

London City Council
20 S. Walnut Street, London, Ohio 43140
December 7, 2023 at 6:30pm
Agenda

Call to Order

Roll Call

Present –

Absent –

Minutes – Approval of November 16, 2023
minutes

Public Hearing – none

Communications/Announcements - none

Audience Concerns

Committee Reports

Personnel & Finance Committee –

Public Service Committee –

Public Safety Committee –

City Official Reports

Mayor –

Safety Service Director –

Auditor –

Old Business

2nd Reading

RESOLUTION 225-23 - Sponsored by Josh Peters - A RESOLUTION increasing appropriations.
Operating Water - \$250,000.00

RESOLUTION 226-23 - Sponsored by Josh Peters - A RESOLUTION increasing appropriations.
Operating Sewer - \$250,000.00

RESOLUTION 228-23 - Sponsored by Josh Peters - An ORDINANCE authorizing the approval and execution of the transfer agreement between the City of London and the Mid-Ohio water and sewer district.

ORDINANCE 230-23 - Sponsored by Josh Peters - An ORDINANCE amending ORDINANCE 203-22 to reflect a range of salaries of department heads and non-union personnel.

ORDINANCE 231-23 - Sponsored by Greg Eades - An ORDINANCE to make appropriations for current expenses and other expenditures of the City of London, State of Ohio, during the fiscal year ending December 31, 2024.

ORDINANCE NO. 232-23 - Sponsored by Josh Peters - An ORDINANCE to approve a temporary increase to the municipal income tax by twenty five hundredths of one percent (0.25%) per annum for a set period of time of seven (7) years, commencing July 1, 2024, of which increase (i) one quarter of one percent (0.25%) per annum shall be used for the purposes of providing funds to pay costs of acquiring, constructing, furnishing, equipping, improving, maintaining, and repairing municipal fire department facilities, to pay general operating expenses of the fire department, and to pay any expenses and debt service charges for debt incurred in connection therewith, and declaring an emergency.

RESOLUTION NO. 233-23 - Sponsored By Josh Peters - A RESOLUTION to place the issue of a temporary increase to the municipal income tax by twenty-five hundredths of one percent (0.25%) per annum for a set period of time of seven (7) years as provided in ORDINANCE no. 232-23, on the ballot at the election to be held on March 19 ,2024, and directing the Board of Elections of Madison County, Ohio to conduct such election, and declaring an emergency.

New Business

RESOLUTION 234-23 - Sponsored by TBD - A RESOLUTION increasing appropriations.
There was a large water main break and repairs had to be made.

RESOLUTION 235-23 - Sponsored by TBD - A RESOLUTION increasing appropriations.
BPU is in need of a lime slaker.

RESOLUTION 236-23 - Sponsored by TBD - A RESOLUTION authorizing the Mayor of the City of London, Ohio to accept an Ohio EPA water supply revolving loan account

(WSRLA) on behalf of the City of London for construction of the North Main Street water main replacement project. The City of London needs to accept the Loan to proceed with the project.

RESOLUTION 237-23 - Sponsored by John Stahl - A RESOLUTION requesting construction loan financing from the Ohio Water Development Authority for the City of London's west water treatment plant disinfection improvements project by the City of London, Madison County, OH and declaring an emergency.

ORDINANCE 238-23 - Sponsored by TBD – An ORDINANCE amending official zoning map. 216 E. First St., London, OH from M1 to R3.

ORDINANCE 239-23 - Sponsored by TBD - An ORDINANCE amending section 1228 of the Codified ORDINANCES. Storm sewers.

Round Table

Adjournment

RESOLUTION 234-23

Sponsored by:

A RESOLUTION INCREASING APPROPRIATIONS

WHEREAS, there was a large water main break and repairs had to be made; and

WHEREAS, the available funds must be appropriated prior to expenditure.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LONDON, STATE OF OHIO

SECTION I:

City Council hereby authorizes the City Auditor to make the following appropriation increase:

652.500.52505- Misc. Water \$300,000.00

SECTION II:

That this Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City to take effect and be in full force immediately upon its passage.

