

Regular

October 18, 2023

Ontario City Council met in regular session on October 18, 2023, in the Municipal Building with Council President Eddie Gallo presiding. The meeting opened at 7:00 p.m. President Gallo introduced Army Veteran Ashland Butcher, who received a police escort to this evening's meeting. Mr. Butcher enlisted twice in the Army, 1958-1963 and 1965-1968. Serving twice in Vietnam, he is the recipient of the Combat Infantry Badge, Sharpshooter Medal, two Vietnam Campaign Medals, Army Commendation Medal, Bronze Star and Purple Heart. Mr. Butcher was given a basket of homemade apple butter, honey, and candies from the Apple Butter Festival in his hometown of Chapmanville, West Virginia. Lt. Tony Grimwood acknowledged Mr. Butcher's commitment of service and presented him with Police Department Patches and a Challenge Coin. Miss Ohio 2023 Madison Miller, whose platform is dedicated to the recognition of veterans, presented Mr. Butcher with a certificate and letter from the Mayor and Council President, a picture of what will be the first military banner for Ontario with his photo, and a Proud United States Veteran yard sign from her non-profit organization. Mr. Butcher led the Pledge of Allegiance.

Present during roll call were Council members Troy Sapp, Dave Rehfeldt, Josh Bradley, Rose Feagin, Nathan Sunderland, Council President Eddie Gallo, Mayor Randy Hutchinson, Law Director Andrew Medwid, Service-Safety Director Kris Knapp, and Clerk of Council Cathy VanAuker.

The minutes of the regular Council meeting of October 4, 2023 were presented for approval. Hearing no corrections, the minutes were approved as presented.

COMMITTEE REPORTS

Mr. Sapp reported on the Parks Committee meeting held earlier this evening.

- OYS sent information on the JABC plans for the Rock Road baseball field. They will invest over \$100,000 for new fencing, concrete slabs on both sides of the backstop, bleachers, and field improvements.
- There was preliminary discussion on the impact the April 8, 2024, solar eclipse will have on the city. Approximately 250,000 people are expected to attend. OYS and WMFD are planning an event in the park for people to view the eclipse on a screen.
- More security cameras will be added at the splash park and more lighting will be added on Cal Miller Drive.
- The 35 year-old tennis courts need updated. Repairs are estimated at \$75,000-\$80,000 and a full renovation at \$300,000. The school will be asked to assist with the cost.
- The VFW tank on Park Avenue West will be moved to Marshall Park. The exact location was not determined.
- A demonstration was given on a new paint sprayer for the parks. The sprayer attaches to the side of an ATV and works from a GPS. The soccer fields were done in 20 minutes. There was a reduction in the amount of paint used and manpower because only one employee was needed to drive the ATV. The cost for the paint sprayer is \$50,000.
- OYS is sponsoring the Haunted Trail this weekend.

MAYOR'S REPORT

Mayor Hutchinson reported:

- The Christmas Tree lighting is November 30th, 5:00 p.m., at the bandshell. There will be extra lighting in the park, school groups will perform, and Santa Claus will be there.
- The Secretary of State sent an informational letter on the upcoming November ballot stating explanations on the Issues can be found at VoteOhio.gov.

Regular

October 18, 2023

SERVICE-SAFETY DIRECTOR'S REPORT

Director Knapp provided updates:

- Leaf pick-up begins this week through November 17th, weather permitting. Leaves should be placed at the curb, only leaves will be picked up. Two passes will be made through the city, there is not a set schedule.
- American flags are being mounted on poles at the intersections.
- The bid opening for the S. Lex-Springmill waterline project is October 26th.

LAW DIRECTOR'S REPORT

No report.

PUBLIC COMMENTARY

Gino Mollica, 361 S. Lex-Springmill Road, came forward to inform Council that he lives just outside the city limits and three years ago the Township signed an agreement with Verizon but nothing was done until September. Mr. Mollica distributed copies of a letter from RJP Consulting, his response letter, and the Zoning Variance and Appeals Process diagram. Only a few residents received a letter from RJP Consulting about the proposed 200' tall communications tower they plan to build at the northwest corner of the Fire Station on Lex-Springmill Road. They were given 15 days to respond. This affects city and township residents. Letters are being sent to the Township Board of Trustees opposing the tower that would be transmitting 24/7 and could cause ramifications. He would like the city to look at this project and consider supporting them in an appeals process.

- Mr. Sapp spoke to several Ontario residents in the Shangri-La allotment and Camelot Drive who emailed the Springfield Township Trustees. Only two Ontario residents, who own property abutting the tower location, received letters.

Michael Casto, 301 S. Lex-Springmill Road, referenced the pictures of various Verizon towers. The township ordinance limits towers to 90', the proposed tower is 200' with flashing lights. The potentially dangerous health hazards of living near the tower are unknown. Property values will decline. He was disappointed Springfield Township signed the contract three years ago and only notified a few residents. They will present their concerns to the Township Zoning Board of Appeals.

Mike Stallings, 1915 Walker Lake Road, asked if Menards had approval to restart construction. Approximately 40' of water is lying between the hill and the building and the water can't drain off his property because of the height difference.

- Mayor Hutchinson said he would make sure the drainage is corrected.

PUBLIC HEARING

At 7:41 p.m. the public hearing was opened for the request submitted by C.J. Donley Corporation to rezone property, parcel number 038-60-500-61-000, on Walker Lake Road from R-2 Medium Density Residential to R-3 High Density Residential to build apartments.

Nathan Sunderland, 1712 Victoria Court, said this residential area already has difficulties with the Menards construction behind the homes on Walker Lake Road and now this request is to construct apartments in front of their homes. There are drug issues at Buckeye Village on Lex-Springmill and adding apartments next to a residential area could bring in the same problems. More people would be walking in the neighborhood that could increase theft and break-ins. As

Regular

October 18, 2023

a councilman, he must ask himself if this is the right move for the residents, or the wrong move. Perhaps adding apartments to Buckeye Village is an option so they are close to campus or on the old entrance drive to the campus. Mr. Sunderland said he is against the rezone and will vote against it.

Peter Bookman, owner of the Walker Lake Road property said this is not about making money but helping the community. The \$50 million project for the 19 acres on Walker Lake Road is to build 200 higher-end apartments. They are asking for Council's support and approval. It will be an above average asset for the community.

- Planning Commission did not recommend this project.
- The city cannot provide water or sewer outside the city limits to their property located in Mansfield that adjoins this parcel.
- A separate apartment project is planned on Walker Lake Road. The two apartment projects would have a large impact on traffic flow.
- A traffic study was not done for this project.

Next to come forward was Mike Stallings, 1915 Walker Lake Road, to say 60' behind his house is Menards, and these 200 apartments will be in front of him. The apartments will decrease the value of his home and they don't know who will move in the apartments. Mr. Stallings objected to the apartments.

Robin Vanerio, 1883 Walker Lake Road, said she has had several concerns with both the Menards project and now the apartments. They will be blocked in by monstrosities and they don't know where the traffic sign will go. She asked Council to consider the residents and their property values.

At 8:06 p.m., seeing no one who wished to speak, the public hearing was closed.

CONSIDERATION OF ORDINANCES AND RESOLUTION

President Gallo said there are not enough Council members present to pass legislation so only the titles will be read.

ORDINANCE NO. 23-04

AN ORDINANCE ESTABLISHING TERMS AND OF FOR NON-COLLECTIVE
BARGAINING UNIT CITY, REPEALING ORDINANCE
22-56, AND DECLARING AN EMERGENCY.

Mr. Sapp read Ordinance 23-04 for the second time, by title only.

ORDINANCE NO. 23-17

AN ORDINANCE AMENDING CHAPTER 507-CIVIL EMERGENCIES, SECTION
507.03- PROCLAMATION.

Mr. Rehfeldt read Ordinance 23-17 for the second time, by title only.

ORDINANCE NO. 23-18

AN ORDINANCE ESTABLISHING WAGES AND SALARIES FOR NON-
COLLECTIVE BARGAINING UNIT EMPLOYEES OF THIS CITY, REPEALING
ORDINANCE NO. 22-48, AND DECLARING AN EMERGENCY.

Mr. Bradley read Ordinance No. 23-18, for the second time, by title only.

Regular

October 18, 2023

RESOLUTION NO. 23-12

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO PERFORM REACTIVE BRIDGE REHABILITATION TO THE BRIDGE ON US ROUTE 30 UNDER HOME ROAD.

Mrs. Feagin read Resolution 23-12 for the first time, by title only.

ORDINANCE NO. 23-19

AN ORDINANCE REZONING ONE (1) PARCEL, LOCATED AT WALKER LAKE ROAD FROM -MEDIUM DENSITY RESIDENTIAL DISTRICT TO R3-HIGH DENSITY RESIDENTIAL DISTRICT, AND DECLARING AN EMERGENCY.

Mr. Sunderland read Ordinance 23-19 for the first time, by title only.

ORDINANCE NO. 23-20

AN ORDINANCE AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT; AND DECLARING AN EMERGENCY.

Mr. Sapp read Ordinance 23-20 for the first time, by title only.

ORDINANCE NO. 23-21

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT; AND DECLARING AN EMERGENCY.

Mr. Rehfeldt read Ordinance 23-21 for the first time, by title only.

At 8:08 p.m., Mr. Bradley moved to enter into executive session per Oho Revised Code 121.22 (G)(1) to consider the discipline of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual, and per Oho Revised Code 121.22 (G)(8) to consider confidential information related to marketing plans and specific business strategy of an applicant for economic development assistance and the information is directly related to a request for economic development assistance, second by Mr. Sapp. At roll call, five members voted aye, zero nay, and the motion passed.

At 8:53 p.m., the meeting reconvened into regular session upon a motion by Ms. Feagin, second by Mr. Sapp.

At 8:54 p.m., there being no further business to discuss, the meeting was adjourned upon a motion by Mr. Sunderland, second by Mr. Sapp.

Edward J. Gallo, President of Council

Cathy VanAuker, Clerk of Council