

Regular

November 18, 2020

Ontario City Council met in regular session on November 18, 2020, in the Municipal Building, with Council President Pro Tempore Eddie Gallo presiding. The meeting opened at 7:00 p.m. with the Pledge of Allegiance.

Present during roll call were Council members Ken Earhart, Dave Rehfeldt, Eddie Gallo, Josh Bradley, Sherry Branham, Michele Webb, Nathan Sunderland, Mayor Randy Hutchinson, Law Director Andrew Medwid, Service-Safety Director Jeff Wilson and Clerk of Council Cathy VanAuker.

The minutes of the regular Council meeting of November 4, 2020 were presented for approval. Ms. Branham moved to approve the minutes, second by Mr. Bradley. Six members cast their votes Aye, zero Nay, one Abstain by Mrs. Webb, and the motion passed.

COMMITTEE REPORTS

No Committee reports.

MAYOR'S REPORT

Mayor Hutchinson announced:

- The Christmas Tree lights will be turned on December 3rd, 6:00 p.m., at Marshall Park. Due to the schools being closed that week, the school groups are not participating.
- The Recreation Department will have a virtual coloring contest posted on Facebook. The Lions Club is helping to sponsor this contest and providing gift cards.
- Information for the Christmas light contest will be on Facebook, where residents wanting to participate can submit their information. Judges will tour the residences on December 15, 16 and 17 between 6:00 p.m. – 9:00 p.m.
- The Craft Show has been cancelled.
- Playground equipment was ordered for Stowell Park that could be installed as early as December. A purchase order was approved for two pickleball courts at this location and bleachers will be added at each end. The fencing and nets will be put in during the spring, after the lines are painted.

Mayor Hutchinson announced the City of Ontario reached an agreement with Industrial Commercial Properties for the development and sale of the Ontario Commerce Park (former GM). He introduced ICP Chief Operating Officer Chris Salata. Two pieces of legislation are on the agenda, one for the Development Agreement and the second for the sale of six acres and the former Press Prep building to Industrial Commercial Properties. The city and Mr. Salata will answer questions after the meeting. Barrett Thomas from RCDG is present to offer support.

Mr. Salata said, on behalf of his entire company, they are thrilled to be members of this community and start this exciting project to bring economic development and jobs back to this site. They are moving forward with the acquisition of the Press Prep Building because they have a signed lease with Charter Next Generation, where Dan Niss is President. This site has incredible potential and there are few, if any, in the entire state,

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that have this type of infrastructure, access and amenities for an industrial redevelopment. This is the 6th redevelopment of an automotive site, both GM and Ford sites in Ohio and Michigan. Plans are for the lease to begin as early as March 2021. Improvements will begin very soon at the site.

Mr. Rehfeldt said he is the Treasurer at Next Generation Films and they are very excited about the transaction. Mr. Niss asked him to help with a transaction for an existing customer and to make it happen as quickly as possible. Next Generation Films contacted Mayor Hutchinson about an Ontario location and within 24 hours Next Generation Films met with the City of Ontario and ICP. By March 1, 2021, Next Generation Films will lease the facility and begin production immediately because equipment will be placed in January. Next Generation Films anticipates six production lines with 40-50 employees by mid-year. After the merger, Next Generation Films became Charter Next Generation and is the 10th largest plastic manufacturer in the country.

Mr. Gallo expressed how exciting this news is for the community and congratulated the citizens of Ontario, Mayor Hutchinson and the Administrative team because this property has been a focus for many years. Mayor Hutchinson was in the forefront of acquiring the property with great effort and detailed work by Mr. Medwid. We are very proud to be going forward and it is a positive day for the City of Ontario. He appreciates Mr. Niss pushing for Ontario and he is the perfect partner for ICP.

SERVICE-SAFETY DIRECTOR'S REPORT

Mr. Wilson had no report.

Mr. Gallo received positive feedback on the efforts to make the intersection at Park Avenue West/St. Rt. 309 safer in lieu of the state not receiving all of their items to complete this project. Traffic no longer stops on PAW entering onto St. Rt. 309, it is a merge.

LAW DIRECTOR'S REPORT

Mr. Medwid had no report.

MISCELLANEOUS MATTERS

Mr. Bradley announced the Ontario Police Department and Springfield Fire Department are partnering with their toy drive and ticket waiver program. This is a referral-based program with the schools, churches and local agencies who provide the names of families. They are looking for all the support they can get on this project.

Mr. Gallo read a Notice of Public Hearing.

Ontario City Council will hold two public hearings on the City of Ontario's Natural Gas Aggregation Program's Plan of Operation and Governance. The hearings will be held at 6:30 p.m. and 7:00 p.m. on December 2, 2020 in the City Council Chambers at 555 Stumbo Rd, Ontario.

PUBLIC COMMENTARY

Craig Hunt, 3680 Park Avenue West, said the light above the merging point at PAW/St. Rt. 309 turns off sporadically.

- Mayor Hutchinson said the light was reported to the electric company.

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Mark Danals, 375 St Rt 314 S, came forward to say he owns property along the Shangri-La development and asked for consideration to use one of two stubs off Tranquil Way for a driveway. He proposed two options for access to his property in order to build a retirement home for his parents. He would prefer to be part of the city but there were many roadblocks for annexation. As long as he and his wife own this property there will only be one house.

- Mayor Hutchinson said Mansfield would have to approve hooking up to the city water and sewer.
- Residents from the neighborhood were not in favor of opening access.
- When Mr. Medwid suggested Mr. Danals acquire an attorney to discuss his rights as to what he wants to do, Mr. Danals said he already contacted an attorney who informed him the city doesn't have to allow the annexation.
- Mr. Danals could build a long drive off St. Rt. 314 for his parents, but he would prefer a drive off a city street onto a short driveway.
- Discussion will continue at a Streets/Utilities Committee meeting.

Janice Bowling, N. Ireland Drive, said notification was not received for a special sewer or utility meeting.

- Mr. Earhart said a meeting has not been set yet but would probably be held after the first of the year. They are still working on reports and developments from the engineering group. The Administration would like to compile more information for the residents.
- Mayor Hutchinson said the meeting notification would be on the water bill and a letter would go out to that neighborhood.
- The site planned for the wastewater treatment plant is zoned Industrial, not Residential.
- The map distributed by a resident was not accurate.

CONSIDERATION OF ORDINANCES AND RESOLUTIONS

RESOLUTION NO. 20-14

A RESOLUTION IN SUPPORT OF SENATE BILL 365 AND TO URGE
GOVERNOR DEWINE AND THE STATE LEGISLATURE OF OHIO TO
EXTEND THE DEADLINE FOR OPERATING PUBLIC MEETINGS
ELECTRONICALLY.

Mr. Rehfeldt moved to suspend the reading of Resolution No. 20-14 on three separate days, second by Mrs. Webb. Seven members cast their votes Aye, zero Nay, and the motion passed. Mr. Sunderland read Resolution No. 20-14 for the first time, by title only.

Mr. Sunderland moved to adopt Resolution No. 20-14, second by Mrs. Webb. Hearing no discussion, seven members cast their votes Aye, zero Nay, and Resolution No. 20-14 was adopted.

ORDINANCE NO. 20-28

AN ORDINANCE ESTABLISHING THE JOB DESCRIPTION FOR OFFICE
PERSONNEL, DISSOLVING THE JOB DESCRIPTION FOR SECRETARY,
REVISING THE ORGANIZATIONAL STRUCTURE OF THE
ADMINISTRATION, AMENDING ORDINANCE 17-11, AND DECLARING AN
EMERGENCY.

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Hearing no motion to suspend the reading of Ordinance No. 20-28 on three separate days, Mrs. Webb read Ordinance No. 20-28 for the first time, by title only.

ORDINANCE NO. 20-29

AN ORDINANCE ESTABLISHING TEMPORARY APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF ONTARIO, OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 AND EXPIRING DECEMBER 31, 2021.

Mr. Bradley moved to suspend the reading of Ordinance No. 20-29 on three separate days, second by Ms. Branham. Four members cast their votes Aye, three Nays by Mr. Earhart, Mrs. Webb and Mr. Sunderland and the motion failed. Mr. Earhart read Ordinance No. 20-29 for the first time, by title only.

ORDINANCE NO. 20-30

AN ORDINANCE APPOINTING THE RICHLAND COUNTY GROWTH CORPORATION TO SIGN A REAL ESTATE SALES AGREEMENT AS THE CITY'S AGENT WITH ONTARIO STUMBO I, LLC FOR PROPERTY OWNED BY THE CITY THAT IS NO LONGER NEEDED FOR CITY PURPOSES, AND DECLARING AN EMERGENCY.

Mrs. Webb moved to waive the 24-hour rule on Ordinance No. 20-30, second by Mr. Earhart. Six members cast their votes Aye, zero Nay, one Abstain by Mr. Rehfeldt, and the motion passed.

Mr. Earhart moved to suspend the reading of Ordinance No. 20-30 on three separate days, second by Mrs. Webb. Six members cast their votes Aye, zero Nay, one Abstain by Mr. Rehfeldt, and the motion passed. Mr. Bradley read Ordinance No. 20-30 for the first time, by title only.

Ms. Branham moved to adopt Ordinance No. 20-30, second by Mr. Earhart. Hearing no discussion, six members cast their votes Aye, zero Nay, one Abstain by Mr. Rehfeldt, and Ordinance No. 20-30 was adopted.

ORDINANCE NO. 20-31

AN ORDINANCE APPOINTING THE RICHLAND COUNTY GROWTH CORPORATION TO SIGN AN OPTION AGREEMENT AS THE CITY'S AGENT WITH INDUSTRIAL COMMERCIAL PROPERTIES LLC FOR PROPERTY OWNED BY THE CITY THAT IS NO LONGER NEEDED FOR CITY PURPOSES, AND DECLARING AN EMERGENCY.

Mrs. Webb moved to waive the 24-hour rule on Ordinance No. 20-31, second by Ms. Branham. Seven members cast their votes Aye, zero Nay, and the motion passed.

Mrs. Webb moved to suspend the reading of Ordinance No. 20-31 on three separate days, second by Mr. Sunderland. Seven members cast their votes Aye, zero Nay, and the motion passed. Mr. Rehfeldt read Ordinance No. 20-31 for the first time, by title only.

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Mr. Rehfeldt moved to adopt Ordinance No. 20-31, second by Mr. Earhart. Hearing no discussion, seven members cast their votes Aye, zero Nay, and Ordinance No. 20-31 was adopted.

ORDINANCE NO. 20-32

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR, OR HIS DESIGNEE (THE CHIEF OF POLICE), TO ACCEPT A DONATION FROM DUSTIN SQROW TO BE USED FOR POLICE TRAINING, K-9 SUPPLIES, AND MISCELLANEOUS EQUIPMENT, AND DECLARING AN EMERGENCY.

Mrs. Webb moved to suspend the reading of Ordinance No. 20-32 on three separate days, second by Mr. Earhart. Seven members cast their votes Aye, zero Nay, and the motion passed. Ms. Branham read Ordinance No. 20-32 for the first time, by title only.

Ms. Branham moved to adopt Ordinance No. 20-32, second by Mr. Sunderland. Hearing no discussion, seven members cast their votes Aye, zero Nay, and Ordinance No. 20-32 was adopted.

At 7:545 p.m., there being no further business to come before the meeting, the same was adjourned upon a motion by Mr. Rehfeldt, second by Ms. Branham, and the motion passed.

Edward J. Gallo, Council President Pro Tem

Cathy VanAuker, Clerk of Council