PASSED:

ATTEST:

Kris Miller
Clerk of Council

Henry Comer
President Council

Submitted to Mayor:_____

Date of Approval:_____

APPROVED:

Patrick Closser, Mayor

Jennifer Hitt, Law Director
Approved as to Form

I, Kris Miller, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.234-23 was posted in a newspaper of general circulation on the _____ day of _____, 2023 and on the _____ day of _____, 2023

Clerk

Vote	Abstain	Suspe nd	Adopt
Andrew Hitt			
Josh Peters			
John Stahl			
Bryan Robinson			
Greg Eades			
Rich Hays			

RESOLUTION 235-23

Sponsored by:

A RESOLUTION INCREASING APPROPRIATIONS

WHEREAS, BPU is in need of a lime slaker; and

WHEREAS, the available funds must be appropriated prior to expenditure.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LONDON, STATE OF OHIO

SECTION I:

City Council hereby authorizes the City Auditor to make the following appropriation increase:

652.500.52505- Misc. Water \$300,000.00

SECTION II:

That this Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City to take effect and be in full force immediately upon its passage.

PASSED:

ATTEST:

Kris Miller
Clerk of Council

Henry Comer
President Council

Submitted to Mayor:_____

Date of Approval:_____

APPROVED:

Patrick Closser, Mayor

Jennifer Hitt, Law Director
Approved as to Form

I, Kris Miller, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.235-23 was posted in a newspaper of general circulation on the _____ day of _____, 2023 and on the _____ day of _____, 2023

Clerk

Vote	Abstain	Suspe nd	Adopt
Andrew Hitt			
Josh Peters			
John Stahl			
Bryan Robinson			
Greg Eades			
Rich Hays			

RESOLUTION 236-23

Sponsored by:

**A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF LONDON,
OHIO TO ACCEPT AN OHIO EPA WATER SUPPLY REVOLVING LOAN
ACCOUNT (WSRLA) ON BEHALF OF THE CITY OF LONDON FOR
CONSTRUCTION OF THE NORTH MAIN STREET WATER MAIN
REPLACEMENT PROJECT**

WHEREAS, the City of London previously applied to the Ohio EPA Water Supply Revolving Loan Account (WSRLA) for financing for the construction of the North Main Street Water Main Replacement Project; and

WHEREAS, the City of London needs to accept the Loan to proceed with the project.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
LONDON, STATE OF OHIO**

SECTION I:

That it is necessary to accept the construction loan from the Ohio EPA Water Supply Revolving Loan Account (WSRLA) to complete the North Main Street Water Main Replacement Project not to exceed \$2,413,436.40.

SECTION II:

That this Resolution is hereby declared an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City to take effect and be in full force immediately upon its passage.

PASSED:

ATTEST:

Kris Miller
Clerk of Council

Henry Comer
President Council

Submitted to Mayor: _____

Date of Approval: _____

APPROVED:

Patrick Closser, Mayor

Jennifer Hitt, Law Director
Approved as to Form

I, Kris Miller, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.236-23 was posted in a newspaper of general circulation on the _____ day of _____, 2023 and on the _____ day of _____, 2023

Kris Miller
Clerk

Vote	Abstain	Suspe nd	Adopt
Andrew Hitt			
Josh Peters			
John Stahl			
Bryan Robinson			
Greg Eades			
Rich Hays			

RESOLUTION 237-23
Sponsored by: John Stahl

**A RESOLUTION REQUESTING CONSTRUCTION LOAN FINANCING FROM
THE OHIO WATER DEVELOPMENT AUTHORITY FOR THE CITY OF
LONDON'S WEST WATER TREATMENT PLANT DISINFECTION
IMPROVEMENTS PROJECT BY THE CITY OF LONDON, MADISON
COUNTY, OH AND DECLARING AN EMERGENCY.**

WHEREAS, the City of London (hereinafter referred to as the "LGA") has determined the need for financing for the Project; and

WHEREAS, the OWDA has stated its desire to cooperate in the completion of such wastewater project; and

WHEREAS, the OWDA needs assurance from the LGA that the loan will be repaid.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
LONDON, STATE OF OHIO**

SECTION I:

That the LGA hereby approves the completion of the aforesaid project in cooperation with the OWDA under the provisions, terms, and conditions set forth in the original "Cooperative Agreement for State Construction Project" and hereby authorizes the Chief Executive Officer to request loan financing from the Ohio Water Development Authority not to exceed \$450,000.00

SECTION II:

The LGA hereby provides assurance to the OWDA that the LGA will make repayment to the OWDA with annual water funds.

SECTION III:

It is found that all formal actions of the London City Council concerning and relating to the passage of this Resolution were passed in an open meeting of the City of London Council, and that all deliberations of the London City Council and any of its committees that resulted in such formal action were in open meetings to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION IV:

That this Resolution is hereby declared an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City to take effect and be in full force immediately upon its passage.

PASSED:

ATTEST:

Kris Miller
Clerk of Council

Henry Comer
President Council

Submitted to Mayor: _____

Date of Approval: _____

APPROVED:

Patrick Closser, Mayor

Jennifer Hitt, Law Director
Approved as to Form

I, Kris Miller, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.237-23 was posted in a newspaper of general circulation on the _____ day of _____, 2023 and on the _____ day of _____, 2023

Kris Miller
Clerk

Vote	Abstain	Suspe nd	Adopt
Andrew Hitt			
Josh Peters			
John Stahl			
Bryan Robinson			
Greg Eades			
Rich Hays			

ORDINANCE 238-23

Sponsored By:

AN ORDINANCE AMENDING OFFICIAL ZONING MAP

WHEREAS, the City has received an application to change the zoning of certain properties within the City, a copy of which application is attached as Exhibit A; and

WHEREAS, on November 9, 2023 the Planning Commission held a public hearing on the applications and recommends approval of the application; and

WHEREAS, pursuant to the Ohio Revised Code and London’s Codified Ordinances, Council must act to amend the zoning map to reflect the requested and recommended revision.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LONDON, STATE OF OHIO

SECTION I:

That following a public hearing on the application and in accordance with the Planning Commission’s recommendation, this Council hereby approves the application and amends the zoning of the parcels subject of the application.

SECTION II:

Parcel Number 31-02826.000 in the attached exhibit shall hereafter be zoned R-3 as defined in the Chapter 1248 of the Codified Ordinances and the official zoning map shall be updated to reflect such zoning.

SECTION III:

That this Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:

ATTEST:

Kris Miller
Clerk of Council

Henry Comer
President Council

Submitted to Mayor:_____

Date of Approval:_____

APPROVED:

Patrick Closser, Mayor

Jennifer Hitt, Law Director
Approved as to Form

I, Kris Miller, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.238-23 was posted in a newspaper of general circulation on the _____ day of _____, 2023 and on the _____ day of _____, 2023

Clerk

Vote	Abstain	Suspe nd	Adopt
Andrew Hitt			
Josh Peters			
John Stahl			
Bryan Robinson			
Greg Eades			
Rich Hays			



CITY OF LONDON

Building & Zoning Department
20 South Walnut Street, Suite 105

Office: 740-852-7045
Fax: 740-852-7047
buildingandzoning@londonohio.gov

City of London Planning Commission Notice of Decision

Case # LV23-0021

Public Hearing Date: November 9, 2023

Property Applicant: TJ Tripp

Project / Development: n/a

Location: 216 East First Street

Request: to rezone from an M-1 to an R-3 zoning district.

Decision: The Planning Commission voted to recommend to Council to **approve** the rezoning from an M-1 to a R-3 zoning district.

An appeal of this order may be filed pursuant to Revised Code Chapter 2505.

By Order of the Zoning Administrator

Rex Castle

Safety Service Director/Zoning Administrator

Copies to: Surrounding property owners of the property location noted above.





City of London Zoning Department
Rex Castle, Zoning Administrator
20 S. Walnut Street
London, Ohio 43140

APPLICATION FOR AMENDMENT TO OFFICIAL ZONING MAP

The undersigned owner(s) of the following legally-described property hereby request the consideration to change the zoning district classification as specified below:

1. Name of Applicant: Stephen Tyson and Jamie Teresa Tyson (Represented by TJ Tripp)
 Address of Applicant: 216 E First St, London, OH 43140
 Phone #: 614-314-6948
2. Please state reasons for the proposed amendment: Splitting the single-family dwelling from the commercial land.
3. Present Zoning District and Use: m1
4. Proposed Use: R3
5. Proposed Zoning District (Please check one): R-1 R-2 R-3 R-4 B-1 B-2 B-3 M-1 M-2 COS PUD MPD

THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION

- A. The proposed amending ordinance, approved as to form by the Law Director.
- B. A vicinity map at a scale of one-inch-to-200-feet that shows at least 1000 feet in all directions from the subject property and locates property lines, thoroughfares and existing and proposed zoning.
- C. A list of property owners (and their mailing addresses) that have any lot line located within 200 feet of any property line of the parcel proposed to be rezoned, and any other persons (as determined by the Zoning Administrator) who may have a substantial interest in the case.
- D. A fee, established by Council (Section **1242.08(b)(1)**) of \$175 Cash Check Credit Card

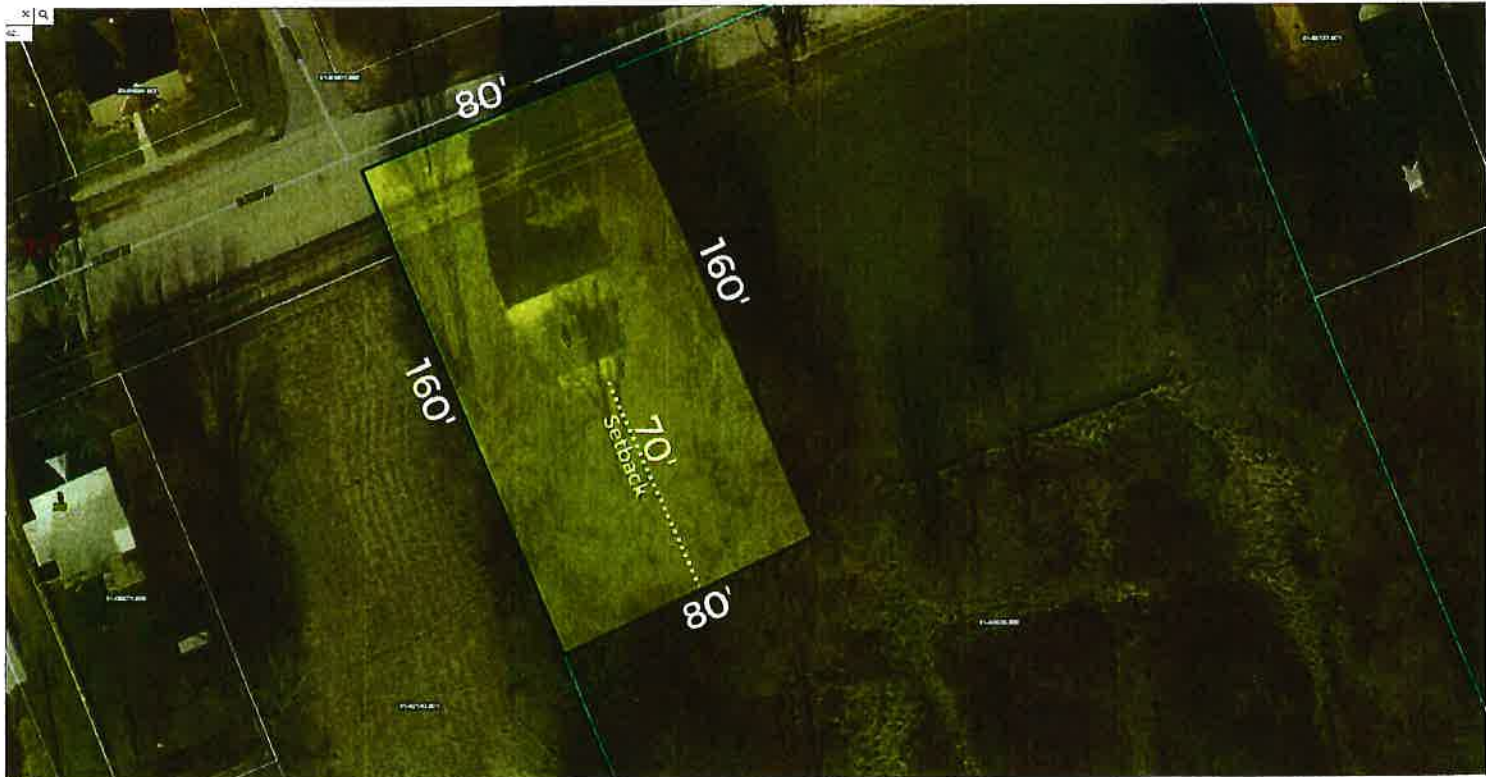
Applicant Signature TJ Tripp Date 10/19/2023
TJ Tripp (Oct 19, 2023 11:28 EDT)

***Official Use Only**

Date to Planning Commission: _____

Zoning Administrator Signature: _____

Appeals to the decision of the Zoning Administrator may be heard by the Board of Zoning Appeals if an appeal is filed within twenty (20) days of the receipt of this notice at the address above.



ORDINANCE 239-23

Sponsored by:

**AN ORDINANCE AMENDING SECTION 1228 OF THE CODIFIED
ORDINANCES**

WHEREAS, the City would like to amend the current ordinance; and

WHEREAS, this Council must act to approve the recommendations.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF LONDON, STATE OF OHIO**

SECTION I:

Section 1228.05 of the Codified Ordinances shall be and hereby is amended to reflect the following: See attached

SECTION II:

That this Resolution is hereby declared an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City to take effect and be in full force immediately upon its passage.

PASSED:

ATTEST:

Kris Miller
Clerk of Council

Henry Comer
President Council

Submitted to Mayor: _____

Date of Approval: _____

APPROVED:

Patrick Closser, Mayor

Jennifer Hitt, Law Director
Approved as to Form

I, Kris Miller, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.239-23 was posted in a newspaper of general circulation on the _____ day of _____, 2023 and on the _____ day of _____, 2023

 Kris Miller
 Clerk

Vote	Abstain	Suspe nd	Adopt
Andrew Hitt			
Josh Peters			
John Stahl			
Bryan Robinson			
Greg Eades			
Rich Hays			

1228.05 DRAINAGE.

All necessary facilities, including underground pipe, inlets, catch basins or open drainage ditches, as determined by the Safety-Service Director or the County Engineer, depending upon jurisdiction, shall be installed to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. All storm drainage facilities within the subdivision shall connect to an adequate drainage course.

(a) Storm Sewers and Storm Water Drainage. A drainage system adequate to serve the needs of the proposed new streets and the entire subdivision will be required in new subdivisions. Where an adequate public storm sewer main is available at the plat boundary, the subdivider shall construct a storm sewer system and connect with such storm sewer main. If such storm sewer systems are not accessible, adequate storm water drainage shall be provided by natural drainage channels with easements of adequate width.

(b) Culverts and Bridges. When natural drainage channels intersect any street right of way, it shall be the responsibility of the subdivider to have satisfactory bridges and culverts designed and constructed. Where culverts are required, the following minimum requirements shall be observed:

(1) All culverts shall extend across the entire right-of-way width of the proposed road. The cover over the culvert and its capacity shall be determined by the Safety-Service Director, the County Engineer or the State Transportation Department, depending upon jurisdiction. The minimum diameter of a culvert pipe shall be twelve inches. Head walls, depending on existing drainage conditions, may be required.

(2) Driveway culvert installations shall be discouraged. Storm sewers, with drop inlets at driveways, shall be installed unless topography conditions do not permit storm sewer installation. Driveway culverts, if installed, shall be a minimum of twenty feet in length and a minimum of twelve inches in diameter, subject to review by the Director.

(c) Standards and Specifications for Drainage Facilities. The Stormwater Design Manual, as published by the Mid-Ohio Regional Planning Commission, Columbus, Ohio, 1977 (or the most recent issue) shall govern all drainage improvements. The following list of criteria is a general guide for the interpretation of the Manual:

(1) In general. A proposed development which will increase rates or volumes of run-off shall be required to control the discharge of run-off prior to release to off-site lands.

(2) Exemptions. A single-family residential land use and subdivisions for single-family residential purposes, not involving the construction of public or private streets, and with a lot size of one-third of an acre or greater and an average maximum of thirty percent impervious, are exempt from the run-off control criteria.

(3) Waiver or reduction of control criteria. Development situations may arise such that site conditions, location, design aspects and/or prior considerations indicate that the project will not have any or will have few of the harmful effects associated with increases in run-off rates and volumes. For such cases, the project engineer shall submit sufficient information for the City Engineer to determine if a waiver or reduction of run-off control criteria is justified (in writing



and clearly detailing all aspects of the proposed development). Additional information or calculations requested by the City Engineer shall also be submitted by the applicant. The decision to grant a waiver or reduction of run-off control criteria shall be made by the City Engineer. The City Engineer shall give, in writing, to the Safety-Service Director, reasons for approving or not approving a reduction of run-off control criteria.

(4) Run-off control design frequency.

Increase in Two-year Rate of Run-off	Control Design Frequency
1-2 times	10-year
2-3 times	25-year
3-4 times	50-year
over 4 times	100-year

The maximum allowable release rate shall be based on the two-year storm under predeveloped (not existing) site conditions, for all rainfall events up to and including the twenty-five year storm. Facilities designed for fifty or 100-year frequency multi-stage outlets, which are designed to control the fifty or 100-year storm to pre-development rates, shall be approved. All control facilities shall be designed with overflow provisions to handle the proposed 100-year discharge.

(5) Storm sewers. Storm sewers shall be ~~designed to flow full for a two-year storm. A hydraulic grade line (HGL) check based on the five-year storm shall also be completed.~~ Designed pursuant to §1476.15.