

**NORTH RIDGEVILLE CITY COUNCIL
MEETING MINUTES
November 21, 2022**

CALL TO ORDER:

President Jacobs called the Monday, November 21, 2022, 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, Dennis Boose, President Pro-Tem Bruce Abens, Clifford Winkel, Georgia Awig, and Martin DeVries.

Also present were Mayor Kevin Corcoran, Safety Service Director Jeffry Armbruster, Law Director Brian Moriarty, Auditor April Wilkerson, Assistant Engineer Eavenson, Clerk of Council Nicholas Ciofani, and Assistant Clerk of Council Fijabi Gallam.

MINUTES - Corrections (if any) and approval:

President Jacobs asked if there were any corrections to the City Council meeting minutes dated November 7, 2022, and City Council Public Hearing minutes dated November 7, 2022. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes.:

Board of Zoning and Building Appeals Special Meeting Minutes dated November 1, 2022
Planning Commission Meeting Minutes dated November 8, 2022

LOBBY:

President Jacobs opened the lobby session. He asked anyone that would like to speak to come to the podium and state their name and address for the record. He further added that each person is allowed three minutes to speak.

Veterans Memorial

Jim Maleski at 6088 W. Breezeway Drive, thanked the City Council for their support in the Veterans Memorial. Mr. Maleski provided a report on what the North Ridgeville Veterans Memorial Board is doing and plans to do. The Board is comprised of a former State Commander of the VFW, a former Councilman, members of the City Charter Committee, school teachers, bank managers, and President Mark Steinbrunner. The Board received donations from people and companies in the city. The Board is a 501(c)3

organization that meets once a month. The Board has a website that anyone could visit to learn about what the Board does. The original cost for the memorial was \$250,000, but the cost increased due to the cost of materials. The Board is looking at a new contractor. A rough estimate for the memorial project was sent to the Parks and Recreation Department, and they are trying to get a more accurate amount for the budget. The Board talked to the County to help with the drainage on the property for the memorial.

Moved by Boose and seconded by DeVries to allow an additional three minutes for Jim Maleski to provide an update on the Veterans Memorial.

A voice vote was taken and the motion carried.

Yes – 7 No – 0

Mr. Maleski continued by talking about the proposed Ordinance T 159-2022. He expressed his appreciation for the legislation. He asked City Council to keep the line amount open for accepting the grant from the State. He added that he has received many thank yous for the memorial. He thanked the City Council and the administration for the legislation and support.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran provided the following report.:

- Under first readings, the Mayor would be requesting emergency passage on T 162-2022 an ordinance amending Ordinance 5967-2022 an ordinance to advertise for bids and enter into a contract for the Barres Road realignment project by increasing the “not to exceed amount” to \$275,000. He would like to dispense the second and third readings and add the emergency clause in order to move forward with this project.
- Remarked that the City Hall Offices would be closed on Thursday, November 24, 2022, and Friday, November 25, 2022, in observance of the Thanksgiving holiday.
- In an attempt to beautify our cemeteries, the North Ridgeville Cemetery Department asked the residents to help in clearing all plastic and artificial flowers and any other weathered decorations by November 27, 2022. All items left would be disposed of beginning November 28, 2022.
- Added that the Parks & Recreation Department is hosting a holiday food & toy drive to benefit North Ridgeville Community Care. Non-perishable food items and toys in original packaging could be dropped off at City Hall, Parks & Recreation, and at the Senior Center now through December 2, 2022.
- Remarked that the 22nd annual Holiday on the Ridge, sponsored by the North Ridgeville Visitors Bureau, is held on Saturday, December 3, 2022. Attendees could experience the magic of the holidays by visiting 30 businesses, open houses, craft shows, and special events. The kick-off event starts at 10:00 a.m. at My Wood Loft with the High School Spectrum of Sound performance and a

special visit by Santa. On December 3, 2022, at 5:00 p.m. at South Central Park, the annual tree lighting ceremony would take place.

Moved by Mayor Corcoran and seconded by Swenk to suspend the bylaws and put T 165-2022 under first readings for the November 21, 2022, Council Meeting Agenda.

A roll call vote was taken and the motion carried.

Yes – 7 No – 0

Mayor Corcoran concluded his report.

2. Safety-Service Director:

Safety Service Director Armbruster was excused from the meeting.

3. Engineer:

Assistant Engineer Eavenson provided the following updates.:

- The contractor for Eastview Avenue Sanitary Sewer Extension started clearing the project site.

Assistant Engineer Eavenson concluded her report.

4. Auditor:

Auditor Wilkerson discussed the following:

- T 163-2022 - is a permanent appropriation that is needed to provide the Auditor's Office with the necessary resources to meet the City's financial obligations. She requested the City Council to adopt the legislation with the emergency clause.

Auditor Wilkerson concluded her report.

5. Other Reports:

President Jacobs noted the following reports.:

October 2022 Fire Department Report
October 2022 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORT(S):

There was none.

CORRESPONDENCE:

There was none.

OLD BUSINESS:

There was none.

NEW BUSINESS:

The North Ridgeville Planning Commission took action on the following items at their Regular Meeting on November 8, 2022:

1. Hampton Place Phase 7, North Ridgeville, OH 44039, PPN 07-00-029-000-057

Applicant: Valore Properties, Inc, 23550 Center Ridge Rd, Westlake, OH 44145. The proposal consists of 18 cluster lots and 24 single-family lots (42 lots total) for Phase 7 of the Hampton Place Subdivision. Property is zoned R-1.

PC ACTION: Approved by a vote of 4-0 with the conditions to receive map revision from FEMA for lots 341 & 340, receive No-Rise Certificate, and administratively the setbacks be reviewed to meet code.

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

Councilman Abens explained that Phase 7 is the second to the last phase for the Hampton Place Subdivision. Two lots were put on condition because of the possibility that they might be in a flood region. The developer is not sure until they do their surveys. The no-rise is to protect the residents in the development from more flood issues.

Moved by Abens and seconded by Swenk approve the Planning Commission action for Hampton Place Phase 7.

A roll call vote was taken and the motion carried.

Yes – 6 No – 1 (Swenk)

2. Chipotle, 34800 Center Ridge Rd, North Ridgeville, OH 44039, PPN 07-00-016-101-047

Applicant: Cardinal Realty, LLC, 1305 Boardman Canfield Rd, Suite 8, Youngstown, OH 44512. The proposal consists of constructing a new restaurant with a pick-up window on a .88-acre lot to be split off from North Ridge Plaza on Center Ridge Road. Property is zoned B-2.

PC ACTION: Approved by a vote of 4-0 with the conditional use for the drive-thru window, noting that there is no point of order but it is a pick-up window only.

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

Councilman Abens reiterated that Chipotle is not having a drive-thru window. It is only operating for preorder pickup. Chipotle is going in front of Marc's Store and putting in greenery where asphalt is located.

Moved by Abens and seconded by Winkel to approve the Planning Commission action for the Chipotle plans.

A roll call vote was taken and the motion carried.

Yes – 7 No – 0

RECESS:

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

A voice vote was taken and the motion carried.

Yes – 7 No – 0

FIRST READINGS:

Ordinance and Resolution submittal(s)

Clerk of Council Nicholas Ciofani:

T 162-2022 AN ORDINANCE AMENDING ORDINANCE 5967-2022 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 BARRES ROAD REALIGNMENT PROJECT AND OTHER APPURTENANCES, BY INCREASING THE NOT TO EXCEED AMOUNT TO \$275,000.00.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the second and third readings for T 162-2022.

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 encumber the money before the end of the fiscal year and start the project.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Swenk to adopt T 162-2022 with the emergency clause.

Councilwoman Swenk expressed that she believed that the project needs to move forward because there is an increase in accidents at the intersection. This legislation would help decrease accidents.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 162-2022 becomes **Ordinance number 6017-2022.**

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 163-2022 AN ORDINANCE AMENDING ORDINANCE NUMBER 5889-2021 OF THE CITY OF NORTH RIDGEVILLE, OHIO, PROVIDING APPROPRIATIONS FOR THE PERIOD COMMENCING JANUARY 1, 2022, AND ENDING DECEMBER 31, 2022.

(Introduced on the floor by Mayor Corcoran)

{ Clerk notes: The initial motion that was made by Councilman DeVries was not recognized with a second and by the Chair. At any time before the voting, a Council Member may move to withdraw his or her motion. No second is required, nor is the motion to withdraw amendable or debatable. }

Auditor Wilkerson explained that T 163-2022 needs to be amended by substitution that was given to the City Council before the meeting. There was a formula error under the special revenue category which the total line should be \$16,700 giving a total fund amendment of \$93,300.

Councilman DeVries withdrew his previous motion.

Moved by DeVries and seconded by Boose to amend T 163-2022 with the substitution that was presented to the City Council before the meeting.

A roll call vote was taken and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Boose to dispense with the second and third readings for T 163-2022 Amended.

A voice vote was taken and the motion carried.

Yes – 7 No – 0

Moved by DeVries and seconded by Boose to add the emergency clause to provide the Auditor's Office with the necessary resources to meet the City's financial obligations.

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

Yes – 7 No – 0

Moved by DeVries and seconded by Boose to adopt T 163-2022 Amended with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 163-2022 Amended becomes **Ordinance number 6018-2022**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 64-2022 AN ORDINANCE PROVIDING APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE PERIOD COMMENCING JANUARY 1, 2023, AND ENDING DECEMBER 31, 2023.

(Introduced by Mayor Corcoran)

This ordinance moved forward to Second Reading.

Clerk of Council Nicholas Ciofani:

T 165-2022 A RESOLUTION AUTHORIZING THE APPROPRIATION OF A PORTION OF PERMANENT PARCEL #04-000-121-03-102 WHICH IS NECESSARY FOR THE DEVELOPMENT AND CONSTRUCTION OF A TRAFFIC ROUNDABOUT AT THE INTERSECTION OF STONEY RIDGE ROAD AND MILLS ROAD.

(Introduced on the floor by Mayor Corcoran)

Mayor Corcoran explained that the legislation is needed to move forward with the peanut roundabout. The negotiations have been going on for a while and all options were considered before moving forward with litigation.

Councilman Boose wanted to know if the legislation would give the City authorization to take all necessary steps to appropriate the acreage and the amount that was considered.

Mayor Corcoran explained that going to court would be the necessary step. He added that there was an appraisal for the piece of property and the legislation is to move forward with court proceedings.

Law Director Moriarty added that the appraised amount was \$36,000, but the City is waiting for the court to decide on the amount that should be paid. Once the courts determine the amount, the legislation would come back to City Council to approve the amount.

Councilman Boose understood the court's proceedings would lead to eminent domain.

Councilwoman Swenk wanted to know if the purchase is only for land.

Mayor Corcoran explained that it is only for land.

Moved by Mayor Corcoran and seconded by Winkel to amend T 165-2022 Section 1 replacing a period with a comma in the acreage amount.

A roll call vote was taken and the motion carried.

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by DeVries to dispense with the second and third readings for T 165-2022 Amended.

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 proceed with the eminent domain process.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by DeVries to adopt T 165-2022 Amended with the emergency clause.

Councilman Boose expressed his concerns regarding the eminent domain process and he would like to give the homeowners every opportunity to agree.

Mayor Corcoran reiterated that there were multiple conversations with the owner regarding the piece of property and the owner does not want to sell the property due to wanting more than the appraised amount.

Councilman DeVries expressed that the roundabout is needed and there is a safety issue at Stoney Ridge Road and Mills Road. His main focus is to make sure the intersection is safe for the residents.

Councilman Abens wanted to know how much the asking price was from the owner.

Mayor Corcoran explained that the amount is not close to the appraised amount.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 165-2022 becomes **Ordinance number 6018-2022.**

Yes – 5 No – 2 (Swenk and Boose)

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

T 156-2022 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH CLIFFORD WINKEL FOR THE PURCHASE OF REAL PROPERTY IN THE AMOUNT OF \$83,000.00.

(Introduced by Mayor Corcoran; First Reading on 11-7-2022)

This ordinance moved forward to Third Reading.

Clerk of Council Nicholas Ciofani:

T 158-2022 AN ORDINANCE AMENDING ORDINANCE NO. 5857-2021, WHICH AUTHORIZED THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO LEASE/PURCHASE A SINGLE AXLE DUMP TRUCK WITH PLOW AND ACCESSORIES FROM THE STATE BID LIST OR STATE CO-OP, OR TO ADVERTISE FOR BIDS AND ENTER INTO A 5-YEAR LEASE/PURCHASE AGREEMENT, SUBJECT TO ANNUAL APPROPRIATIONS, WITH AN OUTSIDE VENDOR ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, NOT TO EXCEED \$250,000.00.

(Introduced on the floor by Mayor Corcoran; First Reading on 11-7-2022)

This ordinance moved forward to Third Reading.

Clerk of Council Nicholas Ciofani:

T 159-2022 A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO ACCEPT GRANT MONIES FROM THE OHIO FACILITIES CONSTRUCTION COMMISSION, AND MAKE DISBURSEMENTS TO THE NORTH RIDGEVILLE VETERANS MEMORIAL GROUP FOR THE ARMED SERVICES VETERANS MEMORIAL LOCATED IN SOUTH CENTRAL PARK.

(Introduced on the floor by Mayor Corcoran; First Reading on 11-7-2022)

This ordinance moved forward to Third Reading.

Clerk of Council Nicholas Ciofani:

T 160-2022 AN ORDINANCE AMENDING EXHIBIT “A” OF NORTH RIDGEVILLE ORDINANCE 2725-93 TO MAINTAIN INTERNAL WAGE PARITY BETWEEN CERTAIN DEPARTMENT HEADS, SUPERVISORY EMPLOYEES, AND CONFIDENTIAL EMPLOYEES IN 2022.

(Introduced on the floor by Mayor Corcoran; First Reading on 11-7-2022)

This ordinance moved forward to Third Reading.

Clerk of Council Nicholas Ciofani:

T 161-2022 AN ORDINANCE AMENDING NORTH RIDGEVILLE ORDINANCE 5596-2018 TO MAINTAIN INTERNAL WAGE PARITY BETWEEN CERTAIN DEPARTMENT HEADS, SUPERVISORY EMPLOYEES, AND CONFIDENTIAL EMPLOYEES IN 2022.
(Introduced on the floor by Mayor Corcoran; First Reading on 11-7-2022)

This ordinance moved forward to Third Reading.

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

T 136-2022 Amended AN ORDINANCE AMENDING NORTH RIDGEVILLE CODIFIED ORDINANCE CHAPTER 1650 AS A RESULT OF A RECENTLY PASSED STATE LAW CONCERNING THE DISCHARGE OF FIREWORKS.
(Introduced by Mayor Corcoran; First Reading on 9-06-2022; COW meeting on 10-03-2022; COW report to Council on 10-17-2022)

Moved by Swenk and seconded by Awig to adopt T 136-2022 Amended.

Councilman Boose thanked the administration and City Council for working through this legislation. He added that the next step is to make sure the residents are aware of what the legislation entails in different communication avenues in the city.

Councilwoman Swenk wanted to know if the legislation needed an emergency.

Law director Moriarty explained that an emergency is not needed due to 30 days coming before the next holiday.

Mayor Corcoran expressed that the City planned to advertise the key components of using fireworks to the public, but he can't help them if they do not read the notices.

Councilman Abens want to make sure the Police Department is educated about the fireworks legislation, so they could enforce any fireworks issues.

President Jacobs remarked that the T 136-2022 Amended does amend the City's existing ordinance concerning the discharge of fireworks and incorporates the State Laws that went into effect in July 2022. The safety precautions are outlined in the State Fire Code.

A roll call vote was taken on the adoption and the motion carried. T 136-2022 Amended becomes
Ordinance number 6019-2022.

Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

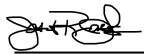
- The next Regular Council meeting will be on Monday, December 5, 2022, at 7:00 p.m. in City Council Chambers.

President Jacobs wished everyone a Happy Thanksgiving and he is thankful for working with the residents and administration of North Ridgeville.

ADJOURNMENT:

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

Approval of minutes on December 5, 2022:



Jason R. Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL