RECORD OF PROCEEDINGS
Minutes of London City Council Meeting
Casto & Harris Inc. Form S-301 E1412692LD

Held August 21, 2025 20

London City Council

20 S. Walnut Street, London, Ohio 43140

August 21, 2025 at 6:30pm

Minutes

Call to Order

The meeting was called to order by President Pro tem Eades at 6:30p.m. The Pledge of Allegiance was recited with a moment of Silent Reflection.

Roll Call

Present – Councilman Eades, Councilman McDaniels, Councilman Stahl, Councilwoman Treynor, Councilwoman Jackman, and Councilman Hitt

Absent – Councilman Hays and President Peters

Minutes – Approval of August 7, 2025 minutes, approved by unanimous vote

Public Hearing - none

Communications/Announcements –

Audience Concerns –

Matthew Daley, 99 W. Andrew Court, A resident of 99 Andrew Court West addressed Council, first thanking them for the opportunity to speak. He raised concerns regarding the Madison Reserve development, which has passed through the Planning Commission. He noted that while the developer has made efforts to address community feedback, two significant issues remain. First, he highlighted concerns about traffic impacts, explaining that the development will add approximately 269 units and generate considerable traffic near East High Street. He requested that Council obtain an independent traffic engineer's study to determine the optimal configuration for entrances and exits, noting the current plan is in its second revision. He cautioned against repeating the long-term congestion issues experienced along Roberts Road in Hilliard and suggested that options such as a traffic circle be evaluated while the land is still open. Second, he pointed out that the development lacks park space. While some green space is included, it does not meet the city's standard of ten acres of parkland per 1,000 residents. With an estimated 715 new residents, he argued that at least seven acres of park space should be incorporated. He stressed that the nearest parks, schools, and community facilities are a 28- to 52-minute walk from the site, leaving children without accessible recreational options and potentially leading to safety issues. He urged Council to ensure park infrastructure is added to serve the new community. The resident concluded by reiterating the importance of addressing traffic and park access before final approval.

Councilman Eades thanked the resident for his comments and noted that a public hearing on the Madison Reserve development is scheduled for October 2, 2025, at the start of the regular Council meeting.

Councilwoman Treynor asked Mr. Gross about traffic study

Mr. Gross was not aware but he would check

Mayor Closser said they were completing a traffic study but not specific to this development

Committee Reports

Councilwoman Jackman reported on the Public Service Committee meeting. She shared that Street Department Superintendent Bill Long met with ODOT regarding the Small City Program, which will replace Fourth Street between North Main and North Oak Streets. She noted this is an exciting project for the city. She also announced that ODOT will begin construction on Route 38 in the spring of 2026. ODOT will cover the majority of the costs for resurfacing or related work, but London must agree to a small contribution in order to participate and benefit from the program. Council will discuss this further at a later time.

Councilman Hitt also reported on the Public Service Committee meeting. He said members reviewed criteria for placing traffic calming devices in the city. The committee held a work session on sidewalk replacement and repair, and also discussed placement and use of signage for town events. In addition, Nick Rupert presented information regarding sanitation operations and financial concerns. The next Public Service Committee meeting will be held September 9 at 5:00 p.m.

Councilman Hitt added that he attended the Finance Committee meeting, and noted that most items reviewed there appear on Council's legislative agenda for this evening. The next Finance Committee meeting is scheduled for September 22 at 5:30 p.m.

Councilman McDaniels reported on the Public Service Committee, Public Safety Committee, and Parks & Recreation. He noted that the London Municipal Pool will close for the season on Sunday, August 31, with plans for another free swim day beforehand. Work is underway at Cowling Park, including fascia, soffit, and gutter repairs. Merrimac Park will host two upcoming wiffle ball tournaments, and recreational programming includes adult sand volleyball, co-ed softball, and ballroom dancing. He further reported that the Fire Department and EMS have been engaged in training, including pediatric resuscitation, fire aerial placement in cul-de-sacs, and paramedic classes. The Fire Chief hosted students, completed fire safety inspections at all London schools, and conducted the annual self-contained breathing apparatus test. The department also acquired a new command vehicle and performed maintenance work at 103 East High Street. In addition, the Fire Chief reviewed updated medical protocols and participated in National Night Out.

Councilman Eades reported on the Finance Committee meeting. He presented the city's year-to-date financial update, noting total revenues of $16,762,501. He explained that $4.2 million of this amount reflects bond funding for the police department. Without that bond amount, actual revenues stand at $12,563,015. Total expenses for the year were $11,516,560. He added that the Tax Director provided an update showing general fund revenue up approximately 3% and fire department revenue is up 4.65%. The committee also discussed scheduling adjustments, agreeing to move the Finance Committee meetings to allow the new Law Director additional time to review items before they come before Council. The next Finance Committee meeting will be the fourth Monday of the month.

City Official Reports

Mayor Closser began his update by welcoming everyone in attendance and thanking them for coming out. He reported that city intern Nico Sidari, from the Mid-Ohio Regional Planning Commission, had completed his storm sewer mapping project. Sidari did an exceptional job on the GIS project, creating an interactive map that included a field collection protocol using the ArcGIS Field Maps app, a GPS field collection receiver comparison, a field classification dictionary, and an Excel spreadsheet of current stormwater data. The mayor expressed his gratitude to Nico for his hard work and to MORPC for including the city in their intern program, noting that Nico is a talented young man with a bright future. Mayor Closser went on to share that the city recently hosted its first-ever Adult Swim Night on Saturday, August 9. The free event, open to residents ages 18 and over, featured a shaved ice truck, swimming, cornhole, connect four, sand volleyball, inflatable ax throwing, and a DJ. He thanked the Parks and Recreation Department along with Executive Assistant Eve Breedlove for their efforts in organizing the event and for continuing to bring new opportunities and activities to citizens of all ages. He also reported that the Planning Commission approved the

Madison Reserve housing project, which focuses on attainable workforce housing. This legislation will come before City Council and will require a public hearing. The development, located at Sharp Avenue and East High Street, will include 271 homes in the $220,000-plus range. Mayor Closser emphasized that the project is an important step for London, as it will provide housing options for individuals and families who cannot afford or do not wish to purchase the higher-priced homes currently being built in the city. Regarding the new Police Department building, the mayor explained that construction is progressing, though there have been a few issues with the soil. He assured the public that solutions are being worked out and that additional information would soon be presented to City Council as construction continues. Mayor Closser also announced that the city's Designated Outdoor Refreshment Area (DORA) would officially begin the following day. The DORA extends from the second set of tracks on Main Street up to High Street, from Main to Walnut on High Street, and from Union to Oak on both First and Second Streets. Designated beverage sellers have been identified, and all businesses within the DORA have been provided door stickers to indicate whether DORA beverages are permitted inside. Informational signs have also been placed at all entrances and exits to the area. More details are available on the city's website. In closing, the mayor shared his "MOLO fun fact," noting that the number 740-852-3243 is his office phone. He encouraged residents to contact him by phone or at pclosser@londonohio.gov with questions, comments, or ideas. He reaffirmed his commitment to being accessible, stating that he has always responded to every call and email received and has never turned down a meeting. Mayor Closser reminded citizens that while social media can be useful, it can also be misleading, and encouraged residents to attend meetings or reach out to him directly for accurate information.

Councilman McDaniels asked whether it would be more cost-efficient to use only one sticker for the DORA program, noting he had not seen multiple stickers used in other communities.

Mayor Closser explained that two stickers are used so businesses can choose how they want to participate. Some do not want patrons entering with open beverages, while others are selling or welcoming them. The three-sticker system provides that flexibility.

Councilman McDaniels reiterated that he felt only one sticker was needed.

Mayor responded that he wanted to be respectful of businesses and allow them to decide how they prefer to participate.

Councilwoman Treynor asked about the process for obtaining DORA cups.

Mayor explained that the city is purchasing the cups and is not upselling them. Businesses will pay only the cost. Businesses can order cups online, and Eve has been going around informing them of the process.

Councilman Eades clarified that there are currently seven businesses selling DORA beverages. Mayor Closser confirmed this was correct

Mr. Saltsman reported that he has been busy meeting with committees, department heads, and visiting various sites. He noted that he has focused especially on fire department legislation and has been reviewing facilities, equipment, and staff across multiple departments. He stated there is a lot going on, and he is working to get caught up with all responsibilities.

Councilman Eades asked about the status of the sanitation truck purchase, noting that funds had previously been allocated.

Mr. Saltsman explained that the bid received was not responsive, as the equipment did not meet specifications, so the city did not purchase the truck. Instead, the city entered into a six-month lease, with the option to extend. He added that the leased truck was on the road the very next day.

Councilman Eades clarified if we are picking up recycling again

Mr. Saltsman said yes, they did

Old Business

5th Reading

ORDINANCE 150-25 Sponsored by: Andrew Hitt AN ORDINANCE authorizing the city to enter into the sustainable Ohio public energy council ("SOPEC"), The execution and delivery of the agreement establishing SOPEC and approving the bylaws of SOPEC

Councilman Hitt explained that the legislation concerns entering into the Sustainable Ohio Public Energy Council (SOPEC) and approving their bylaws. He noted that there has been substantial prior discussion on the topic.

Councilwoman Treynor provided an update in response to community concerns, specifically from Mr. Campana, who has attended several council sessions. She explained that she reached out to a knowledgeable contact with extensive experience in utility aggregation programs, both municipal and commercial, to identify potential brokers to assist the city. She received recommendations, including Brenda Fargo from Strategic Aggregation Consultants LLC, a firm formed to help local communities with electric, gas, and trash aggregation compliance while ensuring service at the lowest practical cost. Councilwoman Treynor indicated that she requested a meeting with Ms. Fargo to discuss selecting an appropriate electricity aggregator, the potential for gas aggregation, and possibly sanitation services. She recommended that both Ordinances 150-25 and 151-25 remain for further reading so the council can be in a better position to move forward.

Councilman Eades invited Mr. Saltsman into the discussion, noting that the process had initially been under the former Safety Service Director. He asked if Mr. Saltsman had had the opportunity to review the matter.

Mr. Saltsman replied that he had not yet taken initiative to move forward beyond the last meeting.

Councilman Eades suggested that Mr. Saltsman be included in email discussions regarding the topic.

Councilwoman Treynor confirmed she would forward any responses and noted that while this is not her legislation, she is assisting with information gathering.

Councilman Eades concluded that, unless there is further discussion, the matter will remain on the agenda for the next reading. He also noted that the deadline for SOPEC engagement is the end of October, so the council still has time.

Left for a 6th Reading

ORDINANCE 151-25 Sponsored by: Andrew Hitt AN ORDINANCE approving the plan of operation and governance for the Sustainable Ohio Public Energy Council ("SOPEC") Electric aggregation program, and for the purpose of jointly establishing and implementing an electric aggregation program.

Councilman Hitt reiterated that this goes along with previous legislation and suggested to be left for another reading while more research is done

Left for a 6th Reading

3rd Reading

RESOLUTION 158-25 Sponsored by: Rich Hays A RESOLUTION increasing appropriations. The City is funding the annual July 4th fireworks

Councilman Eades stated that the funding request is for the 2026 fireworks display and noted that the amount had been amended to $30,000, consistent with this year's budget. He emphasized the need to schedule the fireworks early to ensure proper planning for next year.

Mayor Closser added that Hamburg Fireworks is urging the city to lock in the date soon. With America celebrating its 250th birthday, along with other municipalities and groups planning fireworks events, she wanted to secure the city's traditional date to avoid being bumped. Mayor Closser confirmed that the cost will be incorporated into next year's event budget.

Motion to adopt RESOLUTION by Councilman Stahl, 2nd Councilwoman Jackman. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Treynor, McDaniels, Hitt**
Against:	**0-**	

RESOLUTION 159-25 Sponsored by: Brent McDaniels A RESOLUTION to abolish the City of London recycling program

Councilman McDaniels noted that the sanitation department has issues beyond recycling and suggested that a more thorough review is needed before any decisions are made.

Mr. Saltsman expressed appreciation for the opportunity to review the department, stating that it deserves a detailed evaluation. He noted that he has not yet had enough time to fully assess the department's needs, including staffing, maintenance, and equipment. Although he has met with the team, he emphasized the importance of inspecting the equipment and facility in person. Mr. Saltsman also mentioned that the department currently has a job opening.

Councilman McDaniels expressed interest in joining Mr. Saltsman during the review of the building and department.

Left for a 4th Reading

2nd Reading

ORDINANCE 165-25 Sponsored by: Greg Eades AN ORDINANCE AMENDING THE POLICY AND PROCEDURE MANUAL. There are several sections of the Policy and Procedure manual that need updated

Councilman Eades stated that the matter primarily involves cleaning up and removing items that are no longer relevant. He indicated that he was not aware of any additional discussion needed. No further discussion on the matter occurred during the finance committee meeting.

Motion to suspend the 3-reading rule by Councilman Hitt, 2nd Councilwoman Jackman. The motion failed by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**5-**	**Eades, Stahl, Jackman, Hitt, Treynor**
Against:	**1-**	**McDaniels**

Left for a 3rd Reading

New Business

RESOLUTION 167-25 Sponsored by: Shannon Treynor A RESOLUTION INCREASING APPROPRIATIONS. The City is in need of a Human Resources Specialist; and the City would like to contract with Clemans Nelson for these services.

Councilwoman Treynor explained that there had been extensive discussion regarding whether to engage a short-term contractor at a relatively high cost or to hire a full-time employee at a similarly steep salary. Given the immediate need and the contractor's ability to lay the groundwork for tasks such as writing job descriptions, establishing employee protocols, and onboarding procedures, it was decided to contract with the existing advisor. The contractor will fulfill a four-month contract for $17,000, with the goal of creating a foundation that won't need to be repeated if a full-time employee is later hired. The contract is expected to begin at the beginning of September under an

emergency clause.

Councilman Eades noted that hiring a full-time employee would involve a salary of $65,000–$85,000 plus benefits. The auditor was asked to review practices in other communities, and it was found that Clemans Nelson has been used successfully by another municipality.

Ms. Combs expressed hope that feedback from the contract period would help determine whether a full-time position will be needed or if existing staff can assume responsibilities once the contractor implements the foundational procedures.

Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilwoman Treynor. The motion failed by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**5-**	**Eades, Stahl, Jackman, Hitt, Treynor**
Against:	**1-**	**McDaniels**

Left for a 2nd Reading

RESOLUTION 168-25 Sponsored by: Greg Eades A RESOLUTION INCREASING APPROPRIATIONS. The Law Director's office needs to purchase a new laptop and miscellaneous office supplies

Councilman Eades stated that the proposed increase for the new law director is a small adjustment to cover expenses such as a laptop, letterhead, and other necessary items. He noted that the law department has not received an increase in many years, so this adjustment seems reasonable to ensure the new law director has a functional laptop and necessary resources to perform their duties.

Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilman Stahl. The motion failed by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**5-**	**Eades, Stahl, Jackman, Hitt, Treynor**
Against:	**1-**	**McDaniels**

Left for a 2nd Reading

RESOLUTION 169-25 Sponsored by: Shannon Treynor A RESOLUTION INCREASING APPROPRIATIONS. The Fire Department needs funds to pay Stryker for preventative maintenance and repairs

Councilwoman Treynor explained that the fire department is requesting a five-year contract with the company Striker, payable annually at $19,569.50. The contract provides preventative maintenance and replacement services for all equipment used by the fire department and EMTs. She noted that while this had been included in prior budgets, it was inadvertently omitted from the 2025 budget. Approving the contract would essentially backdate it to July 1, allowing the fire department to continue receiving these essential services without interruption.

Mayor Closser stated that Chief Eades had reached out prior to the meeting, apologizing for his absence, and emphasized the importance of passing the legislation. He noted that without this contract, equipment failures could become costly, both financially and in terms of public safety. Critical equipment such as defibrillators, AEDs, Life Packs, and CPR machines on emergency vehicles is subject to heavy use and occasional damage.

Mr. Saltsman added that the contract not only covers preventative maintenance and battery replacement but also provides immediate replacement equipment if something cannot be quickly repaired. This ensures that the fire department is never without essential life-saving equipment. Given the relatively modest annual cost and the critical nature of the services, there is a request for this measure to be passed as an emergency to both approve and implement the contract promptly.

Motion to suspend the 3-reading rule by Councilwoman Treynor, 2nd Councilman Stahl. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Hitt, Treynor, McDaniels**
Against:	**0-**	

Motion to adopt RESOLUTION by Councilwoman Treynor, 2nd Councilman Hitt. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Treynor, McDaniels, Hitt**
Against:	**0-**	

RESOLUTION 170-25 Sponsored by: Andrew Hitt A RESOLUTION INCREASING APPROPRIATIONS. The city is in need of upgrades to its IT and cybersecurity

Councilman Hitt explained that during the finance meeting, the increasing risk of computer system hacks was discussed, and there is a desire to upgrade the city's cybersecurity. The legislation under consideration provides $25,000 to support these upgrades.

Councilwoman Treynor noted that this cybersecurity upgrade was also a requirement from the auditors.

Ms. Combs confirmed that the state passed new legislation requiring local governments to implement enhanced cybersecurity measures, including multi-factor authentication, with a deadline of January 1, 2026. Councilman McDaniels inquired when the legislation was passed, and it was noted that it was enacted in June, with a webinar on the requirements held in July and the information presented to council.

Councilman Eades mentioned that there had been a meeting with tech support recently.

Ms. Combs added that while the total cost will likely exceed the $25,000 starting amount, this legislation represents a good initial step. The city has begun a risk assessment to evaluate current logins and system vulnerabilities before obtaining a full quote for multi-factor authentication implementation. The process is expected to take at least six months, but Ms. Combs confirmed that the plan will be implemented in a timely manner to meet the state-mandated deadline.

Motion to suspend the 3-reading rule by Councilman Stahl, 2nd Councilwoman Jackman. The motion failed by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**5-**	**Eades, Stahl, Jackman, Hitt, Treynor**
Against:	**1-**	**McDaniels**

Left for a 2nd Reading

RESOLUTION 171-25 Sponsored by: Andrew Hitt A RESOLUTION INCREASING APPROPRIATIONS. The city received a bill from the county for the Construction of the Martin Moon tributary ditch

Councilman Hitt stated that the Martin Moon ditch project has been completed and the city has received a bill for its portion of the costs.

Mayor Closser added that the project began eight years ago and has now been finished, with the city receiving the invoice on Monday. He noted that the bill was reviewed by the finance department and is due within 30 days, emphasizing the need to have it approved promptly.

Councilman Hitt inquired whether any fees would apply if the payment is not made on time.

Ms. Combs responded that interest would be charged for late payment, though she did not specify the amount.

