



NORTH RIDGEVILLE CITY COUNCIL

North Ridgeville City Hall
Council Chambers
7307 Avon Belden Road
North Ridgeville, Ohio 44039

President of Council Kevin Corcoran

President Pro-Tem Bernadine R. Butkowski
Council member Roseanne Johnson
Council member Terrence P. Keenan

Council member Dennis J. Boose
Council member Dr. Ronald F. Arndt
Council member Robert Olesen

Mayor G. David Gillock
Clerk of Council George E. Smith

Monday, August 17, 2015 AGENDA - REGULAR MEETING

1. **CALL TO ORDER: 7:30 P.M.**
2. **INVOCATION:**
3. **PLEDGE OF ALLEGIANCE:**
4. **ROLL CALL:**
5. **MINUTES - Corrections (if any) and approval:**

Council meeting minutes of August 3, 2015
(Council action required)

Please note:
Planning Commission meeting minutes of August 11, 2015

6. **LOBBY:**
7. **ADMINISTRATOR'S REPORTS:**
 - A. **Mayor**
 - B. **Safety-Service Director**
 - C. **Engineer**
 - D. **Auditor**

July 2015 Financial report

E. Other Reports

July 2015 Fire Department report
July 2015 Support Car report
July 2015 Water Distribution reports

8. COUNCIL COMMITTEE REPORTS:

9. CORRESPONDENCE:

10. OLD BUSINESS:

11. NEW BUSINESS:

Liquor Permit requests/renewals/transfers

A request for a new liquor permit from Beck Suppliers, Inc. DBA Friendship Food Store 93, 38800 Center Ridge Road.

(Council Action: _____ **move to not request a hearing as stated in the application so that this permit can be sent to the State for final disposition by August 31, 2015.)**

Planning Commission action(s) taken at the August 11, 2015 meeting:

APPLICANT: Robert Reese, Aventis Development, 2251 Front Street, Suite 105, Cuyahoga Falls, Ohio 44221.

OWNER: Bagley Lorain Properties, LLC, 9095 Gatestone Road

REQUEST: Preliminary plan approval for an assisted living facility in a Special Development District.

LOCATION: 33734 Bagley Road in a Special Development District; Parcel no. 07-00-011-102-149 and -150

PC ACTION: Approved by a vote of five to zero.

(Council action required)

APPLICANT: Robert Orovets, ThenDesign Architecture, 4135 Erie Street, Willoughby, Ohio 44094

OWNER: Conrad's Tire Realty Company, Inc. 14577 Lorain Avenue, Cleveland, Ohio 44111

REQUEST: Approval to remove front parking and add parking in the rear of the property.

LOCATION: 34043 Center Ridge Road in a B-3 District; Parcel no. 07-00-017-130-009

PC ACTION: Approved by a vote of five to zero.

(Council action required)

Ordinance and Resolution submittal(s)

- T 120-2015 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH PRADCO FOR PROFESSIONAL SERVICES RELATING TO COMPETITIVE PROMOTIONAL EXAMINATIONS AND THE ASSESSMENT PROCESS FOR A CLASSIFIED POSITION IN THE FIRE DEPARTMENT WITHIN THE CITY OF NORTH RIDGEVILLE, NOT TO EXCEED \$25,000.00.
(Introduced by Mayor Gillock)
- T 121-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.
(Introduced by President Corcoran)
- T 122-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.
(Introduced by President Corcoran)
- T 123-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.
(Introduced by President Corcoran)

- T 124-2015 AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH RIDGEVILLE TO BE A PUBLIC PURPOSE; DECLARING A PORTION OF SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; COMPENSATING THE SCHOOL DISTRICT FOR REVENUE NOT REALIZED; DESIGNATING INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL BENEFIT SUCH PROPERTY; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND.
(Introduced by President Corcoran)
- T 125-2015 AN ORDINANCE AMENDING ORDINANCE NO. 5254-2015, WHICH AUTHORIZED THE CENTER RIDGE ROAD WIDENING SANITARY SEWER PROJECT AND OTHER APPURTENANCES, BY INCREASING THE AMOUNT FROM \$1,000,000.00 TO \$1,600,000.00.
(Introduced by Mayor Gillock)
- T 126-2015 AN ORDINANCE CREATING A PENALTY IN N.R.C.O CHAPTER 1294, SUPPLEMENTAL REGULATIONS, FOR FAILING TO CALL FOR BUILDING INSPECTIONS.
(Introduced by CBO Guy Fursdon)
- T 127-2015 A RESOLUTION TO APPROVE THE EXPENDITURE OF FUNDS TO CT CONSULTANTS IN THE AMOUNT OF \$9,687.60.
(Introduced by Mayor Gillock)
- T 128-2015 A RESOLUTION DESIGNATING FINANCIAL INSTITUTIONS AS PUBLIC DEPOSITORIES.
(Introduced by Mayor Gillock)
- T 129-2015 AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO, KNOWN AS THE ZONING CODE ORDINANCE, TO REZONE THE FOLLOWING LAND: LOCATED AT THE INTERSECTION OF MEADOW LAKES BLVD. AND CENTER RIDGE ROAD; PERMANENT PARCEL NUMBERS 07-00-040-000-005, 07-00-040-000-015, 07-00-040-000-018, 07-00-033-102-024 AND 07-00-033-102-025 (AS SHOWN BY LEGAL DESCRIPTION ATTACHED); FROM B-2 CENTRAL BUSINESS DISTRICT AND R-1 RESIDENCE DISTRICT TO R-2 MULTIPLE RESIDENCE DISTRICT AND OWNED BY RIDGE MINERALS, LLC.
(Introduced by petition of Ridge Minerals, LLC on 08/11/2015)

