Monday, June 18, 2007
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 Minutes of regular meeting held June 4, 2007
   motion to approve ________________ 2nd ________________ vote ________________

   Please note:
   Board of Zoning and Building Appeals Minutes of regular meeting May 24, 2007
   Planning Commission Minutes of regular meeting June 12, 2007
6. MAYOR AND DIRECTORS REPORTS:

• Mayor

• Safety-Service Director

• Engineer

• Auditor

Auditor’s Written Financial Report for May 2007

motion to approve ____________________ 2nd ____________________ vote _______________

• Other Reports

Please Note:

Mayor’s Court Monthly Report for May

Planning Commission Report to Council of regular meeting June 12, 2007:

APPLICANT: Kevin Crow, Harvest Ridge Assembly of God, 35600 Lorain Road
OWNER: Harvest Ridge Assembly of God, 35600 Lorain Road
REQUEST: Approval to add 20 parking spaces to an existing off-street parking facility
LOCATION: 35600 Lorain Road in an R-1 and I-2 District
Permanent Parcel No. 07-00-024-101-109
PC ACTION: Approved by a vote of five to zero with a condition that the retention calculations be presented to the Engineer

motion to approve ____________________ 2nd ____________________ vote _______________
APPLICANT: Daniel J. Neff, P.E., Neff & Associates, 6405 York Road, Parma Heights, OH 44130
OWNER: Butternut Grove Partners, 25700 Science Park Drive, Suite 270, Beachwood, OH 44122
REQUEST: Preliminary plan approval for Subdivision known as Butternut Grove, Phase 3
LOCATION: End of existing Plantation Place in an R-1 District
Permanent Parcel No. 07-00-013-000-436 & a portion of 07-00-013-000-135
PC ACTION: Approved by a vote of five to zero

motion to approve ____________________ 2nd ____________________ vote _______________

APPLICANT: Daniel J. Neff, P.E., Neff & Associates, 6405 York Road, Parma Heights, OH 44130
OWNER: Butternut Grove Partners, 25700 Science Park Drive, Suite 270, Beachwood, OH 44122
REQUEST: Final plat approval for Subdivision known as Butternut Grove, Phase 3
LOCATION: End of existing Plantation Place in an R-1 District
Permanent Parcel No. 07-00-013-000-436 & a portion of 07-00-013-000-135
PC ACTION: Approved by a vote of five to zero

motion to approve ____________________ 2nd ____________________ vote _______________

APPLICANT: Valore Properties, Inc., 23550 Center Ridge Road
OWNER: Same
REQUEST: Final plat approval for Hampton Place Subdivision
LOCATION: Vacant lots on Avon Belden Road in an R-1 District
Permanent Parcel Nos. 07-00-029-000-003, -004, -005, -006, -068, -074, -075, -076 & -081
PC ACTION: Approved by a vote of five to zero contingent upon the sewer plan being agreeable to the Engineer and street names being agreeable to emergency services

motion to approve ____________________ 2nd ____________________ vote _______________
APPLICANT: John T. O’Neill, Center Ridge Nursing Home, 38600 Center Ridge Road
OWNER: Bradley Center Ltd., 34100 Center Ridge Road, Suite10
REQUEST: Approval to add assisted living units and parking to existing nursing home facility
LOCATION: 38600 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-046-107-016
PC ACTION: Approved by a vote of five to zero contingent based on a west road access for the Fire Department, storm water management and a variance being approved by the BZA

motion to approve ____________________ 2nd ____________________ vote _______________

T 64-2007

AN ORDINANCE AMENDING SECTION 1240.01 OF THE CODIFIED ORDINANCES OF THE CITY OF NORTH RIDGEVILLE, OHIO KNOWN AS THE ZONING CODE ORDINANCE, TO RE-ZONE THE FOLLOWING LAND: 34626 CENTER RIDGE ROAD AND 34564 CENTER RIDGE ROAD, ALSO KNOWN AS PERMANENT PARCEL NUMBERS 07-00-016-101-007 AND NO. 07-00-016-101-008 (AS SHOWN BY LEGAL DESCRIPTION BELOW); FROM R-1 RESIDENCE DISTRICT TO B-3 HIGHWAY COMMERCIAL DISTRICT AND OWNED BY JOZSEF AND KATALIN BURDA.

PC ACTION: Recommended approval by a vote of five to zero

motion to approve ____________________ 2nd ____________________ vote _______________

T 51-2007

A RESOLUTION ACCEPTING THE DONATION OF A PARCEL OF LAND UPON WHICH THE CUL-DE-SAC OF NOLL DRIVE IS LOCATED AND DEDICATING IT FOR PUBLIC PURPOSES.

PC ACTION: Recommended approval by a vote of five to zero

motion to approve ____________________ 2nd ____________________ vote _______________
7. COUNCIL COMMITTEE REPORTS:

1) BUILDINGS & LANDS COMMITTEE REPORT #5658 recommend adoption of T 47-2007, approval procedure for subdivisions involving more than five lots; and T 48-2007, building permits and certificates of occupancy required; certificates for nonconforming uses; issuance of street numbers for structures; time limitation for commencement of work

motion to accept ____________________ 2nd ____________________ vote _______________

2) BUILDINGS & LANDS COMMITTEE REPORT #5658 recommend adoption of T 61-2007, connection charges, to permit modification or waiver of the sewer interceptor fee under the appropriate circumstances

motion to accept ____________________ 2nd ____________________ vote _______________

8. CORRESPONDENCE:

9. NEW BUSINESS:

10. AUDIENCE PARTICIPATION (Lobby):

11. RECESS:

12. ORDINANCES AND RESOLUTIONS:

- Ordinances & Resolutions Submittals

  Introduced by Mayor Gillock 6-18-2007;
  T 78-2007 A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO APPLY TO THE OHIO DEPARTMENT OF DEVELOPMENT FOR FUNDING UNDER THE OHIO SMALL CITIES COMMUNITY DEVELOPMENT
BLOCK GRANT COMMUNITY DEVELOPMENT PROGRAM FOR FISCAL YEAR 2007.

Introduced by Mayor Gillock 6-18-2007;

T 79-2007 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE TO PURCHASE THREE FORD F-550 PLOW TRUCKS, INCLUDING APPURTENANCES, FROM THE STATE CO-OP, OR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT WITH AN OUTSIDE VENDOR ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW, NOT TO EXCEED $65,000.00 PER VEHICLE OR $195,000.00 TOTAL.

Introduced by Mayor Gillock 6-18-2007;

T 80-2007 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH A CONSULTING ENGINEERING FIRM TO REVIEW THE CITY’S PUBLICLY OWNED RETENTION AND DETENTION BASINS AND TO PROVIDE PLANS FOR EXPANSIONS, ADDITIONS AND IMPROVEMENTS DESIGNED TO IMPROVE THE CITY’S ABILITY TO MANAGE STORM WATER, NOT EXCEED $40,000.00.

Introduced by Mayor Gillock 6-18-2007;

T 81-2007 AN ORDINANCE AMENDING ORDINANCE NO. 4370-2007 REGARDING THE INSTALLATION OF A TRAFFIC SIGNAL AT THE LORAIN ROAD AND BAGLEY ROAD INTERSECTION, INCLUDING OTHER NECESSARY APPURTENANCES AND WORK-RELATED INCIDENTALS THERETO, BY INCREASING THE AMOUNT FROM $265,000.00 TO $275,000.00.

Introduced by Mayor Gillock 6-18-2007;

T 82-2007 AN ORDINANCE AMENDING ORDINANCE NO. 4389-2007 REGARDING THE INSTALLATION OF A TRAFFIC SIGNAL AT THE AVON BELDEN ROAD AND SUGAR RIDGE ROAD INTERSECTION, INCLUDING OTHER NECESSARY
APPURTENANCES AND WORK-RELATED INCIDENTALS THERETO, BY INCREASING THE AMOUNT FROM $200,000.00 TO $240,000.00.

Introduced by Mayor Gillock 6-18-2007;
T 83-2007 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 A CONSULTING ENGINEERING FIRM FOR PLANS, SPECIFICATIONS, AND CONSTRUCTION PHASE SERVICES, AND TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT ACCORDING TO LAW AND IN A MANNER PRESCRIBED BY LAW FOR THE IMPROVEMENT OF THE CITY’S STORM WATER DRAINAGE IN THE BEHM DRIVE AREA BY CONSTRUCTING STORM SEWERS, STORM SEWER HEADWALLS, CATCH BASINS AND IMPROVING DITCHES AND SWALES TOGETHER WITH NECESSARY APPURTENANCES AND WORK-RELATED INCIDENTALS THERETO, NOT TO EXCEED $250,000.00.

Introduced by Mayor Gillock 6-18-2007;
T 84-2007 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 PURCHASE AND CONSTRUCTION OF A NEW MAINTENANCE BUILDING AT THE FRENCH CREEK WASTE WATER TREATMENT PLANT, INCLUDING FOUNDATION, ELECTRICAL WORK, PLUMBING, AND ALL APPURTENANCES ASSOCIATED WITH A DESIGN BUILD BUILDING, NOT TO EXCEED $200,000.00.

Introduced by Mayor Gillock 6-18-2007;
T 85-2007 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NORTH RIDGEVILLE, OHIO, TO ENTER INTO A CONTRACT WITH THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 2129, AFL-CIO.
- First Readings

- Second Readings

  Introduced by Finance Report #5661 accepted 5-21-2007;
  T 74-2007  AN ORDINANCE CREATING THE FULL-TIME POSITION OF CHIEF RESIDENT PROJECT REPRESENTATIVE.

  Introduced by Finance Report #5661 accepted 5-21-2007;
  T 75-2007  AN ORDINANCE AMENDING ORDINANCE NO. 3858-02, TO INCLUDE THE FULL-TIME POSITION OF CHIEF RESIDENT PROJECT REPRESENTATIVE AND TO CREATE AND ESTABLISH A WAGE RATE FOR THIS POSITION.

- Third Readings

  Introduced by Law Director Crites 2/5/2007; Referred to Administrative Committee 2/5/2007; Administrative Committee Report #5648 accepted 5-7-2007; First Reading 5-21-2007;
  T 7-2007  AN ORDINANCE OUTLINING GENERAL REQUIREMENTS REVISED REGARDING LIENS AND APPLICABLE TO ALL LIEN PROCEDURES CONTAINED IN THE CODIFIED ORDINANCES.

  Introduced by Mayor Gillock 5-7-2007; First Reading and referred to Planning Commission 5-21-2007;
  T 51-2007  A RESOLUTION ACCEPTING THE DONATION OF A PARCEL OF LAND UPON WHICH THE CUL-DE-SAC OF NOLL DRIVE IS LOCATED AND DEDICATING IT FOR PUBLIC PURPOSES.

13. OLD BUSINESS:
14. **UPCOMING MEETING ANNOUNCEMENTS:**

Finance Committee meeting to be held Monday, June 25, 2007 at 2:00 P.M. in the Conference Room

Public Hearing to be held Monday, July 2, 2007 at 7:20 P.M. in Council Chambers regarding the 2007 for 2008 Budget

Next Regular Council Meeting Monday, July 2, 2007 at 7:30 P.M. in Council Chambers

15. **ADJOURN:**