Motion to suspend the 3-reading rule by Councilman Stahl, 2nd Councilman Hitt. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Hitt, Treynor, McDaniels**
Against:	**0-**	

Motion to adopt RESOLUTION by Councilman Stahl, 2nd Councilman Hitt. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Treynor, McDaniels, Hitt**
Against:	**0-**	

RESOLUTION 172-25 Sponsored by: Shannon Treynor A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT. The North Fire station is in need of renovations

Councilwoman Treynor explained that Fire Chief Todd Eades has requested improvements to the fire department facilities, including $85,000 for exterior renovations such as tuckpointing and $55,000 for additional showers. Currently, the entire fire department is using a single shower, though there is space for more. The funds are already in the budget but need to be appropriated for this purpose. She noted that an emergency clause is included because exterior work is weather-dependent and should be completed before adverse conditions. The total combined cost for these projects is not to exceed $140,000, and the council is being asked to authorize entering bids and accepting contracts.

Mr. Saltsman addressed the council, explaining that the shower facilities at the North Fire Station are inadequate, currently serving five people with just one shower. The plan is to replace that shower and add two additional showers. Regarding the exterior renovations, he noted that prior work had left some water intrusion issues and potential rotting wood beneath. The proposed tuckpointing and repairs will maintain the building and extend its life, with the exterior to be painted using appropriate brick and concrete paint after repairs are completed. The estimated cost for both projects is $140,000.

Councilwoman Treynor clarified that Resolution 172-25 would authorize the Safety Service Director to advertise and enter contracts for bids not to exceed $140,000, while Resolution 173-25 would authorize the appropriation transfer of $140,000 to fund the projects.

Councilman Eades inquired about the emergency clause, asking Mr. Saltsman to clarify the timeline for advertising and completing the bids under the emergency process, emphasizing the need to move quickly to allow for timely completion of the projects.

Motion to suspend the 3-reading rule by Councilman Stahl, 2nd Councilwoman Jackman. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Hitt, Treynor, McDaniels**
Against:	**0-**	

Motion to adopt RESOLUTION by Councilman Stahl, 2nd Councilman Hitt. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Treynor, McDaniels, Hitt**
Against:	**0-**	

RESOLUTION 173-25 Sponsored by: Shannon Treynor A RESOLUTION AUTHORIZING THE AUDITOR TO INCREASE APPROPRIATIONS AND TRANSFER FUNDS. The Fire Department is in need of renovations

Councilman Eades raised questions regarding the funding sections, specifically the $140,000 figure, noting that the way it was presented was confusing.

Ms. Combs explained that the process involves increasing transfer authority across different funds so that money can be properly allocated and spent. She clarified that the amounts being moved should align with the intended project funding.

Councilman Eades pointed out inconsistencies in the dollar amounts listed in the sections—specifically that Section One listed $140,000, while Section Two referenced $12,000.

Ms. Combs acknowledged the discrepancy and suggested amending the legislation to reflect the correct total of $140,000 consistently across all sections.

Councilman Eades confirmed that the amendment would adjust the transfers from the fire capital fund to the revenue fund to match the intended $140,000 figure, ensuring accuracy in all referenced accounts.

Motion to amend RESOLUTION by Councilman Eades, 2nd Councilman Stahl. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Hitt, Treynor, McDaniels**
Against:	**0-**	

Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilman Stahl. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Hitt, Treynor, McDaniels**
Against:	**0-**	

Motion to adopt RESOLUTION by Councilman Eades, 2nd Councilman Hitt. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Treynor, McDaniels, Hitt**
Against:	**0-**	

RESOLUTION 174-25 Sponsored by: Andrew Hitt PRELIMINARY PARTICIPATORY LEGISLATION. Paving and installation of a high visibility crosswalk, ramps and lighting on SR38.

Councilman Hitt explained that the legislation involves the city's participation in a project on State Route 38, noting that the city would be responsible for costs beyond what is deemed necessary by the state. He added that updates to handicap accessibility standards and potential drainage repairs could result in additional costs.

Mr. Saltsman noted that there is a specific list of sidewalk repairs required, and the city believes it can complete them more economically than the state's estimate. He confirmed that funds are available and that the work would need to be coordinated with the state's project, which is scheduled to begin in March of next year.

Councilman Eades and other speakers referenced prior discussions in finance and service committees, emphasizing the need to move quickly to avoid being bypassed for state funding.

Mayor Closser highlighted that participating in the project allows the city to leverage ODOT funding, typically covering 80–90% of project costs, with the city responsible for the remainder. He also explained that state projects are planned years in advance, and the city must respond promptly when its portion is scheduled.

Councilwoman Treynor stressed that the fully executed legislation must be returned by October 22, 2025, to meet deadlines, noting that this creates a critical time crunch.

Councilman Hitt asked if the timeline posed any issues, and

Mayor Closser confirmed that timely action is necessary. An emergency clause was suggested to expedite the process and ensure the project moves forward.

Motion to suspend the 3-reading rule by Councilman Stahl, 2nd Councilman Hitt. The motion failed by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**5-**	**Eades, Stahl, Jackman, Hitt, Treynor**
Against:	**1-**	**McDaniels**

Left for a 2nd Reading

RESOLUTION 175-25 Sponsored by: Shannon Treynor A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO ENTER INTO A CONTRACT. The Fire Department is in need of a contract to repair and maintain their equipment

Councilwoman Treynor explained that the agenda item involves entering into a contract with the same vendor previously approved. She noted that there was a procedural mix-up: the funding was already appropriated, but the formal authorization for the Safety Service Director to enter into the contract had not yet been approved. Typically, the contract authorization comes first, followed by the appropriation of funds, but in this case, the order was reversed. She emphasized that the council now simply needs to approve the Safety Service Director's authority to execute the contract.

Motion to suspend the 3-reading rule by Councilman Hitt, 2nd Councilman Stahl. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Hitt, Treynor, McDaniels**
Against:	**0-**	

Motion to adopt RESOLUTION by Councilman Stahl, 2nd Councilman Hitt. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Treynor, McDaniels, Hitt**
Against:	**0-**	

RESOLUTION 176-25 Sponsored by: Brent McDaniels A RESOLUTION AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR PERSONAL PROPERTY NO LONGER NEEDED FOR CITY PURPOSES

Councilman McDaniels stated that they had to get new mower so they want to sell old one that needs a new engine

Left for a 2nd Reading

RESOLUTION 177-25 Sponsored by: Greg Eades A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE LEASE OF THE CITY FARM

Councilman Eades stated that the city owns a farm of approximately 150 acres. He noted that two years ago the city was behind in managing the property, but it is now in a better position. The council is requesting and allowing the Safety Service Director to obtain the highest and best bids to lease out the property.

Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilman Stahl. The motion failed by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**5-**	**Eades, Stahl, Jackman, Hitt, Treynor**
Against:	**1-**	**McDaniels**

Left for a 2nd Reading

RESOLUTION 178-25 Sponsored by: Andrew Hitt A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO ACCEPT A GRANT FOR THE FOURTH STREET PROJECT. The city was awarded a grant for the Fourth Street project.

Councilman Hitt explained that the legislation is to accept a grant related to the 4th Street project. He noted that he had forwarded an email to everyone earlier and emphasized that the grant has a due date of September 30th. The project involves several components, including sidewalks, curbs, and ramps.

Councilman Eades added that the grant also addresses the brick road next to the courthouse, which had never been properly maintained. He noted that the county commissioners had previously considered keeping the road as-is, but it is in need of repair.

Mayor Closser stated that the commissioners passed a resolution to proceed with fixing the road, acknowledging that while he had appreciated its historic character, it was long overdue for repairs. He noted that repairing it independently would have been costly, but the grant allows the city to fund the project without using other city resources.

Councilman Hitt emphasized that obtaining the grant represents a substantial amount of money and is needed to move the project forward.

Audience member asked about what they were doing with bricks.

Mayor Closser said they will make a plan and discuss

Motion to suspend the 3-reading rule by Councilman Hitt, 2nd Councilman Stahl. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Hitt, Treynor, McDaniels**
Against:	**0-**	

Motion to adopt RESOLUTION by Councilman Hitt, 2nd Councilman Stahl. The motion carried by the following vote:

Absent:	**1-**	**Hays**
Affirmative:	**6-**	**Eades, Stahl, Jackman, Treynor, McDaniels, Hitt**
Against:	**0-**	

RESOLUTION 179-25 Sponsored by: Andrew Hitt A RESOLUTION ESTABLISHING A BLANKET AND SUPER BLANKET PURCHASE ORDER AMOUNT LIMIT AS REQUIRED BY ORC 5705.41 (D) (3)

Councilman Hitt stated the legislation would allow purchase orders to be issued as blanket purchase orders, meaning they could cover multiple expenses or equipment, up to an amount of $50,000. He noted this could save time for those submitting purchase orders.

Ms. Combs clarified that while it may save some time, it would also add structure, as the city has never had a maximum dollar figure established. She explained that both state and current auditors have pointed out the need for this limit.

Councilman Eades asked if this process would bring the city into better compliance with state audit requirements.

Ms. Combs explained that a blanket purchase order is used for one vendor with multiple purchases, such as entering a utility bill for the entire year, now capped at $50,000 if approved. A super blanket purchase order, on the other hand, allows for multiple vendors on one order within the same fund, such as uniform allowances where purchases may come from different suppliers.

Councilman Eades clarified that this process remains within a single fund and does not cross into others.

Ms. Combs agreed, stating it is simply the purchase order itself that groups the expenses.

Councilman Eades noted that department heads may use this tool for different vendors when doing the same type of work. He gave the example of the new police building, where $50,000 would not cover all needs.

Ms. Combs explained that in those cases, Council has already passed legislation approving expenditures, which is why such language is included in the legislation.

Left for a 2nd Reading

RESOLUTION 180-25 Sponsored by: Shannon Treynor A RESOLUTION ADOPTING THE RECOMMENDATIONS OF THE PLANNING COMMISSION. Madison Reserve Project
Public Hearing Scheduled for October 2, 2025

Councilwoman Treynor opened the discussion by asking Mr. Paul Gross to speak about the proposed housing development and whether an intended builder had been selected.

Mr. Gross stated that Arbor Homes, the same builder behind the successful London Landing project, would be developing the homes. He explained that the new housing product, called the Retainable Living Deal, is aimed at providing high-quality, affordable homes for first-time buyers and local workers, including police officers, firefighters, teachers, and librarians. Gross emphasized that while he supports higher-end homes in the city, there is a need for diversity in housing to ensure that middle-income workers can afford to live in the community. He stressed that the project is designed to create attainable housing without government subsidies, offering residents the opportunity to build equity in a home rather than remain in rental housing.

Councilwoman Treynor asked for examples of similar neighborhoods that could be viewed online for reference.

Mr. Gross mentioned Bellefontain and other neighborhoods in Ohio and Indiana, noting that the product is relatively novel and designed to be affordable by limiting unnecessary features. He described the lots as approximately 40 feet wide with at least 12 feet between structures. Home sizes would range from roughly 1,100 to 2,200 square feet, primarily featuring two-car garages, with an option for three-car garages in some models. Roads in the development were initially proposed to be 27 feet wide, but based on feedback from the Fire Chief, Safety Service Director, and Mayor, they were widened to improve safety and accommodate expected traffic, which would add some cost to the lots.

Councilwoman Treynor raised concerns about parking and traffic, noting that if the homes are affordable for working families, there may be multiple adults per household with multiple vehicles.

Mr. Gross responded that the builder is confident the proposed layout and infrastructure will

accommodate typical traffic patterns, pointing out that the demographics of prospective buyers vary from single young adults to older individuals downsizing from larger homes. He also mentioned a traffic light at the intersection of Keny and Route 142 as a potential solution for congestion, offering to fund it through the developer's NCA if the city desires.

Councilwoman Treynor asked whether any of the homes would include basements.

Mr. Gross explained that none would, as basements increase costs by approximately $50,000 and could lead to water issues at this location. He emphasized that the design choice helps maintain affordability. The development would have two access points rather than four to minimize disruption to existing neighborhoods, based on community feedback collected during door-to-door meetings and informal gatherings.

Councilwoman Treynor estimated that the 271-home development would bring between 700 and 1,000 residents, assuming an average of three people per home. She expressed concerns about the potential for traffic congestion within the neighborhood.

Mr. Gross reiterated that the builder has extensive experience and is confident in the plan, noting that the homes are designed to be attainable for working families and that the project includes walking paths and open spaces, though it would not include large parks or private green space for every home to maintain affordability. He emphasized that nearby parks, such as Stanley Park, Merrimac, and Cowling Park, provide recreational opportunities for residents.

Community members raised concerns about traffic, the density of homes, and limited yard space. One resident highlighted that streets such as East High Street already experience heavy traffic, particularly during peak hours, and that the proposed development could add 400–500 vehicles. She also expressed concerns about the tight spacing of homes, limited green space for children, and the cumulative impact on neighborhood quality. Mr. Gross responded that while the developer aims to be a good neighbor and incorporate feedback, there are practical limits to amenities and spacing if the homes are to remain affordable.

Councilman Eades addressed density and lot size concerns, reviewing zoning regulations. He noted that R3 zoning requires a minimum lot size of 7,500 square feet, with a 25% variance allowing for lots no smaller than 5,625 square feet. Many of the proposed lots, at 40 by 100 feet (4,000 square feet), fall below this threshold. Eades emphasized that fitting multiple homes on small lots could impact neighborhood character and quality of life. He referenced various properties in London, including his own, to illustrate that existing lot sizes are generally much larger and that the proposed density is significantly higher than typical residential areas. While acknowledging the importance of attainable housing for younger families, Eades stressed the need for careful consideration of lot sizes, setbacks, and neighborhood impacts before final approval.

Mr. Paul Gross responded to prior comments regarding lot sizes, stating that the 40-by-100-foot measurement referenced was the smallest lot in the 271-home development and not representative of the average. He explained that the London Landing development included a variety of lot sizes and features, with homes averaging $371,000. Gross argued that attainable housing requires balancing density with affordability, noting that reducing the number of lots would spread development costs over fewer homes, raising prices for all buyers. He emphasized that higher costs in utilities, roads, water, sewer, and storm management cannot simply be absorbed, but are redistributed across remaining homes if density is reduced. Gross stated the development is planned at 4.9 homes per acre and that decreasing the number of lots by 40 would add approximately $2.5 million in costs to other homes, making them unaffordable. Gross added that Central Ohio faces a serious housing shortage, as noted previously by former Congressman Steve Stivers, and that attainable housing helps people move from renting into homeownership. He warned that over-regulation can price buyers out of the market, particularly with higher interest rates. He said his goal is to provide a diversity of housing—first-time buyer homes, step-up homes, and higher-end homes. Gross stressed that builders are best positioned to determine what works in the market, since they take the financial risk of purchasing and constructing homes. He cited his experience with London Landing, noting that when it began many doubted its success, but builders committed because the product met buyer needs. He contrasted this with another developer, Pulte, which had not yet

advanced its local project. Gross concluded by saying that growth is necessary for the community and, while it will bring traffic, it will also bring more customers and revenue for local businesses.

Councilman Eades thanked Gross for his remarks, clarifying that a past comment about Pulte had been taken out of context. Gross responded in a lighthearted manner, saying his feelings had been hurt, but suggested they could revisit the matter over a beer. Both acknowledged the exchange with good humor.

Councilman Stahl reflected on the history of affordable housing in London, citing developments such as Andrew Court, which were considered affordable in their time but are now much more expensive. He said this demonstrates how times and values change, but reiterated that the community still needs affordable housing. Gross agreed, stating that the goal is to give people a pathway to owning their first home.

The discussion turned to the Madison County Comprehensive Plan. Gross noted that current requirements for very large lots, such as five-acre minimums, are counterintuitive if the goal is to preserve farmland. He argued that higher density developments use land more efficiently, while very large lots take farmland out of production unnecessarily. He gave examples of subdivisions that would not be permissible under current rules, despite being attractive and well-maintained communities. Stahl added a brief comment about solar farms in the county.

Councilman Eades closed the discussion by noting that there would be three more council meetings to consider the matter, as well as a public hearing scheduled for October 2. He encouraged residents to write down questions and either email them to council members or, preferably, attend in person to ask them directly. He explained that while council can read submitted emails, some residents prefer to speak for themselves, and doing so avoids misunderstandings.

Left for a 2nd Reading

RESOLUTION 181-25 Sponsored by: Shannon Treynor A RESOLUTION ADOPTING THE RECOMMENDATIONS OF THE PLANNING COMMISSION. Cypress Church project
Public Hearing Scheduled for October 2, 2025

Councilwoman Treynor reported on the preliminary plan for Cypress Church, to be located on Keny Boulevard to the right of the Chamber of Commerce. She stated that the development plans include ample parking, some green space, and floor plans. She commented that, in her opinion, the building design is not particularly attractive, describing it as a generic pole-barn style church, but noted that this is not central to the approval process. She added that the matter will come forward for a public hearing.

Left for a 2nd Reading

Round Table

Councilman McDaniels thanked everyone for coming out and those watching from home. He said he is looking forward to addressing and fixing the problems at the sanitation department.

Councilman Hitt noted there are a lot of things going on in London and expressed his appreciation for the community's interest and for those watching from home. He reminded everyone that the next Public Service Committee meeting is scheduled for September 9th, and the next Finance Committee meeting will be held on September 22nd.

Councilwoman Treynor also reminded everyone that the Finance Committee will meet on September 22nd.

Councilman Eades thanked the engaged residents for attending and stated that he wants to see attainable housing in the community. He said he looks forward to the next meeting.

RECORD OF PROCEEDINGS

Minutes of Meeting

Casto & Harris Inc. Form S-301 E1412692LD

Held _____ 20_____

RECORD OF PROCEEDINGS

Minutes of London City Council Meeting

Casto & Harris Inc. Form S-301 E1412692LD

Held August 21, 2025 20

Councilman Stahl expressed his appreciation to those who came and for sharing their ideas. He noted that several residents have called him about issues with parking on Union Street, stating that people are parking as far down as Fifth Street, double parking, and parking on sidewalks, which creates visibility issues for traffic coming out of McDonald's. He wished good luck to the London football team and gave a special shoutout to his wife in recognition of their upcoming 50th wedding anniversary on September 30th.

Councilwoman Jackman welcomed Jody Pickett from Cypress Church, who was in the audience.

Adjournment - Motion to adjourn at 8:36 pm

Attestation: Minutes approved, filed in Auditor's Office, and posted on City of London website for public review.

Matthew Edgington, Council Clerk

9/4/2025
Date

Joshua Peters, Council President

Date