12. **RECESS:**

13. FIRST READINGS:

- T 103-2015 AN ORDINANCE ADOPTING THE NATIONAL ELECTRICAL CODE IN N.R.C.O. CHAPTER 1426.
(Introduced by Mayor Gillock; Referred to B&L on 07/06/2015; B&L on 07/20/2015; Report accepted on 08/03/2015)
- T 105-2015 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 242.05: *SERVICE DEPARTMENT* AND DEFINING THE GROUNDS MAINTENANCE SUPERVISOR POSITION.
(Introduced by Mayor Gillock; Referred to Admin on 07/06/2015; Admin on 07/20/2015; Report accepted on 08/03/2015)
- T 106-2015 AN ORDINANCE AMENDING ORDINANCE NUMBERS 3268-97 AND 3710-2001, PARKS AND RECREATION MAINTENANCE SUPERVISOR AND DEFINING THE ASSISTANT GROUNDS MAINTENANCE SUPERVISOR POSITION.
(Introduced by Mayor Gillock; Referred to Admin on 07/06/2015; Admin on 07/20/2015; Report accepted on 08/03/2015)
- T 107-2015 AN ORDINANCE AMENDING ORDINANCE NUMBER 2725-93 AND SUBSEQUENT AMENDMENTS THERETO, UP TO AND INCLUDING THE MOST RECENT AMENDMENT, BY CHANGING AND/OR ESTABLISHING THE PAY RATE SCALE OF THE FULL-TIME POSITION OF ASSISTANT GROUNDS MAINTENANCE SUPERVISOR.
(Introduced by Mayor Gillock; Referred to Admin on 07/06/2015; Admin on 07/20/2015; Report accepted on 08/03/2015)
(This needs amended by substitution)
- T 118-2015 AN ORDINANCE ACCEPTING CERTAIN STREETS/IMPROVEMENTS LOCATED IN THE PIONEER RIDGE PHASE 9 SUBDIVISION AT WATERBURY, AND DEDICATING THEM FOR PUBLIC PURPOSES.
(Introduced by Mayor Gillock)
- T 119-2015 AN ORDINANCE REPEALING N.R.C.O. SECTION 1062.15, *BURIAL OF INDIGENTS*.
(Introduced by Mayor Gillock)

14. SECOND READINGS:

- T 99-2015 A RESOLUTION DECLARING THE CITY'S SUPPORT OF THE PRESERVATION OF COMMERCIAL USE AND VIABILITY OF PARCELS OF REAL PROPERTY EFFECTED BY THE U.S. RT. 20 (CENTER RIDGE ROAD) IMPROVEMENT PROJECT IN CIRCUMSTANCES WHERE GOVERNMENTAL ACQUISITION OR APPROPRIATION OF REAL PROPERTY INTERESTS RENDER ANY PARCEL NONCONFORMING UNDER THE NORTH RIDGEVILLE CODIFIED ORDINANCES ZONING AND BUILDING REGULATIONS.
(Introduced by Mayor Gillock; Referred to B&L and PC on 06/15/2015; B&L on 07/06/2015; PC on 07/14/2015; B&L and PC reports accepted on 07/20/2015; First reading on 08/03/2015)

T 114-2015 AN ORDINANCE ADOPTING THE SOLID WASTE MANAGEMENT PLAN FOR THE LORAIN COUNTY SOLID WASTE MANAGEMENT DISTRICT FOR 2016-2025.

(Introduced by Mayor Gillock; First reading on 08/03/2015)

T 115-2015 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT
Amended TO EXCEED \$600,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, TO PROVIDE FUNDS TO PAY COSTS OF IMPROVING THE CITY'S SANITARY SEWERAGE SYSTEM BY CONSTRUCTING, RECONSTRUCTING AND REHABILITATING SANITARY SEWERS, SANITARY SEWER CONNECTIONS, MANHOLES AND CLEAN OUTS, TOGETHER WITH NECESSARY APPURTENANCES AND WORK INCIDENTAL THERETO.

(Introduced by Mayor Gillock; Amended by substitution on 08/03/2015; First reading on 08/03/2015)

15. THIRD READINGS:

T 110-2015 AN ORDINANCE AMENDING N.R.C.O. CHAPTER 1210.04, *PUBLIC HEARINGS; NOTICE*.

(Introduced by Mayor Gillock; First reading 07/20/2015; Second reading 08/03/2015)

T 113-2015 AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO APPROVE, ADOPT, ENACT AND PUBLISH NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; AND TO REPEAL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH.

(Introduced by Mayor Gillock; First reading 07/20/2015; Second reading 08/03/2015)

16. MEETING ANNOUNCEMENTS:

- The next regular Council meeting will be on **Tuesday, September 8, 2015 at 7:30 P.M.** in Council Chambers due to the Labor Day holiday.

17. ADJOURN: