

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
November 4, 2024**

CALL TO ORDER:

President Jacobs called the Monday, November 4, 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.

Moved by President Jacobs and seconded by Winkel to suspend the bylaws to amend the agenda to add the North Ridgeville Planning Commission report dated October 8, 2024, regarding St. Peter's project under New Business.

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

Yes – 7 No – 0

Moved by President Jacobs and seconded by Winkel to suspend the bylaws to amend the agenda to add Ordinance Number 2024-134 under First Readings.

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

Yes – 7 No – 0

Moved by President Jacobs and seconded by Winkel to suspend the bylaws to amend Ordinance Number 2024-129 by substitution that was submitted to City Council before the meeting.

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

Yes – 7 No – 0

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the following City Council Minutes.:

- City Council Public Hearing Minutes dated October 21, 2024.
- City Council Public Hearing Minutes dated October 21, 2024; and

- 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.

Civil Service Commission Meeting Minutes dated October 28, 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 was allowed three minutes to speak.

Tereasa L. Marquis and Robert Marquis, who reside at 9424 Foxboro Drive, provided an annual report on the community garden and the community care section of the community garden. The garden has 95x15 twenty plots, and the plot fees are twenty dollars. The community garden has had a waiting list for three years. Seventy-five gardeners participated in the community garden for 2024, fifty-seven were repeats from 2023, and there were 18 new gardeners. Bill Ramsey and his volunteers planted weed in the community care area, and 4,733 pounds of produce were harvested; 2,499 went to community care, and 2,234 went to the North Ridgeville Senior Center. Mrs. Marquis thanked the City for their support.

Moved by Swenk and seconded by Abens to suspend the bylaws to amend Ordinance Number 2024-129 by substitution that was submitted to City Council before the meeting.

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

Yes – 7 No – 0

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Swearing in for Steven Accord to the position of Fire Lieutenant.
- Under the first readings, the Mayor requested an emergency passage on several pieces of legislation that would need the emergency for RES.NO. 2024-126, RES. NO. 2024-127, ORD. NO. 2024-128, ORD. NO. 2024-129, ORD. NO. 2024-130, ORD. NO. 2024-131, and ORD. NO. 2024-133.
- Public Survey: Regional Metroparks Trails Connectivity Study—Metroparks organizations for Lorain, Cuyahoga, Medina, Lake, and Geauga counties are collaborating with the Northeast Ohio Areawide Coordinating Agency (NOACA) to develop a trail network that

connects people throughout the region to opportunities, resources, jobs, destinations and each other. Help shape the future of our trails by taking the second survey and sharing your thoughts on creating better, safer trail options for everyone! The survey will remain open until December 20, 2024. Visit the city's website at nridgeville.org to access the survey.

- Election Day—Tuesday, November 5, 2024 is Election Day. Polling locations are open from 6:30 a.m. until 7:30 p.m. For more information or a polling location, contact the Lorain County Board of Elections or visit their website at voteloraincountyohio.gov.
- Dementia Friends Education Session, November 7, 2024—Did you know North Ridgeville is a Dementia-Friendly community? Education and resource information sessions are held throughout the year as part of ongoing efforts to educate and inform the community. The next one-hour session, free and open to the public, will be held Thursday, November 7, 2024, at 6:00 p.m. at the Senior Center.
- City Hall Offices Closed - City Hall offices will be closed on Monday, November 11, 2024, during Veterans Day. Thank you for serving our country and protecting our freedoms.
- Coffee & Conversation, November 18, 2024—The Mayor's monthly Coffee & Conversation on Monday, November 18, 2024, at 8:30 a.m. in Council Chambers. I hope to see you there!

Mayor Corcoran concluded his report.

2. Engineer:

City Engineer Christina Eavenson provided the following update.:

- Acknowledged that the city has had great weather recently.
- Capital Road Improvement—four active residential sites looking to get streets this year, including Hampton Place 8, Harvest Point Phase 3, Crossings at French Creek Phase 1, and Ridgeville Farms.
- Recently held a preconstruction kickoff for Ruf Briquetting.
- The Active Transportation Steering Committee met at the end of October, and the final touches are being made to the TLCl plan. Once enacted, engineering can use those identified sidewalks and Trail needs for future planning.
- Engineering had much better results this year with our backflow test requirements only had to turn off about 5 people in 2024 out of 2,000.
- Lastly, engineering continues to coordinate between NOACA and First Energy to get the EV charging stations scheduled to be installed at the back of the Senior Center parking area.

City Engineer Christina Eavenson concluded her report.

3. Director of Finance:

Finance Director April Wilkerson:

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

- Resolution No. 2024-126—Authorizing Fund Transfers and Advances.
- Resolution No. 2024-127—Authorizing Fund Advances.
- Ordinance No. 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.
- Resolution No. 2024-129—Amending 2024 Annual Appropriations.
- Resolution No. 2024-134—A Resolution authorizing the execution of then and now.

Finance Director April Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following report:

August 2024 Police Department Report.
September 2024 Police Department 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:

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.

PC ACTION: Approved by a vote of 4-0 with the following conditions:

Allow shared parking

Variances received from the BZBA for setback

Future submission of an administrative approval of a landscape plan
Lot consolidation

****BZBA variance approved on October 24, 2024.****

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 for the St. Peter Catholic Church project.

Councilman Shaffer inquired if the project would impact where the BP station is being cleaned up.

President Jacobs explained that the proposed project is right next to the church where it currently stands, so it will not impact the project.

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

Yes – 7 No – 0

RECESS:

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

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

Yes – 7 No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

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

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-126.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations.

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

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to adopt 2024-126 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-126.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

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

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-127.

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

Moved by DeVries and seconded by Awig to add the emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations.

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

Moved by DeVries and seconded by Awig to adopt 2024-127 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-127.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

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)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-128.

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

Moved by DeVries and seconded by Awig to add the emergency clause to submit the note to start the requested project.

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

Moved by DeVries and seconded by Awig to adopt 2024-128 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-128.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2024-129 Amended - An Ordinance amending Ordinance Number 6121-2023 of the City of North Ridgeville, Ohio, providing appropriations for the period commencing January 1, 2024 and ending December 31, 2024.

(Introduced by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-129.

Finance Director Wilkerson added that the amended version includes the debt service payment for Performance Lane Tiff from Lorain County.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to add the emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations.

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

Yes – 7

No – 0

Moved by DeVries and seconded by Awig to adopt 2024-129 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for **Ordinance Number 2024-129.**

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

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)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-130.

Mayor Corcoran noted that the building the city allowing Modern Massage to lease is the old R&K building.

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 move forward with the lease agreement.

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 2024-130 with the emergency clause.

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

Ordinance Number 2024-130.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

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)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-131.

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 purchase a one-ton Ford F550 Dump Truck with plow and accessories for the Public Works Department before winter.

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 2024-131 with the emergency clause.

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

Ordinance Number 2024-131.

Yes – 7

No – 0

Clerk of Council Nicholas Ciofani:

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)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for 2024-132.

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 purchase a one-ton Ford F550 Dump Truck with plow and accessories for the Public Works Department before winter.

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 2024-132 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-132.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

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)

This Ordinance was referred to the Committee of the Whole for further review and then third readings.

Clerk of Council Nicholas Ciofani:

R 2024-134 A Resolution authorizing the execution of Then and Now Certificates for various purchase orders.
(Introduced on the floor by Mayor Corcoran)

Moved by DeVries and seconded by Awig to dispense with the second and third readings for 2024-134.

Councilman Shaffer requested the meaning of a Then and Now Certificate.

Finance Director Wilkerson explained that a Then and Now Certificate authorizes the fiscal officer to pay an invoice for which the purchase order came after the invoice date. The Then and Now Certificates are budget items passed by the council for the 2024 appropriations.

A voice vote was taken, and the motion carried.

Yes – 6 No – 1 (Shaffer)

Moved by DeVries and seconded by Awig to add the emergency clause to ensure that the Finance Department has the necessary resources to meet its financial obligations.

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

Yes – 6 No – 1 (Shaffer)

Moved by DeVries and seconded by Awig to adopt 2024-134 with the emergency clause.

Councilman Shaffer expressed that he was not comfortable voting for the legislation because he had not had time to read it.

Finance Director Wilkerson reiterated that the Then and Now Certificate is more procedural. The City can't pay the invoices without Council's approval because they exceed its financial limitation. She added that the legislation is asking for approval to actually pay the invoices in that the City budgeted and appropriated

Councilman DeVries added that Mr. Shaffer was not part of the budget appropriations in 2023. He added that the legislation also covers emergency equipment for the city. Mr. DeVries expressed that expenditures come up, and the city has to keep the ambulances, fire trucks, and police cars going.

Councilman Shaffer inquired about the “warranted or a payment.”

Ms. Wilkerson explained that “warranted or a payment” refers to the Finance Department paying invoices. It is also referenced in the Ohio Revised Code.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-134.
Yes – 67 No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

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)

This Ordinance was moved to third reading.

THIRD READINGS:

Councilman Winkel recused himself from the meeting due to a conflict of interest from Ordinance Number 2024-94.

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; Second Reading on 10-21-2024)

Moved by Swenk and seconded by Abens to adopt 2024-94.

A roll call vote was taken on the adoption, and the motion carried for
Ordinance Number 2024-94.
Yes – 6 No – 0

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; Second Reading on 10-21-2024)

Moved by Swenk and seconded by Abens to adopt 2024-113.

A roll call vote was taken on the adoption, and the motion carried for
Ordinance Number 2024-113.
Yes – 6 No – 0

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; Second Reading on 10-21-2024)

Moved by Abens and seconded by Swenk to adopt 2024-114.

A roll call vote was taken on the adoption, and the motion carried for
Ordinance Number 2024-114.
Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

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

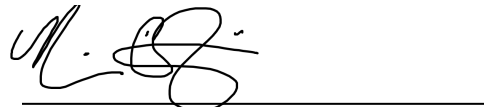
ADJOURNMENT:

President Jacobs adjourned the meeting at 7:40 p.m.

Approval of minutes on November 18, 2024:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL