

Regular

January 21, 2026

Ontario City Council met in regular session on January 21, 2026, at the Municipal Building with President Eddie Gallo presiding. The meeting opened at 7:04 p.m.

Present during roll call were Council members Brennen Finfgeld, Rick Pauley, Anderson Roll, Jason Bilyj, Sherry Branham-Fonner, Rose Feagin, Nathan Sunderland, Mayor Josh Bradley, Law Director Andrew Medwid, Service-Safety Director Michael Morton, Treasurer Shannon Lorentz-Wiese, Clerk of Council Cathy VanAuker, and Assistant Clerk of Council Abbey Beaver.

President Gallo explained what Public Commentary is and what the Public Hearing is and how it will be handled during the meeting. He gave time for residents to sign up to speak during the public hearing, followed by the Pledge of Allegiance.

The minutes of the regular Council meeting of January 7, 2026 were presented for approval. Hearing no corrections, the minutes were approved as presented.

COMMITTEE REPORTS

Mr. Sunderland said the Safety Committee of the Whole met this evening in executive session.

Ms. Feagin called a Parks/Finance Committee meeting of the Whole for February 18, 2026 at 5:30 p.m.

MAYOR'S REPORT

Mayor Bradley reported:

- The Buster Interim Response Action report for the Wilson property on Park Avenue West has been reviewed. The site coordinator has determined that no further action is needed. The last steps for the site will be to decommission the monitoring wells, the wells will be properly sealed, and the metal stick ups and concrete pads will be removed from the site. They have equipment on the site now.
- The Hometown Hero Banner applications are now online, deadline is March 15, 2026, and the banners will go up the second week of May.
- Attended the Ohio Municipal League Mayor's Court educational program last week in Columbus. The training covered general prosecution matters along with alcohol and drug related offenses including OVI procedures. This training ensures that he is fully prepared to step in if needed and continues to operate lawfully in full compliance with state requirements.
- The bailiff position opening has been filled after almost a year. This position was filled with retired Ontario police officer, Brian Williams, who will start on February 5, 2026.
- Amy Heiner, President of the Ontario Community Investment Corporation, contacted him and President Gallo in reference to a meeting with CIC and Council so both groups can become acquainted with one another.
- Formally introduced Michael Morton as the Service Safety Director and gave some background of his work history.

Mr. Sunderland inquired about the intersection of Walker Lake Road and Home Road being a dangerous intersection. He spoke with past administration on the matter and asked if they could please continue to speak with the Mansfield Mayor. Mr. Bradley advised he will give an update on this at the next meeting. President Gallo offered information given to them on the matter from last year.

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SERVICE-SAFETY DIRECTOR'S REPORT

Director Morton reported:

- There was a truck in an accident that damaged the salt spreader, a new salt spreader has been ordered and will take about 3 weeks to get in.
- Submitted a request to Council for letters of support to perform an intersection study on Walker Lake Road and Lexington Springmill Road, he also requested a letter from the Police Chief. The letters are part of the application process for Regional Planning. They extended the application time due to new administration.
- Received conceptual plans from ODOT to put a new deck and approach to the Home Road/State Route 309 bridge. This is the preliminary utility locating work, the job is not scheduled to be performed until 2028.
- Spoke with Freeman Builders and ICP to discuss the new warehouse and how they can accommodate the Ohio fire codes that are required by Springfield Township Fire Department. They came to a reasonable agreement on the requests.

President Gallo spoke about the Walker Lake Road and Lexington Springmill Road intersection. He expressed that it was poorly designed and they did a study after it was constructed. He will get the previous information to add to this study.

LAW DIRECTOR'S REPORT

No report.

TREASURER'S REPORT

Mrs. Lorentz-Wiese advised:

- Reports go out once a month and will work with the Finance Committee to change anything they would like to see in the report.
- Explained the income report containing interest, tax, and occupancy tax.
- Explained the investment detail report.
- Went over the year-to-date revenue report which compares this year to last and why it looks like we are down 10% due to a property sale in 2024.

MISCELLANEOUS MATTERS

President Gallo advised all to be safe this weekend due to plummeting temperatures and a big snowstorm coming.

PUBLIC COMMENTARY

Robin Vanerio, 1883 Walker Lake Road, wanted to publicly thank the police department for helping her and her family at the movie theater just after the shooting, they were threatened inside and outside the theater and an officer walked them out and followed them home.

Craig Hunt, 3680 Park Avenue West, addressed Mayor Bradley and said to move Ontario forward with the help of new council and administration, our future looks really good.

PUBLIC HEARING

Before the Public Hearing started Radd Schneider representing Redwood USA, LLC presented the proposal.

- Build single story apartment rental neighborhood, these are mostly two-bedroom, two-bathroom with an attached two car garage.
- Redwood does not build and sell the property; they go from construction to property management for the life of the asset.

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- On-site leasing professionals and on-site service technicians to deal with any issues.
- There are landscaping standards above what the city requires and irrigation throughout the development.
- Provided pictures of the unit layouts and explained what the units offer.
- This project involves 15 acres of Mansfield property on the back side of the development.
- Max unit count is 113, of which 80 units will be in Ontario with the remainder being in Mansfield.
- Explained why they would like a PUD (Planned Unit Development) instead of the current R2 (Medium Density Residential) or going to an R3 (High Density Residential).
- Proposed the western access would be the full primary entrance and the eastern access would be emergency services access only.
- Volunteered to pay for a traffic study, it was completed and shows that the existing infrastructure is satisfactory.
- Upgrading the current eight-inch sewer line to twelve-inch at their cost.
- Paying to install sidewalks extending connectivity to existing sidewalks.
- The Mansfield parcels will be charged utilities at a premium of additional 25%.
- There are wetlands that will remain providing a buffer to other properties.

In response to Council Members questions, Mr. Schnieder explained:

- There is a contract to purchase the property from the owner contingent on getting the approvals needed.
- All the roads are private and owned by them. They will be responsible for plowing and maintenance of the roads in the development.
- They work with a lot of trades and Amish crews. They have northeast Ohio crews that employ people in northeast Ohio area. Amish crews may be used for framing and carpentry.
- Every couple of years they look to power wash the entire neighborhood, concrete inspections annually and replace as needed, and quarterly internal filter changes for the HVAC systems. Lenders require them to have reserve funds specifically for repair and maintenance.
- They utilize a vinyl type siding product; they found some high-end siding is harder to maintain because of the way it is installed. They use the more traditional vinyl because it is easier to maintain over the long run. As far as thickness of the vinyl, that information will have to be provided to Mayor Bradley.
- The streets are compliant with Fire/EMS Departments.
- There is room on each driveway for two extra cars and there is additional off street guest parking. Do not allow on-street parking and will be asked to move by the on-site manager.
- No extra amenities, tennis courts, basketball courts, swimming pools, club houses, and other things like that.
- With a PUD, to change anything it would have to come back as a formal variance request which means that it could be denied.
- Designed the site so that no building overlaps the Mansfield/Ontario boundary line, there could be boundary signs placed.
- It is not a gated community; the only gate would be for the emergency services entrance.
- Water capacity will not be a problem, that average daily usage was shared with the Engineer.
- Storm water runoff will be part of the engineering and grading of the site. There are existing culverts, streams, and ponds; the county is going to review the plans to make sure there are no other issues.
- There are credit checks and background checks on all applicants and would have to pass those for approval to rent; bounced checks, DUI's, and felonies would be red flags and not be able to rent.
- Rental rates are determined on a project basis. A rental analysis is done by looking at demographics in trade circles, a radius area, then create parameters to see if the market can support the rent price or not.
- Can not move forward with the Mansfield portion of the development if Ontario does not approve it due to being landlocked, they would need the Ontario portion for street access.

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At 8:11 p.m., the Public Hearing was opened for the rezone of 18.8 acres on Walker Lake Road from R-2 (Medium Density Residential) to PUD (Planned Unit Development). Planning Commission recommended this rezone.

Signed in to express their views and concerns about the rezone:

Mark Vanerio 1883 Walker Lake Road; Mike Stallings 1915 Walker Lake Road; Pam Hunt 1747 Spring Village Lane; Corri Dininger 1768 Walker Lake Road; Chris Dininger 1768 Walker Lake Road; Angelo Sorrenti 1370 Lexington Ontario Road; Andrew Griefenstine Teakwood Road; Changqi Liu 1947 Walker Lake Road; Ralph Opitz 1329 Spring Village Drive; David McWhorter 1768 Victoria Court; Katie Hamilton 1803 Walker Lake Road.

Mayor Bradley advised that the presentation will be available for review on the city's website.

At 9:08 p.m., seeing no one else who wished to speak, the Public Hearing was closed.

CONSIDERATION OF ORDINANCES AND RESOLUTION

RESOLUTION NO. 26-02

A RESOLUTION ACCEPTING THE 2026 ONTARIO SCHOOL TRAVEL PLAN, A STRATEGY TO IMPROVE WALKING AND BIKING FOR RESIDENTS WITH INFRASTRUCTURE AND PROGRAMMING, WHILE INCREASING SAFETY, HEALTH, AND EQUITABLE MOBILITY FOR ALL.

Mr. Sunderland read Resolution No. 26-02, for the first time, by title only.

ORDINANCE NO. 26-05

AN ORDINANCE AWARDING A CONTRACT TO HENDERSON FOR THE PURCHASE OF A SNOW AND ICE PACKAGE FOR NEW TRUCK THROUGH NATIONAL PURCHASING PARTNERS GOVERNMENT, REPEALING ORDINANCE 26-04, AND DECLARING AN EMERGENCY.

Ms. Feagin moved to suspend the reading of Ordinance No. 26-05 on three separate days, second by Mr. Bilyj. Seven members cast their votes Aye, zero Nay, and the motion passed. Ms. Feagin read Ordinance No. 26-05, for the first time, by title only.

Ms. Feagin moved to adopt Ordinance No. 26-05, second by Mr. Roll. Seven members cast their votes Aye, zero Nay, and Ordinance No. 26-05 was adopted.

At 9:10 p.m., there being no further business to discuss, the meeting was adjourned upon a motion by Mrs. Branham-Fonner, second by Mr. Sunderland.

/s/ Eddie Gallo
Eddie Gallo
President of Council

/s/ Cathy VanAuker
Cathy VanAuker, Clerk of Council