

**NORTH RIDGEVILLE CITY COUNCIL
MEETING MINUTES
September 6, 2022**

CALL TO ORDER:

President Jacobs called the Tuesday, September 6, 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, Martin DeVries, and Georgia Awig.

Also present were Safety Service Director Jeffry Armbruster, Law Director Brian Moriarty, City Engineer Dan Rodriguez, Auditor April Wilkerson, 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 August 15, 2022. No discussion was offered. The meeting minutes stand approved as submitted.

President Jacobs noted the following minutes:

Safety Committee Meeting Minutes dated July 11, 2022

Tax Abatement Review Board (TARB) Meeting Minutes dated August 1, 2022

Planning Commission Meeting Minutes dated August 9, 2022

Civil Service Commission Meeting Minutes dated August 22, 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.

There were none.

ADMINISTRATORS REPORTS:

1. Mayor:

Mayor Corcoran provided the following report.

- Requested an emergency passage on On tonight's agenda under first readings, I will be requesting emergency passage on two pieces of legislation. T 135-2022 an ordinance authorizing the disposal of vehicles and equipment no longer needed for municipal purposes. I would like to move to dispense of the second and third readings and add the emergency clause in order to move forward with sending the items to the auto auction and removing them for our inventory.
- Requested an emergency passage on Also under first readings is T 137-2022 a resolution of support for the Ohio Public Works Commission to submit an application for OPWC State Capital Improvement funding for the Maddock Road Box Culvert over Watson Ditch project. I would like to move to dispense of the second and third readings and add the emergency clause in order to move forward with the application to meet OPWC's deadline.
- I am excited to share the City now has a Facebook page. Please follow us at City of North Ridgeville Government for the latest news.
- The current energy markets are experiencing unprecedented price volatility. NOPEC is not immune to these current market conditions and is working hard to try and protect residents and small businesses from dramatic price spikes and unfair rates and fees. The current NOPEC electric price, however, is more than the current utility's Price to Compare (PTC). This is because the utility's rate is based off the price of energy that was purchased over 11 months ago when prices were much lower.
- NOPEC announced all 550,000 electric customers enrolled in the Standard Program Price option will temporarily be transitioned to the utility default service for the remainder of the year and into Spring 2023. NOPEC will immediately notify the electric utilities to return its Standard Program Price accounts to the default service. Depending on each customer's meter read date, it may take one to two billing cycles for the transfer to take effect. NOPEC is forecasting that energy markets will normalize and its electric rates will be in line with the utilities' newly established Price to Compare and all eligible customers in NOPEC member communities will be notified by mail that they will be automatically re-enrolled in NOPEC at that time, unless they notify NOPEC that they wish to opt out.
- The Service Department is doing a great job with paving this year. They finished Gail Drive last week and started milling today on Hadaway Street, James Road and Mark Court with paving to follow. Visit the city's website at nridgeville.org for the most up to date schedule.

Mayor Corcoran concluded his report.

2. Safety-Service Director:

3. Engineer:

Engineer Rodriguez reported the following.:

- On August 18, 2022, some corrective pavement work is planned on Mills Road Bridge, east of State Route 83. The work would start around 8:00 a.m. and end in the afternoon.
- Lorain Road Water Main Extension tie-ins have been completed. Restoration of the yards left for the project.
- Center Ridge Road Sanitary Sewer Project – the final surface layer of pavement is scheduled to go out if it does not rain.

4. Auditor:

Auditor Wilkerson remarked that the July 2022 Financial Report was distributed to the City Council and was posted on the City's website for public review.

5. Other Reports:

President Jacobs noted the following reports:

June 2022 Police Department Report
July 2022 Building Department Report
July 2022 Fire Department Report
July 2022 Water Distribution and EPA Report

COUNCIL COMMITTEE REPORT(S):

There was none.

CORRESPONDENCE:

Clerk of Council Nicholas Ciofani:

Notice to Legislative Authorities from the Department of Commerce - Division of Liquor Control to give the legislative authorities a chance to object to any renewal of liquor permit by September 2, 2022. If determined that there are no permit premises within the City of North Ridgeville jurisdiction that the City of North Ridgeville wishes to object to, there is no need for any action. The renewal applications for those premises

would be submitted by the permit holders and would be processed by the Division and issued as appropriate.

OLD BUSINESS:

There was none.

NEW BUSINESS:

Clerk of Council Nicholas Ciofani:

The following appeared before Planning Commission at the **TUESDAY, AUGUST 09, 2022** regular meeting.:

Scooter's Coffee, Vacant lot on Center Ridge next to Blue Falls Car Wash, North Ridgeville, OH 44039, PPN 07-00-016-101-026

Applicant: Ryan Mann, Shops on Center Ridge, LLC, 5050 Detroit Rd, 44035. Proposal consists of a retail drive through coffee establishment and would include preparation of remaining property for future development. Property is zoned B-3.

PC ACTION: Approved by a vote of 5-0

Conditions: Split face block for the dumpster and exclude the sign package from the improvement plans.

Moved by Abens and seconded by DeVries to approve the Planning Commission action.

Councilman Boose noted that he would be excusing his still from the vote since he is an adjacent property owner to avoid any conflict of interest.

A roll call vote was taken and the motion carried.

Yes – 6 No – 0 Abstained – 1 (Boose)

James Cahlik, State Farm, 36525 Center Ridge Rd, North Ridgeville, OH 44039, PPN 07-00-028-103-140

Applicant: Anthony Cerny, Architectural Design Studios, Inc., 620 E Smith Rd, Suite E2, Medina, OH 44256. Proposal consists additional parking. Property is zoned B-5/R-1.

PC ACTION: Approved by a vote of 4-0-1 Smolik Abstained

Conditions: Parking lot with 9 spaces and 5 lands banked spots, maintain driveway in the current location, replace the tree that would be cut down, waive the requirement to install

a post-type street light and run utilities underground, sidewalk extension across the property.

Moved by Abens and seconded by DeVries to approve the Planning Commission action.

A voice vote was taken and the motion carried.

Yes – 7 No – 0

Root Development, east side of Root Rd. just south of Lorain Rd, North Ridgeville, OH 44039, PPN's 07-00-011-103-077, 07-00-014-106-009, 07-00-011-103-227

Applicant: Ryan Schultheiss, 36097 Westminister Ave, North Ridgeville, OH 44039. Proposal consists of final plat for Harvest Pointe phase 3. Property is zoned R-1.

PC ACTION: Approved by a vote of 5-0

Condition: Landscaping shall match the previous two phases.

Moved by Abens and seconded by DeVries to approve the Planning Commission action.

Councilman Abens remarked that this project is in its final phase of development.

A roll call vote was taken and the motion carried.

Yes – 6 No – 1 (Swenk)

RECESS:

Moved by Boose and seconded by Winkel 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 123-2022 A RESOLUTION REVISING COMMUNITY REINVESTMENT AREA REQUIREMENTS BY AMENDING RESOLUTION NO. 768-94.
(Introduced by Mayor Corcoran)

This ordinance moved forward to Second Reading.

Clerk of Council Nicholas Ciofani:

T 124-2022 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER(S) FOR THE EASTVIEW AVENUE SANITARY SEWER EXTENSION AND OTHER APPURTENANCES, IN AN AMOUNT NOT TO EXCEED \$400,000.00.

(Introduced by Mayor Corcoran)

This ordinance moved forward to Second Reading.

Clerk of Council Nicholas Ciofani:

T 125-2022 AN ORDINANCE 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 ROADWAY EXTENSION OF CYPRESS AVENUE TO AN INTERSECTING POINT WITH LORAIN ROAD, IN AN AMOUNT NOT TO EXCEED \$1,400,000.00.

(Introduced by Mayor Corcoran)

This ordinance moved forward to Second Reading.

Clerk of Council Nicholas Ciofani:

T 126-2022 AN ORDINANCE 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 REPLACEMENT OF WATER MAINS AND OTHER APPURTENANCES ON STONEY RIDGE ROAD IN THE CITY OF NORTH RIDGEVILLE, IN AMOUNT NOT TO EXCEED \$400,000.00.

(Introduced by Mayor Corcoran)

This ordinance moved forward to Second Reading.

Clerk of Council Nicholas Ciofani:

T 127-2022 AN ORDINANCE AMENDING ORDINANCE 5964-2022, WHICH AUTHORIZED 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 2022 TRAFFIC PAINT STRIPING AND OTHER APPURTENANCES, BY INCREASING THE “NOT TO EXCEED” AMOUNT FROM \$100,000.00 TO \$115,000.00.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Boose to dispense with the second and third readings for T 127-2022.

Councilman Boose wanted to know if the City received the bid and waiting to accept the bid.

City Engineer Rodriguez remarked that they received a bid back at \$109,500 which is the allowable amount that the City could afford for the project. The City only budgeted \$100,000 and legislation is needed to increase the amount to cover the cost.

A voice vote was taken and the motion carried.

Yes – 7 No – 0

Moved by Boose and seconded by Winkel to add the emergency clause to accept the bids at the current price and move the project forward.

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

Yes – 7 No – 0

Moved by Boose and seconded by Winkel to adopt T 127-2022 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 127-2022 becomes **Ordinance number 5985-2022**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 128-2022 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH BRYAN CHARLES GOLAY AND RIANNON ANGELIQUE GOLAY FOR THE PURCHASE OF VACANT LAND IN THE AMOUNT OF \$15,000.00, PLUS ANY ADDITIONAL COSTS SUCH AS CUSTOMARY CLOSING COSTS.

(Introduced by Mayor Corcoran)

Moved by Mayor Corcoran and seconded by Abens to dispense with the second and third readings for T 128-2022.

Councilman Boose wanted to know the amount of the parcel that is being acquired.

City Engineer Rodriguez remarked that the City is not buying their whole property, only pieces of the corners from the two parcels - only acquiring 0.14 acres of the parcels.

Councilman Boose wanted to know if there would be a lot spit.

City Engineer Rodriguez added that there would not be a lot split. New deeds would be recorded for the right-of-way that is given to the City. The remaining parcel would stay on the original deed.

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 move the roundabout project forward.

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

Yes – 7 No – 0

Moved by Mayor Corcoran and seconded by Abens to adopt T 128-2022 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 128-2022 becomes **Ordinance number 5986-2022**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 129-2022 AN ORDINANCE 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 EXTENSION OF A WATER MAIN AND OTHER APPURTENANCES ON MILLS ROAD IN THE CITY OF NORTH RIDGEVILLE, IN AMOUNT NOT TO EXCEED \$400,000.00.

(Introduced by Mayor Corcoran)

This ordinance moved forward to Second Reading.

SECOND READINGS:

Clerk of Council Nicholas Ciofani:

T 121-2022 AN ORDINANCE 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 PERMANENT IMPROVEMENTS OF COUNCIL CHAMBERS, NOT TO EXCEED \$100,000.00.

(Introduced by Mayor Corcoran; First Reading on 8-01-2022)

Moved by Mayor Corcoran and seconded by Swenk to dispense with the third reading for T 121-2022.

Councilman Winkel wanted to know the reason for the emergency.

Mayor Corcoran explained that they are looking at the availability of contractors and locking in the estimate because of the cost of materials.

Councilman Boose added that he looked at the plans and wanted the Mayor to consider putting the outlets and USB ports at each station.

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 move forward with the project to lock in the estimate.

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

Yes – 7 No – 0

Moved by DeVries and seconded by Winkel to adopt T 121-2022 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 121-2022 becomes **Ordinance number 5987-2022**.

Yes – 7 No – 0

Clerk of Council Nicholas Ciofani:

T 122-2022 AN ORDINANCE AMENDING THE PENALTY SECTION OF N.R.C.O. SECTION 432.30(g)(1), STOPPING FOR SCHOOL BUS.
(Introduced by Councilwoman Swenk; First Reading on 8-01-2022)

Moved by Swenk and seconded by Boose to dispense with the third reading for T 122-2022.

A voice vote was taken and the motion carried.

Yes – 7 No – 0

Moved by Swenk and seconded by Boose to add the emergency clause being the immediate necessity to provide for the health, safety, and welfare of the children of the City of North Ridgeville that are starting school soon.

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

Yes – 7 No – 0

Moved by Swenk and seconded by Boose to adopt T 122-2022 with the emergency clause.

Councilman DeVries commended Mrs. Swenk and the Mayor's administration on the creation of the legislation. He added that he hoped there is a marketing campaign to go along with the legislation to make people aware of the problem.

Councilman Abens added that he hoped that the ordinance makes the school buses more visible to the public.

Councilman Jacobs expressed that he agreed with all the comments regarding the violations of bus passing that continue to be a problem in the city. He added that the City Council is committed to providing for the safety, health, and welfare of the entire community. He thanked Mrs. Swenk for taking the lead and for her efforts in introducing the legislation. He also thanked the North Ridgeville City Schools Transportation Department and the City's administration. He reiterated the reason for the legislation.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 122-2022 becomes **Ordinance number 5988-2022**.

Yes – 7 No – 0

THIRD READINGS:

Clerk of Council Nicholas Ciofani:

T 115-2022 AN ORDINANCE AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW WITH THE LOWEST AND BEST BIDDER FOR THE STONEY RIDGE ROAD, MILLS ROAD, AND AVALON DRIVE ROUNDABOUT PROJECT AND OTHER APPURTENANCES, NOT TO EXCEED \$1,487,500.00.

(Introduced by Mayor Corcoran; First Reading on 7-18-2022; Second Reading on 8-01-2022)

Moved by Mayor Corcoran and seconded by DeVries to add the emergency clause to improve the safety of the intersection and to start the bid process.

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

Yes – 7 No – 0

Moved by Abens and seconded by DeVries to adopt T 115-2022 with the emergency clause.

A roll call vote was taken on the adoption, with the emergency, and the motion carried. T 115-2022 becomes **Ordinance number 5989-2022**.

Yes – 7 No – 0

MEETING ANNOUNCEMENTS:

President Jacobs noted the following:

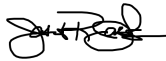
- The next Regular Council meeting will be on Tuesday, September 6, 2022, at 7:00 p.m. in City Council Chambers due to the Labor Day holiday.

Councilman Jacobs announced that Councilman Dennis Boose was the recipient of the Golden Kernel Award at the North Ridgeville Corn Festival. The award is for residents that are involved in the community and made North Ridgeville a better place to live. Mr. Jacobs expressed his congratulations to Mr. Boose.

ADJOURNMENT:

President Jacobs adjourned the meeting at 7:35 p.m.

Approval of minutes on September 6, 2022:



Jason R. Jacobs
PRESIDENT OF COUNCIL



Nicholas Ciofani
CLERK OF COUNCIL