

**NORTH RIDGEVILLE CITY COUNCIL
REGULAR MEETING MINUTES
December 16, 2024**

CALL TO ORDER:

President Jacobs called the Council meeting on Monday, December 16, 2024, 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 in attendance were Mayor Kevin Corcoran, City Engineer Christina Eavenson, Finance Director April Wilkerson, Law Director Brian Moriarity, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the Committee of the Whole Meeting Minutes dated December 2, 2024, Public Hearing Meeting Minutes dated December 2, 2024, and Regular City Council Meeting Minutes dated December 2, 2024. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Board of Zoning and Building Appeals Meeting Minutes dated November 21, 2024
Planning Commission Meeting Minutes dated December 10, 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.

No lobby.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran remarked the following.:

- Under the first readings, the Mayor requested an emergency passage on several pieces of legislation that would need the emergency for ORD.NO. 2024-139, ORD.NO. 2024-143, ORD. NO. 2024-144, RES. NO. 2024-145, and RES. NO. 2024-146.
- Notice of Examination: Full Time Patrol Officer Class D and Full Time Firefighter/Paramedic Class D. The Civil Service Commission is offering open, competitive written examinations to establish an eligibility list for both entry-level Patrol Officer Class D and entry-level Firefighter/Paramedic Class D positions. Testing and applications will be accepted through February 17, 2025. To obtain the application packets, visit the city's website at nridgeville.org.
- Parks and Recreation Commission Vacancy - North Ridgeville Parks & Recreation is currently accepting applications to fill a vacancy on the Parks & Recreation Commission. Interested residents should complete the Application for Membership available on the City's website at nridgeville.org and email it directly to Parks & Recreation Director Kevin Fougousse. The deadline to submit an application is 4:30 p.m. on Friday, January 3, 2025.
- City Hall Offices – Holiday Closures - City Offices will be closed Tuesday and Wednesday, December 24, 2024, December 25, 2024, and Wednesday, January 1, 2025, in observance of Christmas and New Year's. Wished everyone a very Merry Christmas and a Healthy and Happy New Year!

Mayor Corcoran concluded his report.

2. Engineer:

Civil Engineer Eric Brown provided the following update.:

- Last month, Engineering sent out about 6,200 letters to businesses and residents with structures predating 1989 in hopes of having them verify their water service material by performing a simple test. Received over 600 responses thus far and are working with the City's Communications Coordinator to get the word out to generate more responses. There are a few years to report back to OEPA for the data collection, but the City wants to stay on top of it.
- The Stoney, Avalon, and Mills roundabout still plans to open up to traffic this year. However, there will be some additional improvements that the City will have to pick up next spring, including the asphalt walking path on the Avon side, the landscaping within the center islands, the tree lawn areas, and the North Ridgeville Monument sign. Hopefully, there will be little impact on the through traffic.

- The Maddock Road culvert has been installed, and the City is waiting for the contractor to replace the roadway section before it is open, which will be in the next few weeks.
- The Division hopes for some dry weather to get more road segments in before the new year, including Harvest Point, Ridgeville Farms, and Hampton Place, which keeps the field guys busy.
- When the field staff are not busy, they work on varied investigations and data collection. One of those endeavors includes reviewing existing street lighting. Currently, in the city, most street lighting is either High-Pressure Sodium, which typically has a yellow glow, or LED, which typically has a brighter white or even blue tint. Most of the streetlights are maintained by First Energy, which has recently announced that they will only use LED lamps. Engineering often gets requests to investigate lighting. The division reviews these areas and tries to prioritize the needs by looking at many factors, including intersections, bends, and the amount of traffic.

City Engineer 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.

- Ordinance No. 2024-144—Amending 2024 Annual Appropriations.
- Resolution No. 2024-145—Authorizing Transfers and Advances.
- Resolution No. 2024-146—Authorizing Transfers and Advances.
- Ordinance No. 2024-139—2025 Annual Appropriations.

Finance Director April Wilkerson concluded her report.

4. Other Reports:

President Jacobs noted the following report:

November 2024 Building Division Monthly Report
November 2024 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORT(S):

There were none.

CORRESPONDENCE:

OLD BUSINESS:

There were none.

NEW BUSINESS:

1. PPZ2024-0318 City Limits, 39462 Center Ridge Rd, PPN 07-00-046-101-006
Owner: Stephen Joseph, 36821 Sugar Ridge Rd, North Ridgeville, OH 44039. Proposal consists of rezoning property to B-3 Highway Commercial District. Property is zoned I-3 Heavy Industrial District.

PC ACTION: Approved by a vote of 5-0.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the City Limits proposed project.

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

Yes – 7

No – 0

2. PPZ2024-0320 The Crossing at French Creek, 5725 Avon Belden Rd, PPN 07-00-019-000-010, 07-00-020-101-001, -042

Applicant: Thom Sutcliffe, Drees Homes, 6860 W. Snowville Rd, Suite 105, Brecksville, OH 44141. Proposal consists of final plat for Phase 1 of The Crossing at French Creek Subdivision. Property is zoned R-1 Residence District (Chapter 1282).

PC ACTION: Approved by a vote of 5-0 with the following conditions: (1) tree selection will be approved by City Arborist, (2) there will be a reconciliation of the excessive tree clearing with additional tree planting along French Creek, (3) landscape treatment of open spaces will be more clearly defined, (4) collaborate with the city to install storm sewer along SR 83, and (5) Engineering will perform final review of sidewalk location on SR 83.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the Crossing at French Creek proposed project.

Councilman Shaffer wanted to note that his residents have concerns about the sewer being dumped into French Creek.

Engineer Eavenson explained that the drainage already goes to French Creek, and they are working with the developer to improve the area's public storm sewer. The developer has to follow all development and drainage regulations. There would be a small impact.

Councilman Shaffer wanted to know if there are requirements for sidewalks.

Engineer Eavenson explained that the approved plan includes sidewalks along State Route 83 and in the development. However, other homeowners are not forced to install sidewalks.

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

Yes – 6

No – 1 (Shaffer)

3. PPZ2024-0321 North Ridgeville City Schools Transportation Center, 7001 Ranger Way, PPN 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River Street, Willoughby, OH 44094. Proposal consists of constructing a new transportation and maintenance center.

Property is zoned R-1 Residence District.

PC ACTION: Approved by a vote of 5-0 with the following conditions: (1) staff will review the final photometric lighting plan for the parking lot for compliance, (2) tree selection will be approved by the City Arborist, and (3) the approval is subject to recommendations of the final traffic study.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the North Ridgeville City Schools Transportation Center proposed project.

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

Yes – 7 No – 0

4. PPZ2024-0322 North Ridgeville City Schools High School, 34600 Bainbridge Rd, PPN 07-00-016-104-233

Applicant: Claire Bank, ThenDesign Architecture, 4230 River St, Willoughby, OH 44094.

Proposal consists of Phase 1 development (early site work) for the new high school.

Property is zoned R-1 Residence District.

PC ACTION: Approved by a vote of 5-0 with the following conditions: (1) the approval is subject to the recommendations of the final traffic study, (2) a buffer strip is provided along the east property line, and (3) the applicant reviews switching the location of the new proposed retention basin with the parking lot to provide adjacent residents additional buffering.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the North Ridgeville City Schools High School proposed project.

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

Yes – 7 No – 0

5. Zoning Code Diagnosis

Review & Recommendation of Zoning Code Diagnosis.

PC ACTION: Accepted and recommended by a vote of 5-0.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the Zoning Code Diagnosis.

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

Yes – 7 No – 0

6. Active Transportation Plan

Review & Recommendation of Active Transportation Plan and Safe Routes to School Plan.

PC ACTION: Accepted and recommended by a vote of 5-0.

Moved by Abens and seconded by Swenk to approve the Planning Commission action for the Active Transportation Plan.

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:

O 2024-142 An Ordinance amending Section 854.99 Penalty of N.R.C.O Chapter 854
Peddlers, Canvassers and Solicitors.
(Introduced by Mayor Corcoran)

This Ordinance was moved to Second Reading.

Clerk of Council Nicholas Ciofani:

O 2024-143 An Ordinance authorizing the Mayor of North Ridgeville to enter into a contract
with the Western Reserve Area on aging in the amount of \$13,050.00.
(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Winkel to dispense with the second and
third readings for 2024-143.

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

Moved by Mayor Corcoran and seconded by Winkel to add the emergency clause to
enter into a contract to commence on January 1, 2025.

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 Winkel to adopt 2024-143 with the
emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-143.
Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

O 2024-144 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 Winkel to dispense with the second and third
readings for 2024-143.

A voice vote was taken, and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Winkel 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 Winkel to adopt 2024-144 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-144.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

R 2024-145 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 2024-145.

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 in a timely manner.

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

Yes – 7 No – 0

Moved by DeVries and seconded by Awig to adopt 2024-145 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-145.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

R 2024-146 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 2024-146.

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 and make the appropriate transfers to the correct accounts.

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 2024-146 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Resolution Number 2024-146.

Yes – 7

No – 0

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

- O 2024-136 An Ordinance amending the Zoning Map of the City of North Ridgeville such that Permanent Parcel Number 07-00-046-101-006, located at 39462 Center Ridge Road, be rezoned from I-3 Heavy Industrial District to B-3 Highway Commercial District.

(Introduced by Mayor Corcoran; First Reading on 11-18-2024; Planning Commission Meeting on 12-10-2024)

This Ordinance moved to Third Reading.

Clerk of Council Nicholas Ciofani:

- O 2024-139 An Ordinance providing appropriations for current expenses and other expenditures of the City of North Ridgeville, Ohio, for the period commencing January 1, 2025, And ending December 31, 2025.

(Introduced by Mayor Corcoran; First Reading on 12-02-2024)

Moved by DeVries and seconded by Winkel to dispense with the third reading for 2024-139.

A voice vote was taken, and the motion carried.

Yes – 7

No – 0

Moved by DeVries and seconded by Devries to add the emergency clause to submit to the State in a timely manner.

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

Yes – 7

No – 0

Moved by Devries and seconded by Awig to adopt 2024-139 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried for
Ordinance Number 2024-139.
Yes – 7 No – 0

Councilman DeVries and Councilman Abens thanked Finance Director Wilkerson for preparing the budget and expressed that the process is very valuable.

Mayor Corcoran thanked everyone for their participation in the process.

Finance Director Wilkeson expressed her appreciation for the Department heads and Division heads' assistance in preparing the 2025 budget.

THIRD READINGS:

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, First Reading on 11-04-2024; Committee of the Whole on 11-18-2024; Second reading 12-02-2024)

Moved by Swenk and seconded by Winkel to adopt 2024-133.

A roll call vote was taken on the adoption, and the motion carried for **Ordinance Number 2024-133.**
Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

1. The next Regular City Council meeting will be on Monday, January 6, 2025, at 7:00 p.m. in Council Chambers.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:27 p.m.

Approval of minutes on January 6, 2025:



Jason Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL