mentioned that they did own a small portion of the grass and that they had actually maintained the whole grass lot since they purchased it in April just to keep the property looking nice. She explained that they had started deconstruction of the bank building and reconstructing it to actually open it up at the end of the month, and that it was going to be a three-tenant unit space. She mentioned that Pulp Smoothie and Juice Bar was coming to one half of the bank building. She stated that they knew the land was not developable for buildings per se, but they were looking at using the grass space as either maybe future parking or a playground area for Pulp to come in and use, and maybe put picnic tables out there, something for the grass space.

Vice-Chairman Schumann stated that there was no value to that property to the City and was only a liability at that point.

Mr. Toth asked City Engineer Eavenson regarding that sanitary sewer that ran down Root and was installed in the early 90's was running directly parallel to the roadway at that time, did she have any knowledge of that that project.

City Engineer Eavenson stated that well, they were asking for a vacation.

Mr. Toth asked how far off of the new road now would they be with the vacation.

City Engineer Eavenson asked if he was referring to the new road or the sanitary sewer.

Mr. Toth stated that he was talking about the new road.

City Engineer Eavenson stated that they could see on the plan the area that they were requesting to be vacated was the green lawn space area west of the new road alignment. She explained that the new right of way for Root Road encompassed the sanitary too. She stated that the original Root Road there, the sanitary was laid on the west side of the street but and was in the new right of way though and there was also a trunk line that ran parallel with French Creek, but it was also outside.

Mr. Toth asked approximately what the depth of that that trunk line was of the sewer.

City Engineer Eavenson asked if he was talking about the sanitary sewer there.

Mr. Toth said, yes.

City Engineer Eavenson stated that she couldn't say with certainty offhand just in general about 15 feet down.

Mr. Toth stated that regarding the water line that was installed there, Chief Reese in the notes had made a comment about that being a newer water line and asked if that was installed when they did the realignment, and asked approximately how far down depth wise it was.

City Engineer Eavenson stated that it was about 4 1/2 feet.

Mr. Toth commented that they had sanitary at 12 and water at 4. He mentioned that he noticed there were some gas line pylons above those.

City Engineer Eavenson stated they would reach out to the utility companies to notify them that they were vacating the right of way and that in the Ohio Revised Code there was a section that provided for when they vacated an area, it provided for a perpetual easement for those utilities that were still within that vacation area.

Mr. Toth remarked that it was addressed through Ohio Revised Code. He asked regarding the utility poles there, the aerial utilities that were mentioned, and asked if they were going to be affected in any fashion.

City Engineer Eavenson stated they would remain in place and that any future development would have to work around those utilities as well. She stated that they would ensure that during their review for any proposed improvements.

Mr. Toth stated that if they needed to get access to that sanitary sewer line there though, they were going to have to go down approximately 12 feet and that was going to be a relatively large excavation that would probably destroy whatever was that area for the time being.

City Engineer Eavenson said it would take a little while.

Mr. Toth stated that in the in the initial discussion in the staff meeting bulletin, that was a concern that she had at that time about being able to make to get access to that sanitary sewer, and should that happen, it was stated by her or Director Lieber that then the repair of that property would fall onto the property owner. He stated that the City would go in, do the repair, put the dirt back in the hole and then it would be up to the property owner to finish that repair.

City Engineer Eavenson stated that was correct. She discussed that she had a draft of the easement but had not presented it to the applicant yet, but there was language in there that that stated that specific to the water line easement. She mentioned that she would revisit and see if they needed any language regarding the sanitary trunk line as well that they could incorporate.

Mr. Toth stated that in looking at the ordinance that had been drafted, the vacation of said portion of Root Road was being requested to obtain ownership, whereas the right of way would be vacated and deeded to Wink Royalton as a separate parcel or attached to the adjacent parcels where they abut.

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City Engineer Eavenson stated that that was in fact what they were looking to do with the vacation. She mentioned that the vacation would abut, and that property would be deeded.

Mr. Toth stated that he had some concerns about whether there was some type of issue in that with the either that sanitary or that water line and if the City did need to get into that area to make some type of repair, what that would look like at a future date. He mentioned that he also had a bit of a concern that looking at the parcel on the Southeast corner of Center Ridge and Root Road there, that he believed in 2015, the City of North Ridgeville purchased that parcel in order to do that reconfiguration of that intersection.

City Engineer Eavenson asked if he was talking about east of the new Root Road alignment.

Mr. Toth stated that was correct.

City Engineer Eavenson stated that the City owned the southeast parcel. She stated that she didn't know how far that went but it was the eastern parcel.

Mr. Toth stated that he believed it was about a two-acre plat.

City Engineer Eavenson remarked as part of the Center Ridge Road realignment project.

Mr. Toth stated that they purchased that property to the east, moved that road over and now they were looking to vacate the property to the west.

City Engineer Eavenson state that was correct.

Vice-Chairman Schumann asked if there were any other questions or concerns.

None were given.

Vice-Chairman Schumann asked if there was anyone in the audience that had any questions or comments.

None were given.

Moved by Schumann and seconded by Abens to recommend the Root Road vacation with the requirement of the water main easement and possible sewer easement, as per the engineer.

A roll call vote was taken and the motion carried.

Yes – 3 No – 1(Toth)

St. Peter Catholic Church, 35777 Center Ridge Rd, PPN 07-00-021-117-078, -076

Applicant: Patrick Hyland, Perspectus, 1300 Euclid Ave, #910, Cleveland, OH 44114. Proposal consists of Parish Hall addition and site improvements. Property is zoned R-1 Residence District.

Application was read.

Vice-Chairman Schumann asked Director Lieber to give her findings of fact.

Director Lieber stated that Saint Peter Catholic Church was proposing to demolish the existing rectory and several other buildings on the property and to construct a new parish hall addition that would be attached to the existing church and become part of their campus. She explained that churches and semipublic uses were permitted in the R-1 district. She mentioned that in terms of design, the addition would blend nicely with the existing church and would be constructed of similar type materials, a red brick masonry cast stone with roofing styles and slopes to match the existing church. She stated that the applicant had indicated that the parish hall would be used for church activities and events solely and it would not be rentable to the general public, so no special events from outside parties, just church activities. She explained that buildings in the R-1 district must be set back 50 feet from the right of way, so in this case, the existing church, the rectory, the school and the gym all encroached into that required front setback. She commented that they had just talked about the Center Ridge Road widening, and this was another scenario created by that project. She added that the project brought the road much closer to the facades of the building, so in this case, the applicant was proposing that the addition would be set back 24 feet 6 inches and in that case was closer than the church, the stairs projected into the front setback a little bit more of the church, but the front face of the addition did encroach and so a variance would be required and the applicant had made application to the BZBA and would be heard on that setback variance later this month. She stated that the parking lot was going to be redesigned for improved traffic flow and safety and accessible parking spaces would be located closest to the entrance to the parish hall and that would also provide an accessible route into the church. She mentioned that a walk had been added also from the multi-use path along Center Ridge Road from the front of the parish hall to improve pedestrian accessibility. She stated that the westernmost curb cut was going to be reconfigured for improved geometry, so better alignment, better 90-degree alignment with Center Ridge Road. She discussed that then they would also have two lanes exiting, a left turn and a right turn, to prevent as much queuing up and to keep traffic moving out. She said that the other two curb cuts would be designated as one way exit only and they were pretty much treated that way now, but they would be striped, or arrows would be painted to ensure that it was an exit only. She discussed that the applicant provided a truck turn exhibit showing the maneuvering of a fire truck through the site and that the revised submittal that had 225 parking spaces shown on the campus. She added that the total parking demand based upon the applicant's calculation was 299, so that was a shortfall, but the applicant was requesting Planning Commission to consider that the buildings on the site shared parking and that not all the buildings would be in use or occupied simultaneously, and also that they would unlikely all be used at max capacity at the same time. She said that Planning Commission had ability per the code section to determine the sufficiency of proposed parking for the various buildings and uses on the site. She stated that it was not a variance issue if they allowed for shared parking in this case. She said that the applicant submitted a proposed lighting plan, including new building mounted light fixtures primarily focused in the entrance areas. She discussed that they went through a revision or two, but lighting levels were now code compliant, and they were providing a dumpster enclosure as required that would be 6-foot white vinyl. She stated that in terms of stormwater management, the rear of the property did include part of the property within the 100-year floodplain, so some stormwater management basins had been shown in that location. She stated that a grass filter strip had been added along the edge of pavement to filter salts, oils, greases and gases that may drain off the parking lot. She said that a landscape plan had not been provided to date and normally Planning Commission would review the landscape plan as part of their development plan review, but the applicant had indicated that that would be handled under a separate contract and submitted at a later date. She stated that she would

recommend the Planning Commission make the Administrative review and approval of a landscape plan a condition of its approval and so her three recommendations for Planning Commission's consideration would be first to allow for the shared parking arrangement between campus buildings, second to condition any approval of the development plan on the front set back variance granted by the BZBA and last to require a lot consolidation as the rectory currently sat on its own separate parcel and with this building spanning across property lines, that consolidation would be required.

City Engineer Eavenson stated that Engineering had reviewed the application for the Parish Hall addition and had already had some discussion with the applicant regarding the improvements that would include a new fire line that will be tapped off of the City's new 12-inch water main that was installed with the Center Ridge Road widening project and provide a much-needed fire hydrant for the campus. She mentioned that the design team intended to use the existing sanitary lateral, which currently extended underneath French Creek. She said that they asked them to investigate that a little further to ensure the integrity of that existing lateral, which they have agreed to, and they were also providing storm water management for the new construction as well as some of the new paved areas of the parking lot. She discussed that they had added some additional green space for the existing parking lot areas to ensure the removal of one-off pollutants prior to the French Creek and they were including improvements in the French Creek floodplain. She commented that she didn't believe any of those were impactful fills that they would want to refrain from, but further engineering review would look at all of those details. She said that she believed that the improvements were very impactful given the constraints that they had and that she had no objection to the planned addition.

Assistant Law Director Morgan stated that Director Lieber had laid out about four conditions for approval, and she noted that the variance that they needed from the BZBA, the reason that they needed it was not of their own making, but because of the road widening, and traditionally the BZBA granted those. She stated that she would like the Commission to state specifically whether they approved of the 225 parking spaces as being sufficient for this, so that that was on the record. She added that it was also supposed to be conditioned on the landscape plan and the lot consolidation, so there was a lot to go into that motion.

Vice-Chairman Schumann asked if she wanted a separate vote or if she wanted to speak to that.

Assistant Law Director Morgan stated that she thought they should put them all together unless they thought there was a piece that somebody might vote no, or if there was some opposition to certain ones, then it was always smart to do those separately so that everybody could have their opinion expressed.

Vice-Chairman Schumann asked if there was a representative for the application.

Pat Hyland, Perspectus Architecture, 1300 E 9th St, #910, Cleveland, OH 44114.

Mr. Hyland stated that he wrote down the wrong street on the application and that it should be East 9th Street and not Euclid Avenue. He stated that Director Lieber did a great job presenting the project. He discussed that the building addition was about an 8,000 square foot addition and the main space was shown in the blue. He said that it would be an event center to seat 200 and was kind of the space missing on their campus. He explained that they had the big gym space and some conference spaces, but this would give them some room for post funeral gatherings and community meals and things like that. He mentioned that there would be as a meeting room and some restrooms, but the big thing in terms of the

building serving the parishioners was that they were providing an elevator adjacent to parking spaces, so folks could get into the addition, get in the elevator up to the sanctuary level, and also they were connecting with the elevator to the bottom of the church. He stated that the basement of the church and the sanctuary level were not connected by stairs, and they had to go outside to come back into the building, so this would solve a lot of circulation problems for the parish. He stated that they were reorienting the parking east-west because currently it was north-south generally on the site and part of that was just to solve their school drop off and pick up corral that happened every school day. He explained that this would ease the drop off and pick up process through the campus which was why the one way out on the eastern curb cuts made more sense and with the widening of the existing curb cut between the gym and the parish hall just to clean up that intersection and straighten it out and were easing the curbs as well. He introduced John Lillash from Osborne Engineering, the civil engineer for the project. He discussed the parking lot orientation shown on the drawing with the egress and the new arrows for the flow and stated that they added the grass vegetation strip on the south side, a catcher and a sheeting, any of the sheeting that came off the existing parking lot into French Creek. He said that the utility plan showed the fire line connection at the north and then the storm and sanitary flowing to the south. He stated that the rectory would be torn down to make room for the addition, and that the white barn building had already been demolished and was taken down a few weeks ago. He explained that the trailer that was at the back of the school was not being used and was going to be removed from the campus, which would help give a little bit more wiggle room for parking and clean it up as they were eyesores on campus. He added that it would be a very sympathetic addition to the existing church, which was built in the 1920's. He stated that event centers typically would have a lot of windows on them, but the north piece, which they called a grotto like element or statuary, would go out towards Center Ridge. He mentioned the asphalt sidewalk that the City had, they proposed to make a connection center line with the niche in the statue that would be on the addition. He stated that regarding the view from the south side, they would enter that main entrance that was right there. He said that the building between the addition and the church, that would be the narthex, and the elevator would be tucked in there and the stairs to give easy access, but also architecturally to just kind of make it feel like little brothers to the big church.

Council Liaison Abens asked how old the rectory was.

Mr. Hyland stated that it was built around the same time as the church.

Council Liaison Abens asked if it was a historical landmark.

Mr. Hyland stated that there wasn't a landmark status affiliated with it.

Mr. Abens asked if there was any kind of sidewalk mark or whatever for the students to get from their classes to the gymnasium.

Mr. Hyland explained that that was part of the consideration because the kids currently came out kind of the entrance to the school and they would usually go across the north side and then they would come to the gym. He stated that this would allow them to kind of sneak across, get to the church, go down through the building and come out, so that they didn't have to go outside the whole time, they could stay inside. He commented that they were maintaining the crosswalk there and they were trying to enhance that a little more. He said that sidewalk would come all the way around the existing east side of the church where the doors were that went down to a lower level, to make it safer for people to go east-west.

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Vice-Chairman Schumann asked if there was any further discussion regarding the project.

None were given.

Vice-Chairman Schumann asked if anyone had any issues with the shared parking.

None were given.

Vice-Chairman Schumann stated that it seemed like it would be used at different times than whatever else was going on.

Mr. Hyland commented that very rarely would there be a CYO event, a full church, a school full event, the parish hall and the maintenance building all used at the same time. He explained that he had shown the different matrices with the biggest being Christmas Eve and Easter Sunday kind of influx for church.

Vice-Chairman Schumann asked if there were any questions or comments from the Commission.

None were given.

Motion made by Schumann and seconded by Ali to recommend the project including the following recommendations: they allow the shared parking, that the variances are received from the BZBA for the building set back, a future submission of an administrative approval of a landscape plan and then following that, the required lot consolidation.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Vice-Chairman Schumann asked if there were any further business to come before the Commission.

None was given.

ADJOURNMENT:

Chairman Smolik adjourned the meeting at 7:36 PM.

James Smolik
Chairman

Tina Wieber
Deputy Clerk of Council

Tuesday, November 12, 2024
Date Approved

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
MINUTES OF THE
REGULAR MEETING – MONDAY, OCTOBER 28, 2024**

CALL TO ORDER

The meeting was called to order at 5:00 PM.

ROLL CALL:

Present were Vice-Chairman Sam Spann and Chairman Donald Schiffbauer. Also present were Assistant Law Director Toni Morgan and Deputy Clerk of Council Tina Wieber.

Secretary Amie Espinosa-Gonzalez was excused.

APPROVAL OF MINUTES

Regular Meeting Minutes of September 23, 2024

Chairman Schiffbauer asked if the Commission had any questions or comments regarding the regular meeting minutes of September 23, 2024.

None were given.

Moved by Schiffbauer and seconded by Spann to approve the regular meeting minutes of September 23, 2024.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

REPORTS

UNFINISHED BUSINESS

There was none.

NEW BUSINESS:

A request for withdrawal from the Firefighter/Paramedic Class D Entrance Eligibility List from Fire Chief Reese for Steven Koehl dated September 17, 2024.

A request for withdrawal from the Firefighter/Paramedic Class D Entrance Eligibility List from Fire Chief Reese for Max Seipel dated September 19, 2024.

A request for withdrawal from the Firefighter/Paramedic Class D Entrance Eligibility List from Fire Chief Reese for Ian Shirey dated September 19, 2024.

A request for withdrawal from the Firefighter/Paramedic Class D Entrance Eligibility List from Fire Chief Reese for Adam Trapletti dated September 25, 2024.

A request for withdrawal from the Firefighter/Paramedic Class D Entrance Eligibility List from Fire Chief Reese for Bianca Inman dated September 30, 2024.

Chairman Schiffbauer read through the list of requests for withdrawal from the Firefighter/Paramedic Class D Entrance Eligibility List from Fire Chief Reese.

Re-certify Firefighter/Paramedic Class D Entrance Eligibility List due to request for withdrawal.

Chairman Schiffbauer stated that due to the requests for withdrawal the Commission would need to recertify the Firefighter/Paramedic Class D Entrance Eligibility List.

Moved by Schiffbauer and seconded by Spann to re-certify the Firefighter/Paramedic Class D Entrance Eligibility List due to requests for withdrawal.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Re-certify Firefighter/Paramedic Class D Top 10 Entrance Eligibility List due to request for withdrawal.

Chairman Schiffbauer stated that due to the requests for withdrawal the Commission would need to recertify the Firefighter/Paramedic Class D Top 10 Entrance Eligibility List.

Moved by Schiffbauer and seconded by Spann to re-certify the Firefighter/Paramedic Class D Top 10 Entrance Eligibility List due to requests for withdrawal.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Review Disciplinary Records per Rule VII, Section 6, *Disqualification of eligibles*.

Chairman Schiffbauer stated that he wanted to amend the agenda and move on to Review Disciplinary Records per Rule VII, Section 6, Disqualification of eligibles. He stated that the Commission received the disciplinary records per the rule and asked if there were any questions regarding those records.

None were given

Re-Certify the 2024-2026 Police Sergeant Top 3 Promotional Eligibility List due to removal.

Chairman Schiffbauer stated that due to a removal from the 2024-2046 Police Sergeant Top 3 Entrance Eligibility List it would need to be re-certified.

Moved by Schiffbauer and seconded by Spann to re-certify the 2024-2026 Police Sergeant Top 3 Promotional Eligibility List due to removal.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Re-certify the 2024-2026 Police Sergeant Promotional Eligibility List.

Chairman Schiffbauer stated that the Commission would need to re-certify the 2024-2026 Police Sergeant Promotional Eligibility List.

Moved by Schiffbauer and seconded by Spann to re-certify the 2024-2026 Police Sergeant Promotional Eligibility List.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

PUBLIC COMMENT:

Moved by Schiffbauer and seconded by Spann to amend the agenda for public comment.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

Chairman Schiffbauer stated that the floor was open for public comment and if anyone in the audience wished to speak to come forward and do so.

None were given.

Chairman Schiffbauer stated that the next Civil Service Commission meeting was scheduled for 5:00 PM on Monday, November 25th.

Assistant Law Director Morgan asked if the Commission was going to go into Executive Session to discuss a personnel matter.

Chairman Schiffbauer stated that they were good.

Assistant Law Director Morgan asked if they were going to vote on it.

Chairman Schiffbauer explained that he didn't see an action needed.

Assistant Law Director Morgan asked regarding review of the disciplinary record, were they going to vote.

Chairman Schiffbauer stated that there wasn't an action by Civil Service under that item. He discussed that there was an acknowledgement that they reviewed it.

Assistant Law Director Morgan asked if they were going to vote on it at the next meeting.

**NORTH RIDGEVILLE CIVIL SERVICE COMMISSION
REGULAR MEETING – MONDAY, OCTOBER 28, 2024**

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Deputy Clerk of Council commented that after the Commission reviewed the material that was sent in their member packets, they decided to go ahead and certify the Top 3 List that was before them.

Assistant Law Director Morgan stated that she thought they still needed to review the disciplinary action and that was why some people were there at the meeting.

Chairman Schiffbauer stated that what he did prior to the certification of the Top 3 and certification of the Eligibility List, was that he moved that item up on the agenda, Review Disciplinary Records, per Rule VII, Section 6, Disqualification of eligibles. He mentioned that he and Sam had a chance to review the records that were sent in the packet, and based on their review, they were comfortable with moving forward with re-certifying the list as it was, thereby not altering it and then based on the current Top 3 Promotional Eligibility List, then re-certifying the regular Eligibility List. He stated that his assumption would have been that if Sam had any questions, they would have had discussion.

Assistant Law Director Morgan stated that she would be more comfortable with a fuller discussion, but for the record, for each of the Commission members to state separately, that they were satisfied that the disciplinary matter was insufficient to warrant an action to be taken on it.

Chairman Schiffbauer stated that was correct.

Vice-Chairman Spann stated that was correct.

ADJOURNMENT:

Moved by Schiffbauer and seconded by Spann to adjourn the meeting.

A voice vote was taken and the motion carried.

Yes – 2 No – 0

The meeting was adjourned at 5:08 PM.

Donald Schiffbauer
Chairman

Tina Wieber
Deputy Clerk of Council, Recording Secretary

Monday, November 25, 2024
Date Approved



NORTH RIDGEVILLE POLICE DEPARTMENT

Chief Michael Freeman

To: Mayor Corcoran
From: Chief Michael Freeman
Subject: Monthly Activity Report August 2024

The following is a condensed report of select activities performed by the police department for the period covering **August 2024**. All figures herein have been compiled from the records of this department.

PATROL DIVISION ACTIVITY

	This Period	Year to Date	PYTD
Officer Activity	2437	18,583	18,396
Calls for Service	1090	8546	8074
Traffic Citations	202	1441	1775
Traffic Detail Citations/Arrests	19	328	598
Parking Citations	12	141	98
Criminal Arrests	43	406	523
Warnings	270	1958	2153
Total Work Hours	4704	35,280	32,280
Accidents Investigated	49	312	310
Accident Citations	35	232	225
DUI Arrests	9	47	55

DETECTIVE BUREAU ACTIVITY

	This Period	Year to Date	PYTD
Total Current Case Load	39	n/a	n/a
Cases Cleared by Arrest	0	11	36
Cases Placed in Open Inactive	3	18	16
Cases Unfounded	0	6	7
Cases Cleared Exceptionally	5	18	8
Criminal Arrests this Period	0	46	161
Total Work Hours	626	5443.5	6415.8

DISPATCH ACTIVITY

	This Period	YTD	PYTD
Number of Calls Received	1208	8572	8128
Number of Persons On Station	81	681	836
Total Work Hours	652.5	5762.5	5853.5

FLEET MILEAGE INFORMATION

*Vehicle mileage will be completed once per quarter
July 2024

Vehicle ID#	License#	Vehicle Year	Current Odometer
X-112	1	2012	1438
X-129	74	2015	89,380
X-132	41	2016	83,579
X-133	609	2016	132,506
X-134	38	2016	107,675
X-135	69	2016	83,361
X-138	503	2017	87,064
X-139	500	2017	92,592
X-140	80	2017	53,219
X-141	605	2017	68,200
X-142	50	2017	92,168
X-143	47	2018	107,737
X-144	79	2018	80,250
X-145	84	2018	107,167
X-146	70	2018	57,420
X-147	48	2018	101,638
X-151	502	2019	56,360
X-152	606	2019	122,879
X-153	42	2019	63,492
X-154	97	2019	57,530
X-155	602	2019	67,453
X-157	57	2020	72,200
X-158	63	2020	41,045
X-159	49	2020	37,321
X-160	51	2020	41,915
X-161	501	2020	51,077
X-163	43	2021	20,167
X-164	608	2021	35,004
X-165	604	2021	68,200
X-166	88	2021	54,815
X-167	89	2021	62,070

X-168	Jeep	2009	39,723
X-169	87	2022	32,899
X-170	607	2022	34,700
X-171	58	2022	22,340
X-172	75	2022	28,214
X-173	77	2022	26,050
X-174	Kia	2021	40,253
X-175	Ford	2020	71,513
X-176	48	2024	135
X-177	70	2024	137
X-178	80	2024	138
X-179	84	2024	136
X-180	606	2024	145

While this statistical synopsis in no way accounts for all of the activities that this department is tasked with performing, it does provide for, in very general terms, a brief overview of some of the more common police tasks.

Sincerely,

Michael Freeman
Chief of Police



NORTH RIDGEVILLE POLICE DEPARTMENT
Chief Michael Freeman

To: Mayor Corcoran
From: Chief Michael Freeman
Subject: Monthly Activity Report September 2024

The following is a condensed report of select activities performed by the police department for the period covering **September 2024**. All figures herein have been compiled from the records of this department.

PATROL DIVISION ACTIVITY

	This Period	Year to Date	PYTD
Officer Activity	2142	20,725	20,799
Calls for Service	1041	9587	9074
Traffic Citations	183	1624	1997
Traffic Detail Citations/Arrests	25	353	639
Parking Citations	6	147	101
Criminal Arrests	43	449	580
Warnings	223	2181	2423
Total Work Hours	4477.5	39,757	36,508
Accidents Investigated	36	348	351
Accident Citations	27	259	260
DUI Arrests	3	50	62

DETECTIVE BUREAU ACTIVITY

	This Period	Year to Date	PYTD
Total Current Case Load	46	n/a	n/a
Cases Cleared by Arrest	3	14	40
Cases Placed in Open Inactive	0	18	19
Cases Unfounded	1	7	7
Cases Cleared Exceptionally	4	22	8
Criminal Arrests this Period	5	51	183
Total Work Hours	520	5963.5	7104.5

DISPATCH ACTIVITY

	This Period	YTD	PYTD
Number of Calls Received	1073	9645	8128
Number of Persons On Station	75	756	836
Total Work Hours	687	6449.5	6522

FLEET MILEAGE INFORMATION

*Vehicle mileage will be completed once per quarter
July 2024

Vehicle ID#	License#	Vehicle Year	Current Odometer
X-112	1	2012	1438
X-129	74	2015	89,380
X-132	41	2016	83,579
X-133	609	2016	132,506
X-134	38	2016	107,675
X-135	69	2016	83,361
X-138	503	2017	87,064
X-139	500	2017	92,592
X-140	80	2017	53,219
X-141	605	2017	68,200
X-142	50	2017	92,168
X-143	47	2018	107,737
X-144	79	2018	80,250
X-145	84	2018	107,167
X-146	70	2018	57,420
X-147	48	2018	101,638
X-151	502	2019	56,360
X-152	606	2019	122,879
X-153	42	2019	63,492
X-154	97	2019	57,530
X-155	602	2019	67,453
X-157	57	2020	72,200
X-158	63	2020	41,045
X-159	49	2020	37,321
X-160	51	2020	41,915
X-161	501	2020	51,077
X-163	43	2021	20,167
X-164	608	2021	35,004
X-165	604	2021	68,200
X-166	88	2021	54,815
X-167	89	2021	62,070

X-168	Jeep	2009	39,723
X-169	87	2022	32,899
X-170	607	2022	34,700
X-171	58	2022	22,340
X-172	75	2022	28,214
X-173	77	2022	26,050
X-174	Kia	2021	40,253
X-175	Ford	2020	71,513
X-176	48	2024	135
X-177	70	2024	137
X-178	80	2024	138
X-179	84	2024	136
X-180	606	2024	145

While this statistical synopsis in no way accounts for all of the activities that this department is tasked with performing, it does provide for, in very general terms, a brief overview of some of the more common police tasks.

Sincerely,

Michael Freeman
Chief of Police

DATE:	<u>November 4, 2024</u>	1 ST READING:	<u>November 4, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EFFECTIVE:	<u></u>

RESOLUTION NO. 2024-126

A RESOLUTION AUTHORIZING FUND TRANSFERS AND ADVANCES.

WHEREAS, the Council of the City of North Ridgeville, Ohio, deems it appropriate to transfer and advance funds with the appropriate approval when necessary;

WHEREAS, on April 21, 2021 Council adopted Resolution 1521-2021 authorizing the advance of funds from the General Fund to the FEMA Safer Grant to support the hiring of one Fire Fighter; and

WHEREAS, the City has received the final grant reimbursement from the Federal Emergency Management Agency (FEMA) for grant period ending December 31, 2022; and

WHEREAS, City Council deems it appropriate to re-pay the advance made from the General Fund and transfer associated interest income which accrued after the grant period ended.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

SECTION 1. The Finance Director is authorized to advance funds not to exceed the following amounts:

From	To	Amount
<u>Advance Re-Payment</u>		
FEMA SAFER (262)	General Fund (101)	63,000
<u>Fund Transfer</u>		
FEMA SAFER (262)	General Fund (101)	2,568.21
		65,568.21

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, and in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

in this Section, the rate of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award.

Section 4. The debt charges on the Notes shall be payable in Federal Reserve funds of the United States of America, without deduction for services of the City's paying agent, at the designated corporate trust office of Zions Bancorporation, National Association, or at the principal office of a bank or trust company requested by the original purchaser of the Notes, provided that such request shall be approved by the Director of Finance after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose. The Director of Finance is authorized to enter into any agreements determined necessary in connection with obtaining the services of a paying agent for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 5. The Notes shall be signed by the Mayor and the Director of Finance, in the name of the City and in their official capacities, provided that one of those signatures may be a facsimile. The Notes shall be issued in the denominations and numbers as requested by the original purchaser and approved by the Director of Finance, provided that no Note of the issue shall be issued in a denomination less than \$100,000 or be exchangeable for other Notes in denominations less than \$100,000; and provided further that the entire principal amount may be represented by a single note. The Notes may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Revised Code, with a single physical note certificate representing the entire issue (or the consolidated issue into which it is combined with one or more other note issues of the City in accordance with Section 6 of this ordinance), if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to the provisions of the City's Charter, Chapter 133 of the Revised Code and this ordinance.

As used in this Section and this ordinance:

"Book entry form" or "book entry system" means a form or system under which (i) the ownership of beneficial interests in the Notes and the principal of, and interest on, the Notes (book entry interests) may be transferred only through a book entry, and (ii) a single physical Note certificate is issued by the City and payable only to a Depository or its nominee, with such Notes deposited with and retained in the custody of the Depository or its agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of book entry interests in the Notes and that principal and interest.

"Depository" means any securities depository that is a clearing agency under federal law operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of book entry interests in the Notes or the principal of, and interest on, the Notes and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Participant” means any participant contracting with a Depository under a book entry system and includes security brokers and dealers, banks and trust companies, and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (i) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and deposited with and retained in the custody of the Depository or its agent for that purpose; (ii) the owners of book entry interests shall have no right to receive the Notes in the form of physical securities or certificates; (iii) ownership of book entry interests shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of book entry interests shall be made only by book entry by the Depository and its Participants; and (iv) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the book entry interest owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

Section 6. The Notes shall be sold by the Director of Finance to KeyBanc Capital Markets Inc., Cleveland, Ohio, at private sale at a purchase price not less than par and any accrued interest in accordance with law and the provisions of this ordinance and the Certificate of Award referred to in Section 3. The Director of Finance is authorized, if she determines it to be in the best interest of the City, to combine the Notes with one or more other unvoted general obligation bond anticipation note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Revised Code; provided that no note of that issue shall be issued in a denomination less than \$100,000 or be exchangeable for other notes in denominations less than \$100,000. If the Notes are combined with one or more other such note issues of the City into a consolidated note issue, a single Certificate of Award may be utilized for the consolidated issue if appropriate and consistent with the terms of this ordinance.

The Director of Finance shall sign the Certificate of Award referred to in Section 3 specifying the interest rate the Notes shall bear, the final purchase price of the Notes and certain other final terms of the Notes and evidencing that sale, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of

the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price.

The Mayor, the Director of Finance, the Director of Law, the Clerk of Council and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this ordinance.

Section 7. The proceeds from the sale of the Notes, except any premium and accrued interest, shall be paid into the proper fund or funds and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. Any portion of those proceeds representing premium and accrued interest shall be paid into the Bond Retirement Fund.

Section 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

Section 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due. In each year to the extent revenues from the municipal water system are available for the payment of the debt charges on the Notes or Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of revenues so available and appropriated. Nothing in this Section in any way diminishes the pledge of the full faith and credit and property taxing power of the City to the prompt payment of the debt charges on the Notes or Bonds.

Section 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Section 141 or 148 of the Internal Revenue Code of 1986, as amended (the Code) or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property acquired with those proceeds, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance, as the fiscal officer, or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation (including specifically designation of the Notes as “qualified tax-exempt obligations” if such designation is applicable and desirable, and to make any related necessary representations and covenants), choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections provided for in or available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by that officer, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes.

Section 11. If in her judgment it is appropriate, the Director of Finance is authorized to request a rating for the Notes from Moody’s Investors Service, Inc. or S&P Global Ratings, or both, as she determines is in the best interest of the City.

The expenditure of the amounts necessary to secure any such rating or ratings on the Notes and to pay the other financing costs (as defined in Section 133.01 of the Revised Code) in connection with the Notes, to the extent not paid by the original purchaser, is authorized and approved, and the Director of Finance is authorized to provide for the payment of the cost of obtaining any such rating and all such other financing costs, except to the extent paid by the original purchaser, from the proceeds of the Notes to the extent available and otherwise from any other funds lawfully available and that are appropriated or shall be appropriated for that purpose.

Section 12. The legal services of the law firm of Squire Patton Boggs (US) LLP be and are hereby retained as bond counsel to the City. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and rendering at delivery a related legal opinion. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm.

Section 13. The Clerk of Council is directed to deliver a certified copy of this ordinance to the Lorain County Auditor.

Section 14. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City of North Ridgeville have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

Section 15. This Council finds and determines that all formal actions of this Council and of any of its committees concerning and relating to the passage of this ordinance were taken, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

Section 16. This ordinance shall be in full force and effect from and after the earliest time permitted by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

FISCAL OFFICER'S CERTIFICATE

To the Council of the City of North Ridgeville, Ohio:

As fiscal officer of the City of North Ridgeville, Ohio, I certify in connection with your proposed issue of not to exceed \$5,025,000 of notes (the Notes), to be issued in anticipation of the issuance of bonds (the Bonds), to provide funds to pay costs of acquiring and installing ultrasonic water meter equipment, together with all necessary appurtenances thereto (the meters and equipment), that:

1. The estimated life or period of usefulness of the meters and equipment is at least five years.
2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is ten years. If notes in anticipation of the Bonds are outstanding for a period later than the last day of December of the fifth year following the year of issuance of the original issue of notes, the period in excess of those five years shall be deducted from that maximum maturity of the Bonds.
3. The maximum maturity of the Notes is fifteen years from the date of their issuance.

Dated: November ____, 2024

Director of Finance
City of North Ridgeville, Ohio

DATE:	<u>November 4, 2024</u>	1 ST READING:	<u>November 4, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2024-129

**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.**

WHEREAS, it is necessary to amend the appropriations for certain funds and appropriate other amounts for the operations of the City of North Ridgeville, Ohio.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO:

SECTION 1. That to provide for current and other expenditures for the City of North Ridgeville, Ohio for the period commencing January 1, 2024 and ending December 31, 2024, Ordinance No. 6121-2023 be and the same are hereby supplemented in the following amounts so that from and after the effective date of the Ordinance, the appropriation Ordinance shall include the following, being adjusted for the similar terms in the preceding appropriation Ordinance.

SECTION 2. That there be appropriated from the respective funds listed below, the amounts as follows:

<u>Fund Number</u>	<u>Fund</u>	<u>Personal Services</u>	<u>Other</u>	<u>Transfers and Advances</u>	<u>Total</u>
<u>General Fund</u>					
101	General Government	103,000	30,000	1,384,800	1,517,800
Total General Fund		103,000	30,000	1,384,800	1,517,800
<u>Special Revenue Funds</u>					
240	ARP Local Fiscal Recovery	-	142,000	-	142,000
Total Special Revenue Funds		-	142,000	-	142,000
<u>Enterprise Funds</u>					
610	Water	-	200,000	-	200,000
632	Water Improvement	-	1,384,800	-	1,384,800
670	French Creek WWTP	-	75,000	-	75,000
Total Enterprise Funds		-	1,659,800	-	1,659,800
<u>Internal Service Funds</u>					
730	City Garage	-	30,000	-	30,000
Total Internal Service Funds		-	30,000	-	30,000
Total All Funds		103,000	1,861,800	1,384,800	3,349,600

SECTION 3. That the Director of Finance of the City of North Ridgeville is hereby authorized to draw warrants on the treasury of the City of North Ridgeville for payments on any of the foregoing appropriations, upon receiving proper certification and vouchers therefore, approved by officers authorized by law to approve the same or by an ordinance or resolution of

Council to make the expenditure and provide that no warrants may be drawn or paid for salaries or wages, except to persons employed by authority of or in accordance with law or Ordinance.

SECTION 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

DATE:	<u>November 4, 2024</u>	1 ST READING:	<u>November 4, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2024-130

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH MODERN MASSAGE AND SPA LLC – COURTNEY COOK FOR 500 SQUARE FEET OF COMMERCIAL SPACE AT 7059 AVON BELDEN ROAD.

WHEREAS, the City acquired commercial property located at 7059 Avon Belden Road in 2023; and

WHEREAS, the City is desirous of leasing the property until such time as the land is needed for municipal purposes.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor is hereby authorized to enter into a lease agreement with Modern Massage and Spa LLC – Courtney Cook for 500 square feet of commercial space located at 7059 Avon Belden Road.

SECTION 2. This lease shall be consummated in such manner and on such terms as the Director of Law may approve.

SECTION 3. The lease revenue shall be deposited into the appropriate fund.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

DATE:	<u>November 4, 2024</u>	1 ST READING:	<u>November 4, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
TEMPORARY NO:	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2024-131

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF
NORTH RIDGEVILLE TO ENTER INTO CONTRACT(S) FOR THE
PURCHASE OF A ONE-TON FORD F550 DUMP TRUCK WITH PLOW
AND ACCESSORIES FOR THE PUBLIC WORKS DEPARTMENT NOT
TO EXCEED \$130,000.00.**

WHEREAS, City Council has approved and appropriated funds for the purchase of a one-ton Ford F550 dump truck with a plow, salt spreader and accessories for the Public Works Department; and

WHEREAS, the purchases include a chassis that has been built and acquired from Abraham Ford dba Elyria Ford; and

WHEREAS, the dump body, plow and related accessories will be provided and assembled by Best Equipment, or a vendor selected from the Ohio Department of Administrative Services competitively bid contracts, or the Ohio Department of Transportation Cooperative Purchasing Program.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor is hereby authorized to purchase a one-ton Ford F550 dump truck with plow, salt spreader and accessories for the Public Works Department through the Ohio Department of Administrative Services, or the Ohio Department of Transportation Cooperative Purchasing Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidder, not to exceed \$130,000.00.

SECTION 2. The cost of said vehicle and related equipment shall be charged to and paid from the appropriate City fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

DATE:	<u>November 4, 2024</u>	1 ST READING:	<u>November 4, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
TEMPORARY NO:	<u></u>	ADOPTED:	<u></u>
		EMERGENCY:	<u></u>

ORDINANCE NO. 2024-132

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ENTER INTO CONTRACT(S) FOR THE PURCHASE OF A ONE-TON FORD F550 DUMP TRUCK WITH PLOW AND ACCESSORIES FOR THE PUBLIC WORKS DEPARTMENT NOT TO EXCEED \$130,000.00.

WHEREAS, City Council has approved and appropriated funds for the purchase of a one-ton Ford F550 dump truck with a plow, salt spreader and accessories for the Public Works Department; and

WHEREAS, the purchases include a chassis that has been built and acquired from Brondes Ford, Inc.; and

WHEREAS, the dump body, plow and related equipment will be provided and assembled by Best Equipment, or a vendor selected from the Ohio Department of Administrative Services competitively bid contracts, or the Ohio Department of Transportation Cooperative Purchasing Program.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The Mayor is hereby authorized to purchase a one-ton Ford F550 dump truck with plow, salt spreader and accessories for the Public Works Department through the Ohio Department of Administrative Services, or the Ohio Department of Transportation Cooperative Purchasing Program; or to advertise for bids and enter into contract(s) with outside vendor(s) according to law and in a manner prescribed by law with the lowest and best bidder, not to exceed \$130,000.00.

SECTION 2. The cost of said vehicle and related equipment shall be charged to and paid from the appropriate City fund.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

DATE:	<u>November 4, 2024</u>	1 ST READING:	<u>November 4, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

ORDINANCE NO. 2024-133

AN ORDINANCE REPEALING NRCO CHAPTER 866 *TEMPORARY BUSINESSES* OF THE NORTH RIDGEVILLE BUSINESS REGULATION CODE AND PROHIBITING TEMPORARY BUSINESSES.

WHEREAS, the Administration desires to repeal *Chapter 866 Temporary Businesses* of the North Ridgeville Codified Ordinances; and

WHEREAS, the Administration desires to prohibit temporary businesses in the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Chapter 866 of the North Ridgeville Codified Ordinances, *Temporary Businesses*, is hereby repealed in its entirety.

SECTION 2. Temporary businesses shall be prohibited in the City of North Ridgeville, except that a temporary business shall not include articles and products offered for sale by the producer thereof, to agricultural goods grown and harvested by the seller, to court-ordered sales or to public auctions. In addition, this term shall not apply to sales of goods concurrent with, or as an adjunct to, a community or charitable festival sponsored by a local, responsible organization, or as an adjunct to a group display, meeting or convention.

SECTION 3. All businesses must follow the specific regulations in the North Ridgeville Business Regulation Code and Zoning Code; and

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

10/11/24, 2:37 PM

North Ridgeville, OH Codified Ordinances

CHAPTER 866. - TEMPORARY BUSINESSES

*Footnotes:**--- (17) ---**State Law reference— Sales of goods and services within right of way of interstate and other State highways - see Ohio R.C. 5515.07**Cross reference— Soliciting business from motorists - see TRAF. 416.06; Littering - see GEN. OFF. 660.14, 660.15;**Licensing in general - see B.R. & T. Ch. 802; Peddlers, canvassers and solicitors - see B.R. & T. Ch. 854*

866.01 - Definitions

The following terms shall have the following meanings when used in this chapter, unless a different meaning clearly appears from the context:

- (a) "Person" means any individual, association, partnership or corporation, or the operator for or the agent of such person herein defined.
- (b) "Temporary business" means the sale of goods, wares or merchandise where the seller opens and maintains the business for a period of time not exceeding 120 consecutive calendar days. A temporary business shall not include articles and products offered for sale by the producer thereof, to agricultural goods grown and harvested by the seller, to court-ordered sales or to public auctions. In addition, this term shall not apply to sales of goods concurrent with, or as an adjunct to, a community or charitable festival sponsored by a local, responsible organization, or as an adjunct to a group display, meeting or convention. A person may sell his or her own property which was not acquired for resale, barter or exchange, provided that the seller does not conduct such sale or act as a participant by furnishing goods in such a sale more than twice a calendar year. No person shall be relieved of the requirements of this chapter by a temporary association with a local dealer, trader, merchant or auctioneer.
- (c) "Temporary store" means a store, store room, office building, lot, railroad car, truck trailer, mobile home or other place opened and maintained for the sale to the public of goods, wares or merchandise, where the temporary business is operated and maintained for a period of time not exceeding 120 consecutive calendar days.

(Ord. 3244-97, 7-21-97)

866.02 - License required

No person shall engage in operating a temporary business, as defined in this chapter, without first obtaining a license therefor from the Safety-Service Director. Licenses shall be applicable for 120 consecutive calendar days.

10/11/24, 2:37 PM

North Ridgeville, OH Codified Ordinances

(Ord. 3244-97, 7-21-97)

866.03 - License fee

The license fee for engaging in, carrying on, or conducting a temporary business shall be a one-time flat fee of fifty dollars (\$50.00) per license, payable in advance. The applicant shall also provide such information as is necessary to demonstrate compliance with State, County and local laws and regulations. Any sum collected for a license fee under this section shall be refunded if the temporary store shall become a permanent business.

(Ord. 3244-97, 7-21-97)

866.04 - Authority of safety-service director

The Safety-Service Director is hereby vested with the authority to administer the provisions of this chapter.

(Ord. 3244-97, 7-21-97)

866.99 - Penalty

Editor's note— (See Section 802.99 for general Business Regulation Code penalty if no specific penalty is provided.)

In addition to the penalty provided in Section 802.99, whoever violates any of the provisions of this chapter may have his or her license permanently revoked.

(Ord. 3244-97, 7-21-97)

DATE:	<u>October 21, 2024</u>	1 ST READING:	<u>October 21, 2024</u>
INTRODUCED BY:	<u>Councilman Jacobs</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EFFECTIVE:	<u></u>

ORDINANCE NO. 2024-122

**AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED
ORDINANCE SECTION 804.01 *AGRICULTURAL DISTRICT FILING FEE*.**

WHEREAS, the City of North Ridgeville recognizes the need to update the filing fee for Agricultural District applications to better reflect current administrative costs.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Chapter 804.04 of the Codified Ordinances of the City of North Ridgeville is hereby amended to read as follows:

804.01 Agricultural district filing fee

- (a) A filing fee is hereby established for the filing of each application for an Agricultural District (as provided in Ohio R.C. Chapter 929) in the amount of ~~seventy-five dollars~~ two hundred dollars (\$~~75.00~~200). An application may include all parcels owned by the applicant for such fee.
- (b) Such fee shall be paid to the Clerk of Council at the time the application is filed.

SECTION 2. Any sections of the Codified Ordinance in conflict herewith are hereby and herein repealed and amended accordingly. All other provisions of the North Ridgeville Codified Ordinances not inconsistent herewith shall remain in full force and effect.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR

SECTION 4. The City Engineer is hereby authorized to prepare and submit any requested data to effect this transfer to the County Recorder, Engineer, or Auditor if requested. The Clerk of Council is hereby directed to file a certified copy of this Ordinance, once passed, for recording in the official records of the County Recorder pursuant to O.R.C. Section 723.04.

SECTION 5. When the vacation is complete, each abutting property owner may record the owner's additional land with Lorain County. The County may require a certified copy of the vacation ordinance and a drawing of metes and bounds survey and legal description of the vacation area accreted to each owner. The metes and bounds drawing, the legal description, and any recording fees are the responsibility of each abutting property owner.

SECTION 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:

Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST :

Nicholas Ciofani
CLERK OF COUNCIL

Kevin Corcoran
MAYOR

Street Vacations, Narrowing and Name Changes

PETITION AND APPLICANT GUIDE



INITIATION

Street vacations, street narrowing and name changes may be initiated by a written petition of a property owner of a lot in the immediate vicinity of the street to be vacated, narrowed or renamed.

PETITION REQUIREMENTS

Any property owner requesting a street to be vacated, narrowed or renamed shall file the following with the Clerk of Council along with the required \$162.00 fee:

- (a) This petition for the renaming, vacating or narrowing of the street
- (b) An accurate legal description of the street, together with a plat drawn to a scale of one-inch equals 100 feet
- (c) A list of owners, and their addresses, of the property abutting upon the part of the street proposed to be vacated, narrowed or renamed
- (d) Written consent from such abutting property owners, and, if no written consent is obtained, a statement included with the petition to that effect

Any petition complete with required exhibits shall be forwarded to the Law Director to be prepared in ordinance form for introduction to Council.

CONSIDERATION BY PLANNING COMMISSION

Any ordinance proposing a renaming, vacation or narrowing shall first be submitted to the Planning Commission for approval, disapproval or suggestions, and the Planning Commission shall be allowed not less than thirty days for consideration and report.

PUBLIC HEARING

Council shall hold a public hearing before the adoption of the proposed ordinance. In order that opportunity shall be afforded to any person interested to be heard, at least thirty days' notice of any ordinance and of the required public hearing shall be provided in a local newspaper.

ACTION BY COUNCIL

Council may adopt the proposed ordinance by vote of a majority of Council members, provided that the proposed ordinance received approval by the Planning Commission. If the proposed ordinance was disapproved by the Planning Commission, it can only be adopted if it receives the vote of two-thirds of all members of Council.

PETITION REQUEST

<u>Boat Rd</u> Street name	<u>0.2354 of an acre</u> Describe portion/extent if not entire street
☒ Street Vacation	☐ Street Narrowing
☐ Name Change: _____	

PROPERTY OWNER INFORMATION

<u>Wink Bayalton</u> Name(s)	
<u>5640 Broad Blvd N. Ridgeville OH 44039</u> Property owner address	
<u>440 309 5871</u> Property owner phone	<u>winkelectric69@gmail.com</u> Property owner email

PETITION AUTHORIZATION

<u>[Signature]</u> Property owner signature	<u>8/14/24</u> Date
--	------------------------

**Root Road Vacation
August 2024**

**Legal Description
0.2354 of an acre**

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and known as being part of Original Ridgeville Township Lot Number 21 and further known as a portion of Root Road, being further described as follows:

Commencing at a MAG nail set at the intersection of the Centerline of Root Road (width varies) with the centerline of Center Ridge Road (State Route 113) (U.S. Route 20) (width varies);

Thence, along the centerline of Center Ridge Road, along the arc of a curve which deflects to the right, 119.20 feet to a point, said curve having a radius of 3149.72 feet, a delta angle of $02^{\circ} 10' 06''$, a tangent of 59.61 feet and a chord of 119.19 feet which bears South $67^{\circ} 45' 25''$ West;

Thence, leaving said centerline, South $21^{\circ} 09' 32''$ East, a distance of 49.50 feet to the southerly right of way of Center Ridge Road, said point being 0.23 feet southerly and 0.10 feet westerly of an iron pin with cap stamped "FECKO" found and being the **True Place of Beginning** of land herein described;

Course 1: Thence, leaving said southerly right of way, **along the arc of a curve which deflects to the left, 37.77 feet** to an iron pin set, said curve having a radius of 3199.22 feet, a delta angle of $00^{\circ} 40' 35''$, a tangent of 18.88 feet and a chord of 37.77 feet which bears North $68^{\circ} 30' 11''$ East;

Course 2: Thence, **along the arc of a curve which deflects to the right, 37.94 feet** to an iron pin set, said curve having a radius of 21.00 feet, a delta angle of $103^{\circ} 31' 15''$, a tangent of 26.65 feet and a chord of 32.99 feet which bears South $60^{\circ} 04' 29''$ East;

Course 3: Thence **South $08^{\circ} 18' 52''$ East, a distance of 15.16 feet** to an iron pin set;

Course 4: Thence, **along the arc of a curve which deflects to the right, 157.45 feet** to an iron pin set, said curve having a radius of 457.67 feet, a delta angle of $19^{\circ} 42' 39''$, a tangent of 79.51 feet and a chord of 156.67 feet which bears South $01^{\circ} 32' 28''$ West;

**Root Road Vacation
August 2024**

**Legal Description
0.2354 of an acre**

Course 5: Thence **South 82° 43' 56" West, a distance of 48.22 feet** to an iron pin set in the westerly right of way of Root Road;

Thence, along the westerly right of way of Root Road the following two courses;

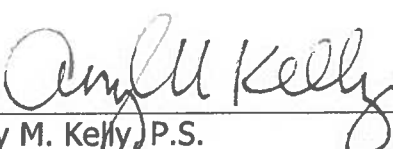
Course 6: Thence **North 00° 08' 21" West, a distance of 171.00 feet** to a point;

Course 7: Thence **North 55° 16' 18" West, a distance of 16.38 feet** to the **True Place of Beginning**.

Containing within said bounds **0.2354 of an acre** of land, be the same more or less, but subject to all legal highways and easements of record as surveyed by Amy M. Kelly, P.S. 8469 for Bramhall Engineering & Surveying Company in May, 2024.

The basis of bearings is the Ohio State Plane, North Zone NAD83(2011) Grid North.

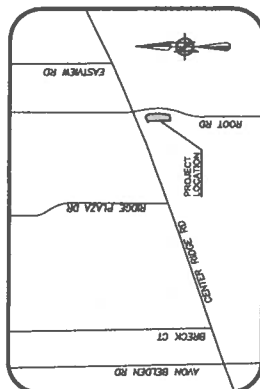
Iron pins set are 5/8-inch x 30 inches with yellow with cap stamped "BRAMHALL ENG. & SURV".


Amy M. Kelly, P.S.
Registered Ohio Surveyor No. 8469


8/12/2024
Date

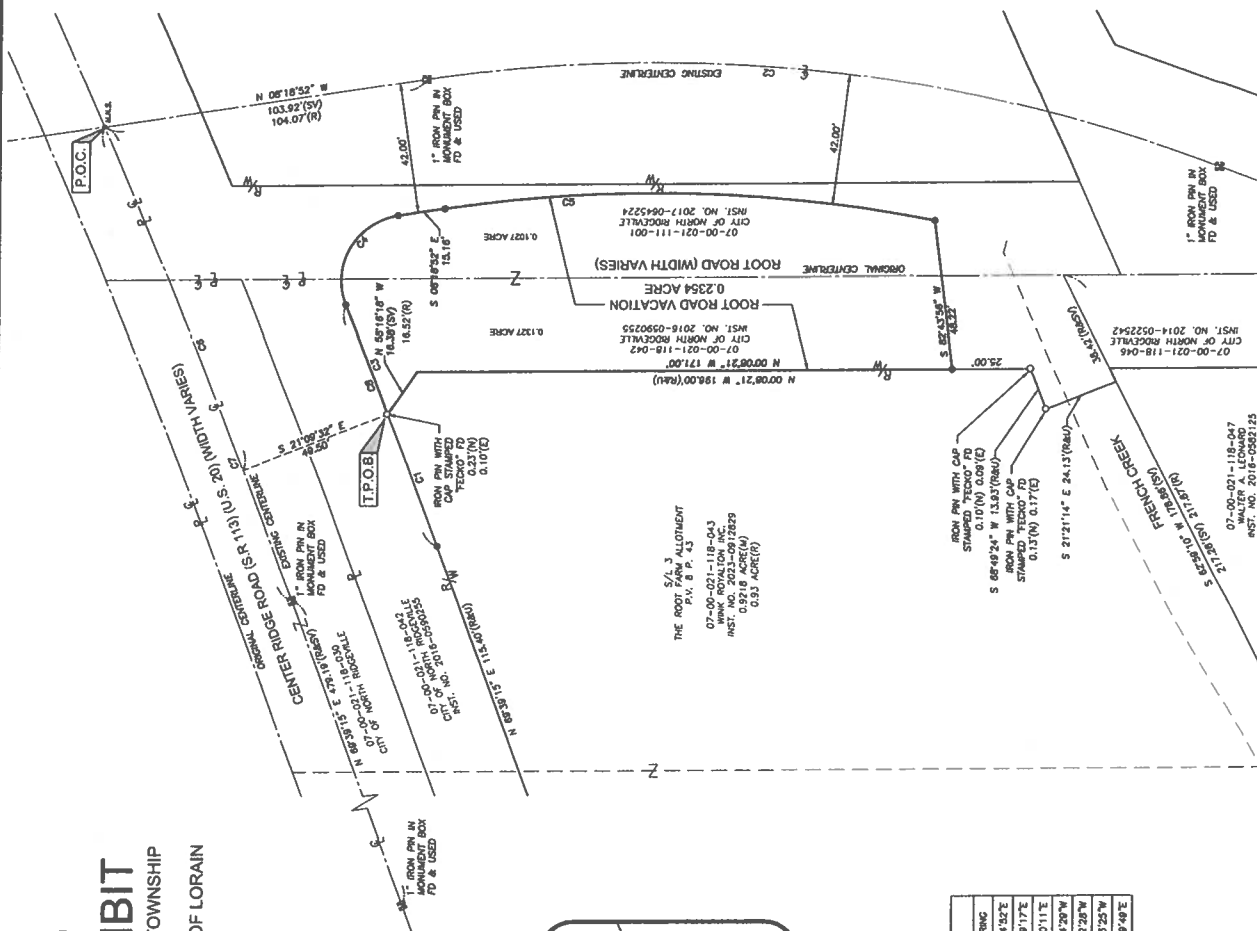
ROOT ROAD

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT NUMBER 21
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN
STATE OF OHIO



LOCATION MAP
-NOT TO SCALE-

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
CT	3199.22' (864m)	40.40' (9.60m)	07°45'17"	12.70'	45.00'	N89°14'52"E
C1	499.67' (144m)	258.17' (76m)	29°38'11"	230.43'	N00°30'11"E	
C3	3199.22'	37.77'	07°40'35"	18.68'	37.77'	N88°30'11"E
C4	21.00'	37.77'	10°32'15"	26.68'	N00°04'20"W	
C5	457.67'	197.45'	19°43'28"	79.51'	156.67'	S01°32'28"E
C6	3148.72'	119.20'	07°10'08"	59.61'	119.18'	S47°45'25"W

[illegible]

- [illegible]

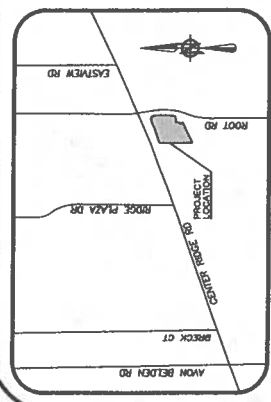
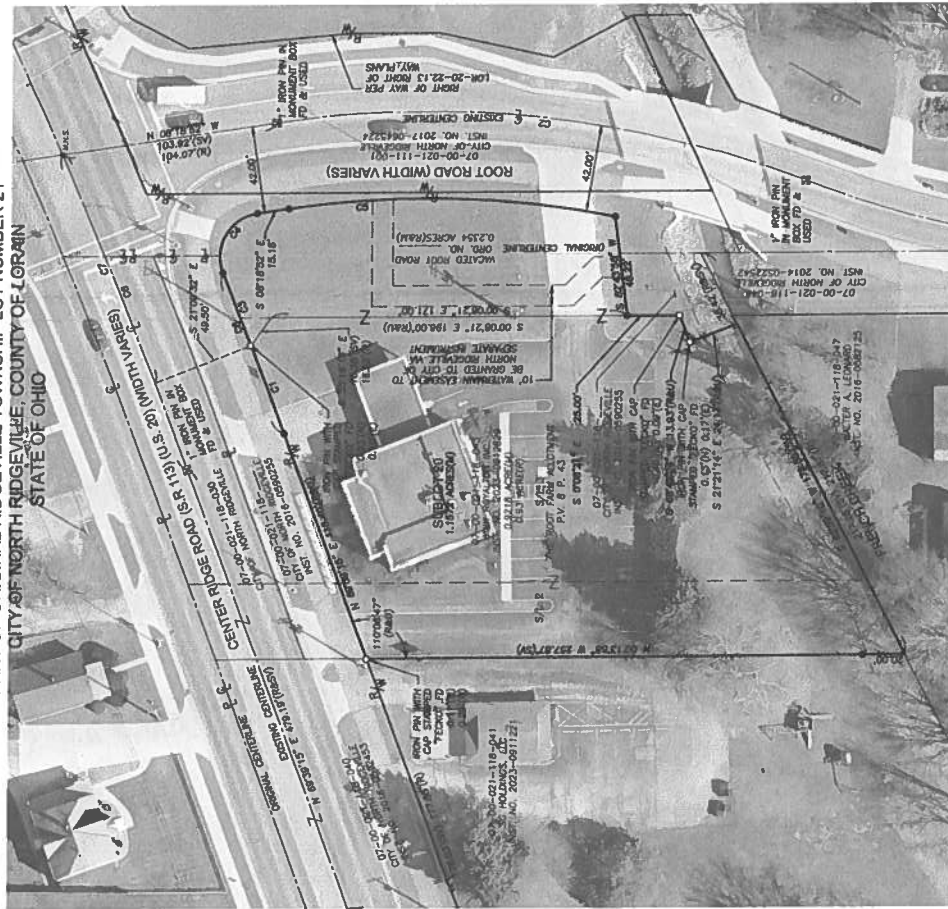


GRAPHIC SCALE
0 10 20
(IN FEET)
SCALE: 1" = 20'

NOTES:

1. BEARINGS ARE BASED ON OHIO STATE PLANE NORTH ZONE MAGNETIC(2011) GRID NORTH AS SURVEYED IN MAY OF 2024.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS ON SUBJECT PARCELS. SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMWALL ENGINEERING & SURVEYING COMPANY.
3. PREVIOUS RECORDS ARE AS SHOWN HEREON AND INCLUDE LOHAN COUNTY TAX MAPS AND SURVEY RECORDS AND LOR-20-22.13 RIGHT OF WAY PLANS.
4. ALL UTILITIES WITHIN VACATION AREA TO REMAIN

ROOT FARM ALLOTMENT NO. 2 BEING A RE-SUBDIVISION OF ALL OF SUBLOT 3 AND A PORTION OF SUBLOT 2 IN ROOT FARM ALLOTMENT AS RECORDED IN VOLUME 8, PAGE 43 OF THE LORAIN COUNTY PLAT RECORDS AND A PORTION OF VACATED ROOT ROAD AND FURTHER KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 21



LOCATION MAP
 -NOT TO SCALE-

- LEGEND**
- 5/8" x 3/32" IRON REBAR WITH CAP SHOWN BRAMHALL ENG. & SURV. SET
 - MALE
 - IRON PIN/PIPE FOUND AS INDICATED
 - MONUMENT BOX FOUND
 - PROPERTY LINE
 - RIGHT OF WAY
 - CORNER
 - CONTRIBUTOR
 - FOUND
 - INST.
 - MEASURED INFORMATION
 - NO.
 - P.O.C.
 - POINT OF COMMENCEMENT
 - RECORD
 - SURVEYED INFORMATION
 - T.P.O.B. TRUE PLACE OF BEGINNING
 - USED INFORMATION
 - (N) NORTH
 - (S) SOUTH
 - (E) EAST
 - (W) WEST

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	3189.23'	43.40' (R&L)	07°48'47"	22.70'	43.40'	N08°14'32"E
C2	499.87'	258.17' (R&L)	29°35'18"	132.04'	253.32'	N08°28'17"E
C3	3189.23'	37.77'	07°40'35"	18.68'	37.77'	N08°30'11"E
C4	21.00'	37.84'	103°31'15"	28.65'	32.89'	S09°04'28"E
C5	457.87'	137.45'	19°42'38"	79.51'	156.67'	S01°32'28"W
C6	3148.72'	118.20'	02°10'08"	59.61'	119.19'	S87°42'25"W
C7	3148.72'	163.90' (R&L)	02°59'53"	81.97'	163.88'	N08°09'40"E
C8	3189.23'	83.17'	01°29'22"	41.58'	83.17'	N08°54'34"E

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF MY OWN SURVEY AND NOT A RE-SURVEY OF A PREVIOUS SURVEY OR UNDER MY SUPERVISION AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.



DATE _____

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWING AS BEING A RE-SUBDIVISION OF ALL OF SUBLOT 3 AND A PORTION OF SUBLOT 2 IN ROOT FARM ALLOTMENT AS RECORDED IN VOLUME 8, PAGE 43 OF THE LORAIN COUNTY PLAT RECORDS AND A PORTION OF VACATED ROOT ROAD AND FURTHER KNOWN AS PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 21, I, THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS THE TRUE AND CORRECT LOCATION OF THE BOUNDARIES OF THE PROPERTY SHOWN THEREON, AND I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE CITY OF NORTH RIDGEVILLE IN CONNECTION WITH THE RE-SUBDIVISION OF THE PROPERTY SHOWN THEREON.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS THE TRUE AND CORRECT LOCATION OF THE BOUNDARIES OF THE PROPERTY SHOWN THEREON, AND I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE CITY OF NORTH RIDGEVILLE IN CONNECTION WITH THE RE-SUBDIVISION OF THE PROPERTY SHOWN THEREON.

MARK ROYALTON, INC.

BY _____

TITLE _____

NOTARIAL SEAL

COUNTY OF OHIO

DATE OF _____

APPEARING BEFORE ME, A NOTARY PUBLIC, AND KNOWING THE CONTENTS OF THE ABOVE SIGNED ORDER OF RE-SUBDIVISION, I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE CITY OF NORTH RIDGEVILLE IN CONNECTION WITH THE RE-SUBDIVISION OF THE PROPERTY SHOWN THEREON.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ 20____

CITY ENGINEER - CHRISTINA EMMERSON, P.E.

DATE _____

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE CITY OF NORTH RIDGEVILLE ORDINANCES FOR THE CITY OF NORTH RIDGEVILLE, OHIO THIS _____ DAY OF _____ 20____

SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF "ROOT FARM ALLOTMENT NO. 2" IS HEREBY APPROVED AND THE RIGHT-OF-WAY AS SHOWN HEREON IS ACCEPTED BY ORDINANCE NO. _____

THIS _____ DAY OF _____ 20____

BY _____

CLERK OF COUNCIL - NICHOLAS DORIAN

DATE _____

BY _____

COUNCIL PRESIDENT - JASON JACOBS

DATE _____

LAW DIRECTOR'S CERTIFICATION

APPROVED THIS _____ DAY OF _____ 20____

CITY OF NORTH RIDGEVILLE LAW DIRECTOR - BRIAN KENNEDY

DATE _____

BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934-7878 (440) 934-7879 FAX

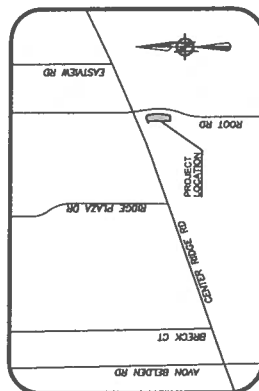
SHEET 1 of 1
 JOB NO. 24-6168

DRAWN BY: MAM
 CHECKED BY: JAC

GRAPHIC SCALE
 0 30 60
 15 (IN FEET)
 SCALE 1" = 30'

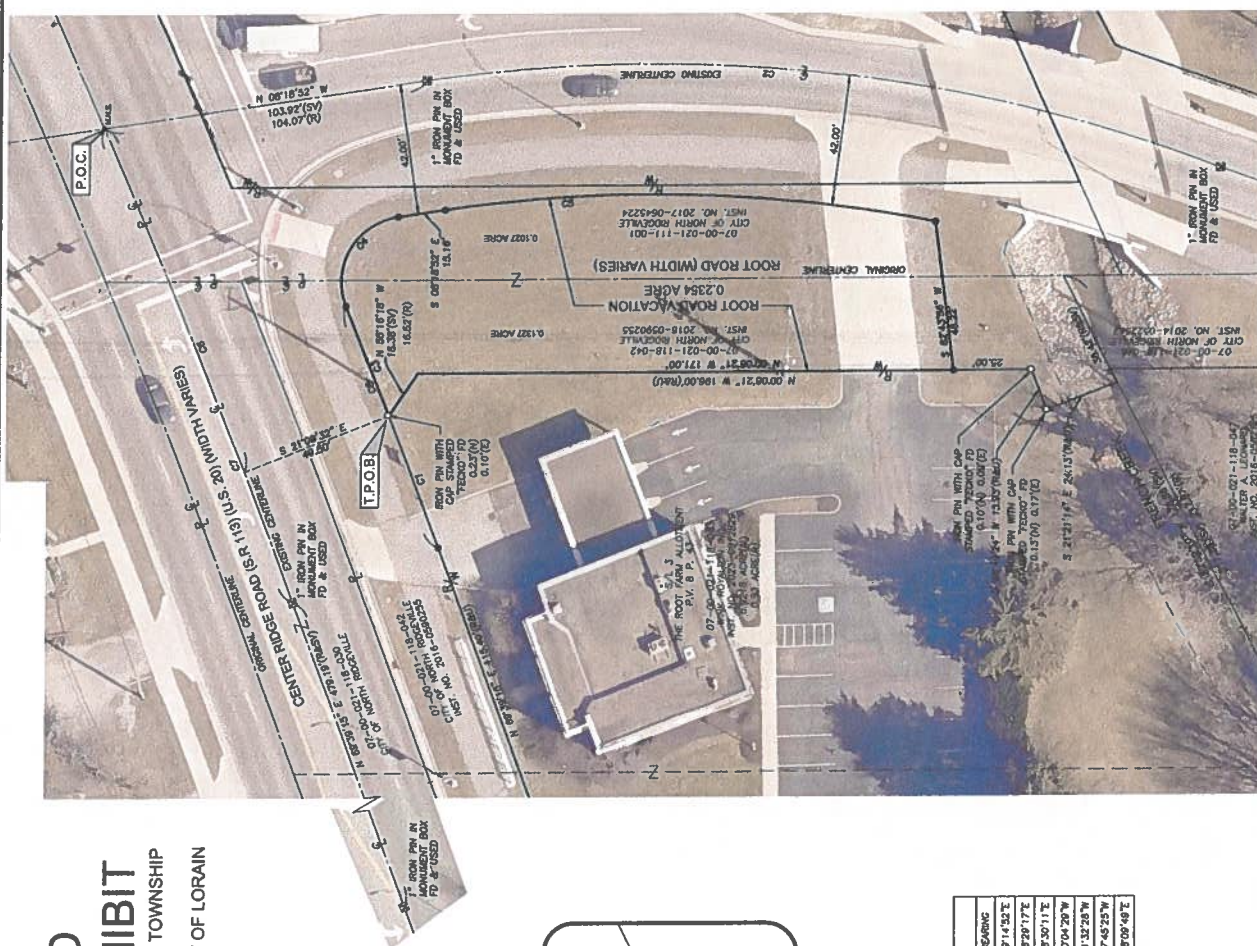
NOTES:
 1. THIS SURVEY WAS PERFORMED IN MAY OF 2024.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS ON SUBJECT PARCELS. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
 3. EASEMENT RECORDS ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY PLAT RECORDS AND SURVEY RECORDS AND LOT-20-22.13 RIGHT OF WAY PLANS.

ROOT ROAD
VACATION EXHIBIT
BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP
LOT NUMBER 21
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN
STATE OF OHIO

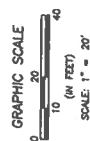


LOCATION MAP
-NOT TO SCALE-

	CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
	C1	3180.22' (R&L)	45.40' (R&L)	10° 48' 14" E	22.70'	40.07'	N 88° 14' 32" E
	C2	499.87' (R&L)	238.17' (R&L)	28° 38' 18" E	132.04'	255.32'	N 00° 37' 12" E
	C3	3180.22'		10° 40' 35" E	18.88'	37.77'	N 85° 50' 11" E
	C4	2100'	37.94'	103° 11' 15" E	26.65'	32.86'	N 00° 04' 20" W
	C5	457.67'	197.45'	19° 42' 39" E	79.51'	156.67'	S 01° 32' 58" E
	C6	3148.72'	119.20'	10° 07' 06" E	59.61'	118.18'	S 67° 45' 25" W
	C7	3148.72'	143.00' (R&L)	10° 07' 06" E	81.67'	158.18'	

[illegible]

- | LEGEND | 5/8" - 3" FROM REBAR BY CAP
STANDARD "BIRMALLI" INC. & SURV. SET |
|--------|---|
| ① | 5/8" - 3" FROM REBAR BY CAP |
| ② | STANDARD "BIRMALLI" INC. & SURV. SET |
| ③ | MAC NAIL SET |
| ④ | IRON PIP/PIPE FOUND AS INDICATED |
| ⑤ | CONCRETE FOUND |
| ⑥ | PROPERTY LINE |
| ⑦ | RIGHT OF WAY |
| ⑧ | CENTERLINE |
| ⑨ | FOUND |
| ⑩ | INSTRUMENT |
| ⑪ | MEASURED INFORMATION |
| ⑫ | NUMBER |
| ⑬ | POINT OF COMMENCEMENT |
| ⑭ | RECORD |
| ⑮ | SURVEYED INFORMATION |
| ⑯ | TRUE PLACE OF BEGINNING |
| ⑰ | USED INFORMATION |
| ⑱ | NORTH |
| ⑲ | SOUTH |
| ⑳ | EAST |
| ㉑ | WEST |



NOTES:

1. BEARINGS ARE BASED ON OHIO STATE PLANE NORTH ZONE MAGD(2011) GRID NORTH AS SURVEYED IN MAY OF 2024.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS ON SUBJECT PARCELS. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRUMWALL ENGINEERING & SURVEYING COMPANY.
3. PERTINENT RECORDS ARE AS SHOWN HEREON AND INCLUDE LOHMAN COUNTY TAX MAPS AND SURVEY RECORDS AND LOR-20-22-13 RIGHT OF WAY PLANS.
4. ALL UTILITIES WITHIN VACATION AREA TO REMAIN.

DATE:	<u>October 7, 2024</u>	1 ST READING:	<u>October 7, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

ORDINANCE NO. 2024-113

**AN ORDINANCE AMENDING ORDINANCE NO. 5590-2018,
BILLING AND COLLECTION.**

WHEREAS, on December 17, 2018, City Council adopted Ordinance 5590-2018 which created a new chapter entitled “Stormwater Utility”; and

WHEREAS, in section .11(a), *Billing and Collection*, the section states that service charges shall be assessed monthly according to N.R.C.O. 1045.05(h); and

WHEREAS, the correct code section referenced should be 1046.05(h) and in Ordinance No. 5590-2018, section (a) should read as follows: “Stormwater management service charges shall be assessed monthly according to N.R.C.O. 1046.05(h). ~~Payment shall be made within sixteen (16) days following the receipt of the statement of charges.~~”

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. Ordinance No. 5590-2018 is hereby amended in section .11(a) to read as follows: “Stormwater management service charges shall be assessed monthly according to N.R.C.O. 1046.05(h). Stormwater charges shall be billed on a joint statement with water and sewer charges, where applicable, and shall be payable at the Utilities Department.”

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____

MAYOR

DATE:	<u>October 7, 2024</u>	1 ST READING:	<u>October 7, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u></u>
		EFFECTIVE:	<u></u>

RESOLUTION NO. 2024-114

A RESOLUTION TO APPROVE THE APPLICATION MADE BY NANCY AND RICHARD SCHATMAN (TRUSTEES) TO HAVE CERTAIN LAND OWNED BY THEM DESIGNATED AS BEING LOCATED WITHIN AN AGRICULTURAL DISTRICT.

WHEREAS, the General Assembly of the State of Ohio has enacted Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code to permit the establishment of Agricultural Districts to preserve agricultural land, to exempt land in those Districts from the collection of specified utility assessments, to provide other benefits for land in those districts, to forbid township and county zoning from restricting certain farm markets, and to provide a right to farm by exempting generally accepted agricultural practices from air pollution laws and certain nuisance statutes, rules, and ordinances; and

WHEREAS, Section 929.03 (D) provides that the legislative authority of a municipal corporation may apply to the Water and Sewer Commission, created by division (B) of Section 1626.11 of the Ohio Revised Code, for an advance of money from the Water and Sewer Special Account, created by division (A) of Section 1525.11 of the Ohio Revised Code, in an amount equal to that portion of the costs of water and sewer improvement authorized by law that is to be financed by assessments whose collection would be prohibited on real property that is within an Agricultural District; and

WHEREAS, Section 929.02(B) provides that the legislative authority of a municipal corporation may reject or modify an application for inclusion in an Agricultural District filed pursuant to 929.02(A), if such rejection or modification is necessary to prevent a substantial, adverse effect on, among other things, the provision of municipal services within the municipality or the public health, safety or welfare; and

WHEREAS, the Water and Sewer Account, established by division (A) of Section 1525.11 of the Ohio Revised Code, has not yet been funded; and

WHEREAS, the legislative authority of a municipal corporation is required to review each application for inclusion in Agricultural Districts made by an owner of real property which is located within the municipal corporation by approving, rejecting, or approving with modifications within a statutory time frame; and

WHEREAS, Nancy And Richard Schartman (Trustees) have filed such an application, which is attached hereto and incorporated herein as though fully rewritten;

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, OHIO:

SECTION 1. Approves that application for all purposes encompassed by Sections 929.01 to 929.05 and 6111.034 of the Ohio Revised Code except for the following, which constitutes a modification authorized by Section 929.02(B) of the Ohio Revised Code, the necessity of which is demonstrated by the above recitals.

The real estate, which is the subject of the instant application, will not be deemed exempt from the collection of special assessments for water, sewer, or electrical service until the Council of the City of North Ridgeville deems itself assured of the receipt of such advanced funds.

At such time in the future when the Council shall resolve to enact any relevant improvement for which a special assessment must be levied upon real estate, including that which falls within the designation of an Agricultural District, the Clerk of Council's Office will notify all property owners, whose application for inclusion in an Agricultural District has been approved with the instant modification, by certified mail, return receipt requested, of the fact that such Resolution has been made.

At the time of such Resolution, Council will pursue the application for advancement of money from the Water and Sewer Commission to cover the assessments allocated to property located within Agricultural Districts. All property owners will be advised at public meetings of the progress and/or result of the Council's application for funds. Owners of property located within an Agricultural District will be notified of the result of such application by certified mail, return receipt requested.

At such time as the Council deems itself assured of the receipt of the advanced funds, it shall lift the instant modification and, thereby, grant exemption to all the properties located within Agricultural Districts, effective on the date of their original application. Otherwise, it may grant exemption with the modification pursuant to Section 929.02(B) of the Ohio Revised Code.

In the event that Council's application is rejected by the Commission, the instant modification will remain in effect and special assessment taxes will be levied upon property within an Agricultural District.

SECTION 2. That is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:

{{t:s;r:y;o:"President";w:100;h:18;}}

Jason R. Jacobs
PRESIDENT OF COUNCIL

ATTEST : {{t:s;r:y;o:"Clerk of Council";w:100;h:18;}}

Nicholas Ciofani
CLERK OF COUNCIL

APPROVED: {{t:t;r:y;o:"Mayor";l:"date";w:50;h:12;v:"0f4827a308018f98b11ae3923104685ff0c03070";}}

{{t:s;r:y;o:"Mayor";w:100;h:18;}}

Kevin Corcoran
MAYOR

☒ New Application
☐ Renewal Application
Received: <u>3/18/2024</u>

Owner Name: Maxwell Kuehenritter
 Phone: 440-865-9704 Mia Rader
 Email: mkuehenritter@gmail.com

CITY OF NORTH RIDGEVILLE
Office of the Clerk of Council

PROCEDURES FOR AGRICULTURAL DISTRICT APPLICATIONS

(New and Renewals)
 (O.R.C. Chapter 929 & NRCO 804.01)

1. A person who desires to have his property categorized as being within an Agricultural District must:
 - a) File an application with the County Auditor indicating that the property meets the minimum requirements; then
 - b) File an application with the Clerk of Council (approved by County Auditor first). The Clerk of Council shall charge a filing fee of \$75.00; and
2. After the application is filed with the Clerk of Council, Council shall conduct a public hearing no later than thirty days after the filing of said application with Clerk.
3. Notice of the time and place of such public hearing shall be served by certified mail, return receipt requested, on the applicant no later than ten days prior to the public hearing.
4. Notice of the public hearing shall be published in a newspaper of general circulation no later than seven days prior to the date of the public hearing.
5. Within thirty days of the public hearing Council may:
 - a) approve application;
 - b) modify the application and approve application as modified; or
 - c) reject application.

An application not modified or rejected in the time prescribed by a majority of Council, shall be deemed approved and become effective as of the date the application was filed with the Clerk of Council.

6. The Clerk of Council shall notify the applicant by certified mail, return receipt requested within five days of Council's decision to approve, modify or reject said application. The Clerk of Council shall also transmit a certified copy of Council's decision to the County Auditor along with the original application.
7. If the applicant disapproves of Council's decision to modify or reject the application, he may appeal to the Lorain County Court of Common Pleas within thirty days of receipt of the notice of modification or rejection.

☒ County Approval:
2/13/2024

☒ Filing Fee:
☐ Cash ☒ Check
 Receipt No. 153

☐ Public Hearing:
4/1/2024
 at 6:30 PM

☒ Notice Mailed:
3/20/2024

☒ Notice Published:
3/25/2024

☒ Notice of Council
 Decision Mailed:
4/19/2024

Updated 02/04/2020

Temp. Res. No. T
 Resolution No. 2024-46

Pending City Approval.

**APPLICATION FOR PLACEMENT OF
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

(See page 4 for General Information regarding this Application)

New Application _____
Renewal Application _____

RECEIVED

FEB 20 2024

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.
- Note:** See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

RECEIVED
2024 JAN 30 AM 10:01
LORAIN COUNTY
AUDITOR

A. **Owner's Name:** Maxwell Kuchenrither & Mia Rader

Owner's Address:
37542 Sugar Ridge Rd., N. Ridgeville, OH, 44039

Owner's Email (optional):¹

Description of Land as Shown on Property Tax Statement:
* see attached

Location of Property:
Street or Road-
County- Lorain

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
50-North Ridgeville	0700035101075	20.61
Total Number of Acres		20.61

- B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes _____ No X

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. _____

Action of County Auditor ⁺

Application Approved ☒ Rejected _____ *

Date Application Filed with County Auditor Jan. 30, 2024

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature J. Craig Indegross / if deputy Date Feb. 13, 2024

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant Feb. 13, 2024

Certified Mail No. _____ 9489 0090 0027 6477 2950 51

Action of Legislative Body of Municipal Corporation

Application Approved ☒ Approved with Modifications _____ * Rejected _____ *

Date Application Filed with Clerk March 18, 2024

Date of Public Hearing April 1, 2024

Date of Legislative Action April 15, 2024

Clerk's Signature [Signature] Date 4-17-2024

Date Decision Mailed and Emailed¹ to Applicant 4-19-2024

Email Address¹ mkuehenrimer32@gmail.com

OR

Date Decision Sent Certified Mail to Applicant 4-19-2024

Certified Mail No. 7018 2290 000 1966 0731

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT**A. WHO MAY FILE?**

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

B. WHERE TO FILE

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

C. WHEN TO FILE AND RENEWAL

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"Conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

F. ARE THERE ANY OTHER REQUIREMENTS?

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

H. APPEAL OF APPLICATION

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.



J.Craig Snodgrass, CPA, CGFM
Lorain County Auditor

Basic Search ▾ Advanced Search ▾

Parcel Report

Parcel Value Tax Residential Sales

Conveyance Title History Tax Payments

Special Assessments Switch

Parcel Number: 02000351001075

Owner: KUCHENRITHER MAXWELL J & PALMER MIA M

Location Address: 37542 SUGAR RIDGE RD NORTH RIDGEVILLE, OH 44089

Tax Bill Mailed To: 4156 JAYCOX RD AVON, OH 44011

Property Description: 50 - NO RIDGEVILLE CITY/NO RIDGEVILLE CSD

Tax District: 190

Land Use: 82019 - NORTH RIDGEVILLE SW

Acres: 20.61

School District: NORTH RIDGEVILLE CSD

Instrument Number:

Click here for Legal Disclaimer

**APPLICATION FOR PLACEMENT OF
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

(See page 4 for General Information regarding this Application)

New Application ☒
Renewal Application ☐

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- o List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- o Describe location of property by roads, etc., and taxing district where located.
- o State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- o A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- o If the acreage totals 10 acres or more, do not complete Part D.
- o If the acreage totals less than 10 acres, complete either D (1) or (2).
- o Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A.

Owner's Name:	Nancy J Schartman (trustee) Richard Schartman (trustee)
Owner's Address:	8576 Avon Belden Rd North Ridgeville
Owner's Email (optional):¹	
Description of Land as Shown on Property Tax Statement:	
Acreage: 98.3	
Acreage: 87.5	
Location of Property:	
Street or Road-	8576 Avon Belden Rd North Ridgeville; Chestnut Ridge Rd. North Ridgeville
County-	Lorain

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
50 N. Ridgeville CSD: Farm	0700026105001	98.3
50 N. Ridgeville CSD: Farm	0700036000045	87.5
Total Number of Acres		185.8

- B.** Does any of the land lie within a municipal corporation limit or subject to pending annexation?
Yes ☒ No ☐

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

DO NOT COMPLETE FOR OFFICIAL USE ONLY

CAUV Application No. 2018-0021

Action of County Auditor ★

Application Approved ☒ Rejected ☐ *

★ Pending City Approval

Date Application Filed with County Auditor 9-20-2024

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature J. Craig Snodgrass / J's deputy Date 9-20-2024

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address ¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

Action of Legislative Body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ * Rejected _____ *

Date Application Filed with Clerk _____

Date of Public Hearing _____

Date of Legislative Action _____

Clerk's Signature _____ Date _____

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address ¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

Agricultural District Application



- ☒ New Application
☐ Renewal Application

OWNER & PROPERTY INFORMATION

Nancy and Richard Schartman (trustees) 8576 Avon Belden Rd. N. Ridgeville
Owner name Owner address
440 327-3544 None
Owner phone Owner email

0700026105001 and 0700036000045

Permanent parcel number(s)

Nancy J. Schartman 9.23.24
Owner signature Richard Schartman (trustee) Date 9/23/2024

APPLICATION PROCEDURES (FOR CITY USE)

1. A person who desires to have his property approved for inclusion in an Agricultural District must:
 - a. File application with the Lorain County Auditor indicating that the property meets the minimum requirements; then
☐ County Approval
Date: _____
 - b. File application with the Clerk of Council, if approved by Lorain County Auditor, with the required \$75 filing fee.
☒ Filing Fee: ☒ Cash ☐ Check
Date: 9.23.2024
2. After the application is filed with the Clerk of Council, Council shall conduct a public hearing no later than 30 days after the filing of the application with the Clerk.
☐ Public Hearing
Date: _____
Time: _____
3. Notice of time and place of the public hearing shall be served by certified mail, return receipt requested, on the applicant no later than ten days prior to the public hearing.
☐ Notice of Hearing
Date mailed: _____
4. Notice of the public hearing shall be published in a newspaper of general circulation no later than seven days prior to the public hearing.
☐ Notice of Hearing
Date published: _____
5. Within thirty days of the public hearing, Council may approve the application; modify the application and approve application as modified; or reject the application.
Resolution #: _____
☐ Approve
☐ Approve as modified
☐ Reject
6. The Clerk of Council shall notify the applicant by certified mail within five days of Council's decision to approve, modify or reject the application. The Clerk shall also transmit a certified copy of Council's decision to the Lorain County Auditor with the original application.
☐ Notice of Council Decision
Date mailed: _____
7. If the applicant disapproves of Council's decision, he may appeal to the Lorain County Court of Common Pleas within thirty days of receipt of the notice.

Receipt_Kuchenrither

Ledger Account	Account Name	Receipt For	Amount
101.000.800892	Other Revenue	9.23.2024 Agricultural District Filing Richard Scharman Address: 8576 Avon Belden Rd Purpose: Farm	\$75.00

890.000.800892	Other Revenue	(Only if the funds could potentially be refunded/returned to the resident)
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Total Deposit (cash)	<u>\$75.00</u>
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